APPLICATION NO:
F/2000/1329

LOCATION:
27 Luckley Wood, Wokingham.

APPLICANT:
Mr P Woolrich

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **04/06/2000**
28 Day Members Cttee : 06/06/2000
APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Woolrich
27, Luckley Wood
Wokingham
Berkshire
RG412EW

Application Number: F/2000/1329

Parish: **WOKINGHAM**

Location: **27, Luckley Wood, Wokingham.**

Proposal: **Proposed first floor rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 09/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1329
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

P Woolrich
C/o Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG40 2TN

Dear Sirs

PLANNING PERMISSION 2000/1329
SITE: 27 LUCKLEY WOOD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1329 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	329 NR
BUILDING CONTROL NUMBER	A 2000/0771 Brian
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	27 Luckley Wood WOKINGHAM
DESCRIPTION OF PROPOSED WORK	First floor rear ext.

DRAWING NUMBERS	BC Andesign	DC applicant
BLOCK PLAN	AH/E/3004	P
ELEVATIONS	— "	PBW 19/04/2000
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Natalie - OK. applicant drew PA plans himself.	BC - height of ext lower than existing roof. Applicant drawing approved to extend roof height.	
DATE	20/6/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1329

Applicant : Mr P Woolrich .

Location : 27, Luckley Wood, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 20/04/2000

Earliest Date for Decision : 04/06/2000

Latest Consultation Date/Site Notice Expiry Date : 04/06/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

WOK TC : 26/5 - no objections subject to street scene (west)

neighbours/SN: none received.

Planning Issues : (10'd Stff)

1) impact upon neighbouring props

2) impact upon the street scene.

Application Number: F/2000/1329

Appraisal :

• Development : 1st floor rear extn above lounge forming extn to bedroom 4. It will be 4.5m width & 3m depth. It will have a pitched roof (gable end in rear elev) 4.8m to eaves & 7m to ridge (matching heights of the main dwelling.
It will be 5.2m from the boundary with Nº ~~28~~ 26
6.8m from the boundary with Nº ~~28~~ 28
There will no windows in either of the 1st floor side elevs
1) ~~[illegible]~~ (existing window for bed 4 facing Nº 26 to be removed)

1) Impact upon neighbouring properties
The proposed development is set well away from neighbouring boundaries & no overlooking/overshadowing/overbearing will occur
∴ no detrimental impacts to neighbouring properties.

2) Impact upon the street scene.
Materials will match existing
Nº 26 has a 1st floor rear extn (larger than the proposed at Nº 27). Nº 28 will mirror the style of the extn at Nº 26 ∴ no detrimental impact to the street scene.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/1329
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: 27 Luckley Wood Wokingham.

APPLICATION NUMBER: F/2000/1329

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes (30/5) - tree in front garden.

2. DESCRIPTION OF SURROUNDINGS
Established residential - detached - (mixed design).
Open plan front gardens with shrubs & trees.
Large rear garden

3. DESCRIPTION OF SITE/BUILDING
Existing conservatory - gf storey at rear - extn to be above this - garage to remain without 1st floor.
Brown & white frames to windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached
No 26 - has a 1st floor rear extn.
extn at No 29 to mirror this in style.

5. SITE CONSTRAINTS

TREES some.

ACCESS/PARKING N/a (same no bedrooms - just change to layout)

LEVELS /

BOUNDARY TREATMENT 1.8m fence either side

OTHERS open at rear

NB: Extn will match footprint of existing.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 APR 2000	
Officer: NAB	Application No. F/20001329

Map No. 83 Site 0:06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 27 LUCKLEY WOOD

Parish: WOKINGHAM Ward: Wescott

11-5-2000

Applicant: MR P WOOLRICH

Fee Received 95:00 (11) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 14, 15, 26 + 28 Luckley Wood ✓

Received by Wokingham District Council

Application No: F/2000/1329

Proposal:
Proposed first floor rear extension to dwelling

Location:
27, Luckley Wood, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

11 May 2000

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **11 May 2000**

My ref: F/2000/1329

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1329
27, Luckley Wood, , Wokingham.
Proposed first floor rear extension to dwelling

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1329**
27, Luckley Wood, , Wokingham.
Proposed first floor rear extension to dwelling

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **11 May 2000**

My ref: F/2000/1329

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1329
27, Luckley Wood, , Wokingham.
Proposed first floor rear extension to dwelling

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1329**
27, Luckley Wood, , Wokingham.
Proposed first floor rear extension to dwelling

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

**********FILE COPY**********

SERVICES	HPT 29869
CL	TLS
DP	ENF
APP	
CS	
26 MAY 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1329

Proposal: Proposed first floor rear extension to dwelling

Site Address: 27 Luckley Wood, Wokingham.

Applicant: Mr P Woolrich

Your observations are required in respect of this application by **04/06/2000**

No objection - subject to Street Scene (WBB1)

SIGNED: _____ **DATE:** 24/05/00

Clerk to Wokingham Town Council

Recd 11.30AM 20/4/00

Environmental Services

For office use only.
Application number: 20.APR.2000* 1329

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. P. B. WOOLRICH 27 LUCKLEY WOOD WOKINGHAM BERKSHIRE RG41 2EW 01189 791930
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	27 LUCKLEY WOOD
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR EXTENSION TO DWELLING CONTAINED WITHIN EXISTING FLOOR PLAN
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS. ALL VISIBLE ROOF TIMBERS STAINED ROSEWOOD TO MATCH EXISTING TIMBERS
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P.B. Woolrich

on behalf of N/A

Date 20/04/2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS 27 LUCKLEY WOOD PARISH WOKINGHAM

PLOT No. 27 ORD. SHEET No SU 8067/816

BUILDER 83

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/12/65	Luckley School Ltd.	O/App. res. dev.	25.2.65	N/A R.
0/46/65	Luckley School Ltd.	" "	29.7.65	N/A R.
0/47/71	Church Society	" "	24.11.71	N/A R
0/50/73	Church Society	" "	16.8.73	N/A C/
02145	Church Society	" "	20.3.75	N/A Re
02943	" "	Access	10.7.75	N/A C/
04763	Renway Construction Co Ltd	Detached Hse & Garage	8.7.76.	N/A C/
BR. 4791	" " "	" "	2.8.76.	App. N/
BR 8681	"	Fireplace & Flue	18.5.78	App N/A

DATE OF COMPLETION

MINISTRY DECISION 0/47/71 Appeal Granted 29.3.73.

SPECIAL ORDERS

DRAINAGE

091074

20.APR.2000* 1329



Site Plan, Scale: 1 to 2500

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Date: 17 April 2000

N
W E
S

20. APR. 2000* 1329