Check designations of site

APPLICATION NO:
F/2000/1494 ✓

LOCATION:
74 Manor Road, Wokingham.

APPLICANT:
Mr Mrs Nash C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **17/06/2000**
28 Day Members exp: 21/06/2000
APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Natalie Brown**

RECEIVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Nash
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 3NT

Application Number: F/2000/1494

Parish: **WOKINGHAM**

Location: **74, Manor Road, Wokingham.**

Proposal: **Proposed single storey side 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: 09/08/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/1494
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

Mr & Mrs C Nash
C/o Roger Pring & Sons
278 Nine Mile Ride
FINCHAMPSTEAD
Berkshire
RG40 3NT

Dear Sirs

PLANNING PERMISSION F/2000/1494
SITE: 74 MANOR ROAD, 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 F/2000/1494 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

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1494 NB
BUILDING CONTROL NUMBER.	BR 2000/1043 Bran
~~APPLICANT~~/AGENT	Roger Tym + Sons.
ADDRESS OF SITE	74 Manor Road. WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S Side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/297/1	00/297/1
ELEVATIONS	00/297/7	00/297/7
FLOOR PLANS	00/297/5	00/297/5

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/8/00	

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/2000/1494

Applicant : Mr Mrs Nash C/O Roger Pring & Sons.

Location : 74, Manor Road, , Wokingham.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		9/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 9/6/2000.

Date Registered : 12/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses :

WOK TC: none received.

TREES: proposal should not harm trees located within boundary of White House School and therfore no objection raised.

NEIGHBOURS/ENV: none received.

Planning Issues :

1) Impact upon neighbouring properties } WBE1 SBE1/2.
2) Impact upon the streetscene }

3) Impact upon TPO'd trees at rear/side of dwelling.

39970: no applicable conds to this application

Vol: $6.1 \times 3.9 \times \frac{4.8+2.4}{2} = 85.6\,m^3$ (exceed PD).

Application Number: F/2000/1494

Appraisal :

• Development:- single storey side extn forming a breakfast / family room. It will protrude 4m from the side b'line at g/f level & protrude by 4.2 at the roof. It will be 6.1m length (& will not be the full length of the main dwelling). It will be 2.4m to eaves 4.8m to ridge. There will be a gable end facing White House prep. school (as there is at present). There is a 1.8m surrounding the site with tall trees along the White House school / f'stead Rd boundary (covered by TPO) - these are not on the side of 74 Manor Rd.

1) Impact upon neighbouring dwellings:-
All neighbouring sites are set away from the boundaries. The d'mert will be app 1m from the White House prep sch. boundary & will be 11.5m from f'stead Rd. Other Manor Rd properties will not be affected as 74 is the last dwelling at the end of a cul-de-sac.
It is considered that there would be no detrimental impacts through overbearing / overshadowing / overlooking.

2) Impact upon the character of the area.
The extn (proposed) will use materials matching existing & will mirror the style of the main dwelling. The site is well screened .. no detrimental impact upon the street scene.

3) Impact upon the health of TPO'd trees.
None - there is a boundary fence between the house & trees - see letter in file.

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

Application Number F/2000/1494
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 74 Manor Road Wokingham.

APPLICATION NUMBER: F/2000/1494

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/6/2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post - infront of au-de-sac.

2. DESCRIPTION OF SURROUNDINGS
Residential - detached. dwellings

3. DESCRIPTION OF SITE/BUILDING
open plan f. garden
f/road road backs onto side of property.
Double detached dwelling
Gable (DS) one off door, no windows facing white house app 6m from boundary

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached (see site plan)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Double garage & driveway in front of.

LEVELS

BOUNDARY TREATMENT 1.8m fence surrounding.

OTHERS Tall trees with f/Road Dad & White house prop sewer.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

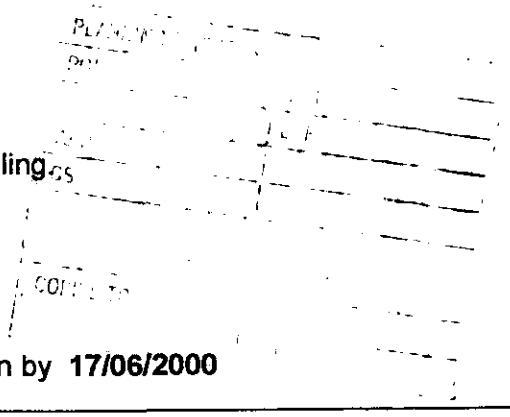
Case officer: Simon Lewis

Application Number: F/2000/1494

Proposal: Proposed single storey side extension to dwelling

Site Address: 74 Manor Road, Wokingham.

Applicant: Mr & Mrs Nash C/O Roger Pring & Sons



Your observations are required in respect of this application by **17/06/2000**

No objection

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1494

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/1494
74, Manor Road, , Wokingham.
Proposed single storey side 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/2000/1494**
74, Manor Road, , Wokingham.
Proposed single storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1494

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1494
74, Manor Road, , Wokingham.
Proposed single storey side 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/2000/1494**
74, Manor Road, , Wokingham.
Proposed single storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1494

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/1494
74, Manor Road, , Wokingham.
Proposed single storey side 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/2000/1494**
74, Manor Road, , Wokingham.
Proposed single storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 27/07/00

Location: 74 Manor Road, Wokingham

Proposal: Proposed single storey side extension

Application Number: F/2000/1494

In response to your consultation dated 24 May 2000 for the above application, the arboricultural comments are as follows:

The Leyland Cypress trees at White House School adjacent to the boundary with this property are included in Tree Preservation Order No. 851/1997.

Bearing in mind that development is proposed on one side of the trees only BS5837: 1991 recommends that no construction works take place within 2.0 metres of them. The proposals should not therefore harm the trees. As there are windows on both the front and rear elevations of the extension as well as the side I do not consider that the trees will cause unreasonable problems with shading or other problems.

In view of the above I have no objections to planning permission being granted. As there is a fence along the boundary I do not consider additional protection measures are necessary.

Neil Etherington
Senior Arboriculturist

To:
Neil Etherington
Senior Arboricultural Officer

25 MAY 2000

From: Natalie Brown

Date: 24 May 2000

TPO 513/1989

Application Number: F/2000/1494

Proposal: Proposed single storey side extension to dwelling.

Reply by 9 June

Site Address:
74, Manor Road, , Wokingham.

Applicant:
Mr Mrs Nash C/O Roger Pring & Sons.

Your observations are required in respect of this application within **7 days** of the above date.

Check relationship with trees on site.

Received by Wokingham District Council

Application No: F/2000/1494

Proposal:
Proposed single storey side extension to dwelling

Location:
74, Manor Road, , 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 17/06/2000. 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

24 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 MAY 2000

Officer: NAB | Application No. F/2000/1494

Map No. 91 Site 0.05

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 74 MANOR ROAD

Parish: WOKINGHAM Ward: Evendons

24.5.2000.

Applicant: MR/MRS NASH

Fee Received 95-00 (A) 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 : 24.5.2000 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:

SLN + 72+59 Manor Rd ✓

210 + 212 Finchampstead Road

White Hse School, 161 Finchampstead Rd

Environmental Services

For office use only.
Application number: 12.MAY2000* 1494

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	MR & MRS C NASH.
	Address and postcode	74, MANOR ROAD WOKINGHAM BERKS RG41 4AR
	Phone number	0118 978 9375
2	Agent's Name	ROGER PRING & SONS
	Address and postcode	278, NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM, BERKS RG40 3NT
	Phone number	0118 973 3502
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.	74, MANOR ROAD WOKINGHAM BERKS RG41 4AR
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION
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.	BRICKWORK & ROOF TILES TO MATCH EXG.
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: NIL
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: [signature]

on behalf of MR & MRS C. NASH

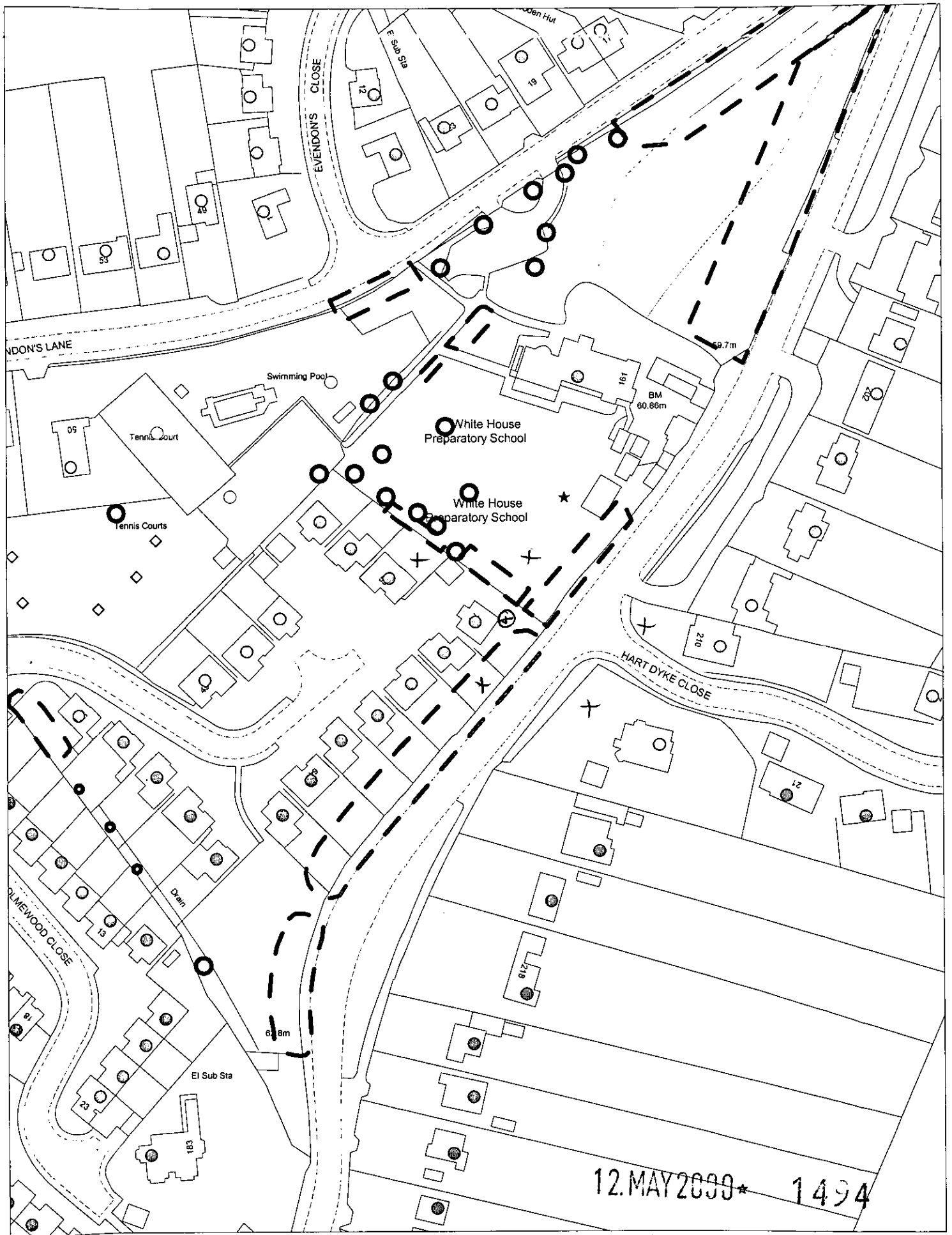
Date 10/05/00.

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

PLOT 7 — 7A Manor Road — TPO 513/89 — (9)

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
33213			REF. OFF	8.6.89	REF (APPEAL DISMISSED)		
36403			"	26.4.90	REF		
37257	W/DR.						
38143			O/L.	25.9.91	C/A CA W/ISSUED		
38483			O/L.	16.3.92	C/A CA ✓		
39970			DETACHED HOUSE & GARAGE (ASSOC OFF)	16.12.92	C/A CA ✓		
	FP/92/1026		" "		9.12.92 APP		
	P.O. File.	WALL	TO REAR - 3.1.05				

12.MAY2000* 1494



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Development Control Section, Environmental Services, Wokingham District Council.

22 May 2000

Scale: 1 : 1250

N
W E
S