F/2002/6149

LOCATION:
Dukes Head 56 Denmark Street, Wokingham.

APPLICANT:
W H Brakespear & Sons C/O Mr A G French

PROPOSAL:
Proposed single storey extension to public house to form garden room.

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON: 10/05/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

[redacted]

101

D7.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

W H Brakespear & Sons
C/O Mr A G French
1 Market Place Mews
Henley on Thames
Oxon
RG9 2AH

Application Number: F/2002/6149

Parish:	**WOKINGHAM**
Location:	**Dukes Head, 56 Denmark Street, Wokingham.**
Proposal:	**Proposed single storey extension to public house to form garden room.**

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.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Detailed drawings, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. In order to safeguard the special architectural or historic interest of the building.

F/2002/6149

LT/10027620

FAX

Environment Services

WOKINGHAM DISTRICT COUNCIL

STATUS: (NORMAL) / URGENT / VERY URGENT

DATE: 12. APRIL. 05.

TO: BRAKSPEAR.

ATTENTION OF: MR A.P. VEREY.

FAX NUMBER: 01491 - 570201.

FROM: Harold Sanders.

TELEPHONE: 0118 974 6465

FAX NUMBER: 0118 974 6313 90

NUMBER OF PAGES: ONE. **(INCLUDING THIS ONE)**

COMMENTS:

FOLLOWING FAX 11.03.05:

1. SAMPLE OF LANTERNS DELIVERED TO OFFICE YESTERDAY. — ACCEPTABLE TO ME AND RETURNED TO CONTRACTOR 11.04.05 (CONTRACTOR NOW LEFT SITE)

2. RAMP DETAIL — GOOD SOLUTION — ACCEPTABLE TO ME

3. ROOFLIGHT — FLASHINGS WRONG ROOFLIGHT ACCEPTABLE — I DO NOT CONSIDER THIS A MAJOR ISSUE BUT IF IT WAS ON THE HOST BUILDING (THE PUB) I WOULD ASK FOR IT TO BE RE-FIXED.

Harold Sanders

THE WORKS APPEAR TO BE A POSITIVE ENHANCEMENT TO THE PUB AND CONSERVATION AREA.

AD36

01491570266

Brakspear

Fax

To:	**Wokingham District Council Harold Sanders**	**From:**	**Ann Matthews**
Fax No.:	**0118 974 6484**	**Date:**	**11.03.05**
Pages: (including front sheet)	**3**	**Ref:**	**Duke's Head, Wokingham**

Urgent ☐	**For review** ☐	**Please reply** ☐

MESSAGE

Dear Harold

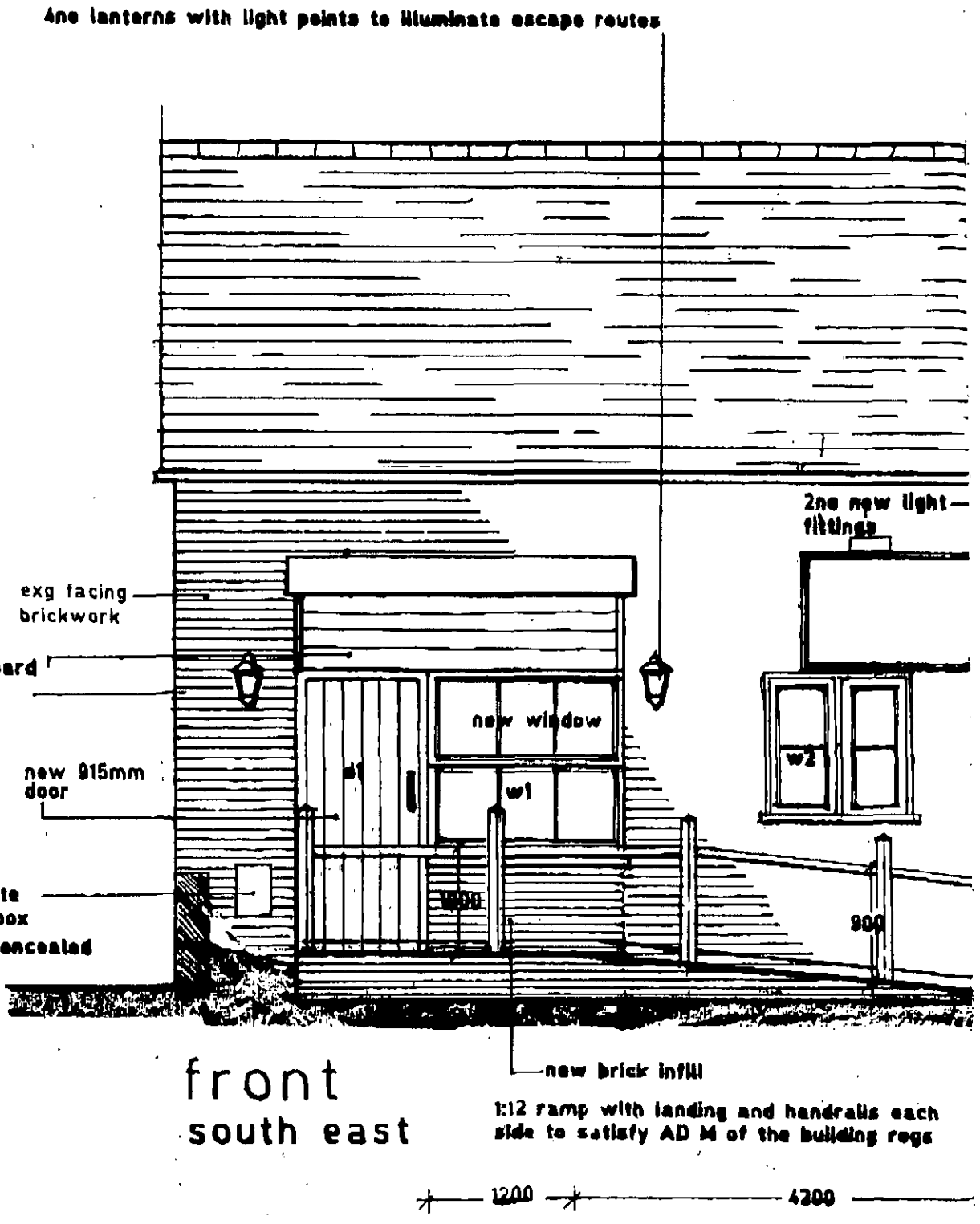
Attached are copies of the original proposal and our revised details to avoid damaging the tree roots.

Yours sincerely

A P Verey TD

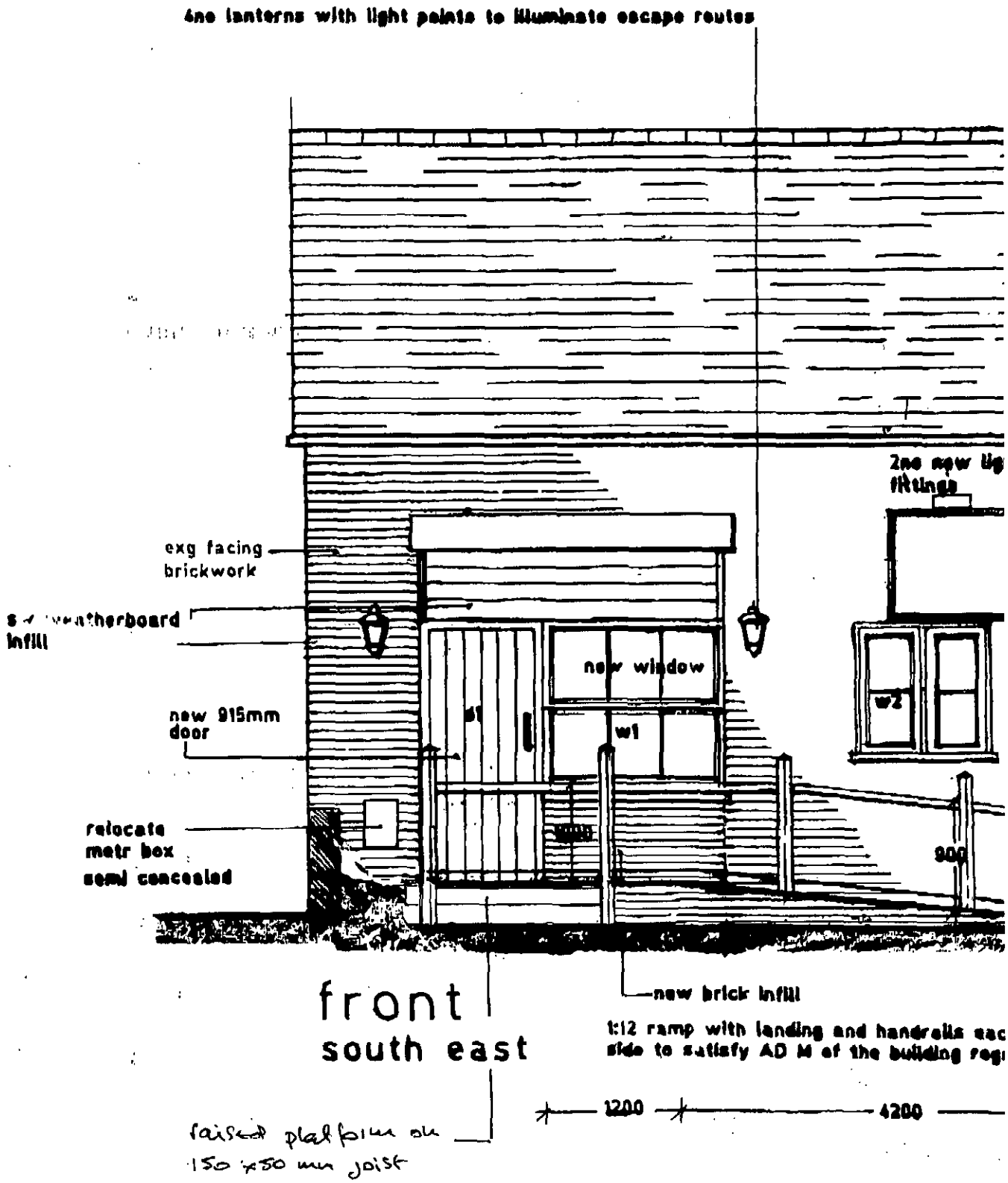
01491570266

ORIGINAL PROPOSAL



01491570266

REVISED PROPOSAL



PROPOSED REVISED DETAIL TO DISABLED ACCESS.

11.3.2005

Tel. 0118 974 6296 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 24 February, 2004
My ref. BC/DC/F/2002/6149 & LB/2002/6202
Your ref.

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

W H Brakespear & Sons
C/o Andrew French Design
1 Market Place Mews
HENLEY-ON-THAMES
Oxon RG9 2AH

Dear Sirs

PLANNING PERMISSIONS F/2002/6149 AND LB/2002/6202
SITE: THE DUKES HEAD PUBLIC HOUSE, 56 DENMARK STREET, 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 Numbers F/2002/6149 and LB/2002/6202 have condition(s) attached to them. 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

ELAINE VASHI
Planning Officer

Rahsid

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	F/2002/6149 + LB/2002/6202
BUILDING CONTROL NUMBER	FP 2003/4643 Paul.
~~APPLICANT~~/AGENT	Andrew French Design
ADDRESS OF SITE	The Dukes Head PH Denmark Street HOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S glazed garden room Listed Building.

EV.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	02-1	02-1
FLOOR PLANS	2	02-2 1

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED Both	7/4/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/10/03	

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 : Elaine Vashi

Application Number : F/2002/6149

Applicant : W H Brakespear & Sons C/O Mr A G French.

Location : Dukes Head 56, Denmark Street, , Wokingham.
Proposal : Proposed single storey extension to public house to form garden room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17.4.02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application will have expired on: 10/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

CONS. OFFICER: original scheme unacceptable
supports revised scheme.
NEIGH. LETTERS: 3 letters do support.
HIGHWAYS: no objection.
W. T. COUNCIL: no objection
ACCESS OFFICER: see comments on file.

Planning Issues :
IMPACT UPON LISTED BUILDING
IMPACT UPON CHAR. OF AREA.
IMPACT UPON NEIGH. PROPERTIES.

Application no. F/2002/6149

Appraisal:

The application being considered proposes the erection of a single storey conservatory at the rear of the Dukes Head pub, 56, Denmark Street, in Wokingham. The conservatory would project approximately 6.7m from the rear of the building, and would be attached to a single storey flat roof rear extension. The structure would have be approximately 3.85m to the highest point and would have a flat roof entrance lobby to give direct access to the conservatory from the car park. This scheme is a revision to the original plans submitted, which proposed the conservatory to be located at the side of the pub, filling the gap between the pub and the adjacent residential dwelling to the east, fronting Denmark Street. However, this siting was considered to be inappropriate as the structure would have a negative impact upon the street scene and moreover would have dominated the host building.

Impact upon the character and setting of the Listed Building
The proposed rear extension to form a conservatory is considered to be an acceptable addition that would enhance the character and setting of the host building.

Impact upon the character of the area
The original scheme submitted proposed the conservatory to be sited on the side of the building fronting Denmark Street. This was considered to be inappropriate in the street scene, and the plans were revised, to relocate the conservatory to the rear of the building. This is considered to be a more appropriate location that would only be viewed at a distance from Langborough Road and would not appear obtrusive in the street scene.

Impact upon neighbouring properties.
To the south-west and south of the application site is a residential development. The two closest dwelling's to be affected by the proposed extension would be no.58 Denmark Street to the south-west and no.9, Norton Road to the south. Each is an end of terrace property. The proposed conservatory would be approximately 10m from the rear of no.58. Give the scale and siting of it however this is considered to be an acceptable distance to limit any loss of privacy or light to this dwelling.
The front of no.9 Norton Road would be approximately 15m away from the proposed extension and located at an oblique angle from it. Given this distance along with the scale and massing of the proposed extension it is not considered that it would have an adverse impact upon the living conditions of the residents of this property in terms of loss of daylight or privacy.

Application Number F/2002/6149
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C012	R012	
3.	C191	R191	INS: DRAWINGS.
	IN01.		This approval is in respect of plan nos 02.1 & 02.2 rec by the LPA on 13/3/03.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2.
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WHE13.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN4 &
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T Watson
(Development Control Manager)

Date: 4/4/03

Date: 28 March 2003 31 MAR 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/6149

Location: Dukes Head 56, Denmark Street, Wokingham.

Proposal: Proposed single storey extension to public house to form garden room.

Applicant: W H Brakespear & Sons C/O Mr A G French.

Case Officer: Elaine Vashi

The new plans show the following: Relocation of conservatory from side to rear of buliding. Drawing nos: 02.1, 02.2.

Comments are required by 04/04/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

THE ORIGINAL PROPOSAL TO LOCATE A CONSERVATORY ON THE DENMARK STREET FRONTAGE WOULD HAVE HAD A MAJOR VISUAL IMPACT ON THE BUILDING AND CONSERVATION AREA.

THE REAR OF THIS PROPERTY HAS BEEN EXTENDED WITH A 1960'S FLAT ROOF FORM WHICH WOULD BE CONSIDERED INAPPROPRIATE AND UNACCEPTABLE.

I BELIEVE THE NEW CONSERVATORY WILL ENHANCE THE REAR OF THE LISTED BUILDING AND IMPROVE INTERNAL CIRCULATION.

I SUPPORT THE PROPOSAL. DETAILS OF CONSTRUCTION + MATERIALS TO BE CONDITIONED IF RECOMMENDED FOR APPROVAL.

Harold Sanders 31.03.03.

Date: 28 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6149

Location: Dukes Head 56, Denmark Street, Wokingham.

Proposal: Proposed single storey extension to public house to form garden room.

Applicant: W H Brakespear & Sons C/O Mr A G French.

Case Officer: Elaine Vashi

The new plans show the following: Relocation of conservatory from side to rear of buliding. Drawing nos: 02.1, 02.2.

Comments are required by 04/04/2003.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

30 APR 2002

Case officer: Elaine Vashi

Application Number: F/2002/6149

Proposal: Proposed single storey extension to public house to form garden room

Site Address: Dukes Head, 56 Denmark Street, Wokingham

Applicant: W H Brakespear & Sons C/O Mr A G French

Your observations are required in respect of this application **by 19/04/02**

At its meeting on 28 May 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 29/05//02

CLERK TO Wokingham Town Council

0688

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 APR 2002	
COPIES TO	ACK: ✓
	FILE:

Mr C M Dunford
58 Denmark Street
Wokingham
Berkshire
RG40 2BQ

14th April 2002

FAO Elaine Vashi
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

Dear Ms Vashi

RE: Application F/2002/6149 and F/2002/6202 proposed conservatory

I'm a little confused as to why these applications have been submitted, previous applications 2001/5468 and 2001/5469 quite clearly stated erection of conservatory but in the approval letters, the conservatory was no longer mentioned.

I have also checked your website to see whether this would clarify the issue, but there is no mention of any of the above 4 applications, I've tried looking through the lists and using the 'search' feature. Surely the previous applications approved should be listed here?

So, to reiterate my comments, which were purely related to the construction of the conservatory: -

Due to the erection of the new conservatory, the new courtyard to the rear of this directly faces my kitchen window, and generally overlooks my property. I would wish that W H Brakspear and Sons erect a substantial fence, preferably a close boarded vertical fence, along the whole of the adjoining boundary wall, to a height of 6'6" above the finished ground level on the Dukes Head Property. Thus keeping privacy within my property.
I realise that this may lead to some loss of light to my property, but feel this is the only sensible option.

I hope my above comments will be taken into consideration.

Regards,

Mr. C.M.Dunford

088
KEY
11 APR 2002
COPIES TO
ACK
FILE

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 09 April 2002 14:56
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: F/2002/6149
Correspondent_FullName: Patrick Neill
Correspondent_StreetAddress: 32 Elms Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 2AA
Correspondent_Telephone: 0118 962 7116
Correspondent_Email: patrickn@logsys.co.uk

Comments:

This would be an excellent addition to Wokingham, supplying a welcome alternative to the existing chinese, indian and italian offerings.

Ian Jordan

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 APR 2002	
CO	

From: WebComments@wokingham.gov.uk
Sent: 08 April 2002 13:48
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: F/2002/6149
Correspondent_FullName: Lynn Neale
Correspondent_StreetAddress: 60 St Pauls Gate
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County:
Correspondent_PostCode: RG41 2YR
Correspondent_Telephone:
Correspondent_Email: lynnneale@collectpoint.com

Comments:

Brilliant addition to enhance the end of Denmark Street which is badly in need of upgrading

To:
Harold Sanders
Urban Design And Conservation Officer

From: Elaine Vashi

Date: 27 March 2002 28 MAR 2002

Application Number: F/2002/6149

Proposal: Proposed single storey extension to public house to form garden room..

Site Address:
Dukes Head 56, Denmark Street, , Wokingham.

Applicant:
W H Brakespear & Sons C/O Mr A G French.

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

THIS LISTED BUILDING HAS BEEN EXTENDED AT THE REAR AND SIDE AND I DO NOT CONSIDER THIS NEW PROPOSAL WILL SUBSERVIANT TO THE HOST BUILDING.

THE CUMULATIVE IMPACT IS UNACCEPTABLE AND I CANNOT SUPPORT THIS PROPOSAL WHICH WILL HAVE A VISUAL IMPACT ON THE CONSERVATION AREA. AND STREET SCENE.

Harold Sanders
16.05.02.

See Part One Plans

Harold Sanders.

To:
Hart District Council
Planning Department
Civic Offices

From: Elaine Vashi

Date: 27 March 2002 28 MAR 2002

Application Number: LB/2002/6202

Proposal: Proposed erection of conservatory room on listed building..

Site Address:
Dukes Head 56, Denmark Street, , Wokingham.

Applicant:
W H Brakespear & Sons C/O A G French.

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

THE CONSERVATORY NOW PROPOSED WILL ADD TO THE PREVIOUSLY EXTENDED FOOTPRINT AND HAVE A VISUAL IMPACT ON THE STREET SCENE, PARTICULARLY WHEN VIEWED FROM DENMARK STREET.

I CONSIDER THE ACCUMULATIVE EXTENSIONS WILL DOMINATE THE HOST BUILDINGS BOTH FROM THE REAR AND FRONTAGE TO THE STREET.

I CANNOT SUPPORT THE PROPOSAL AS SUBMITTED

Harold Sanders

16.05.02.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 27 March 2002

Application Number: F/2002/6149

Proposal: Proposed single storey extension to public house to form garden room.

Parish: WOKINGHAM TOWN

Site Address:
Dukes Head 56, Denmark Street, , Wokingham.

Applicant:
W H Brakespear & Sons C/O Mr A G French.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam 28/03/02.

Application Number : F/2002/6149	**Map No :** 7SB
Case Officer : EV	**Site Area :** 0·10
Valid Date : 15.3.02.	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed single storey extension to public house to form garden room.

Location : Dukes Head 56, Denmark Street, , Wokingham.

Parish : WK **Ward : WES** 27.3.02 JB.

Applicant : W H Brakespear & Sons C/O Mr A G French.

Fee Required: £190 **Fee Received: £190** (13)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	red line		
BLOCK PLANS	mark position		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one W'ham

Is the site a Listed Building: ☑ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No See LB application.

INTERNAL CONSULTATIONS 27.3.02 - 13.

Building Control ✓

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways ✓

Dis. Access Officer

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

2 x SIN - Denmark Street & Langborough Road

+ See map

+ Site inside red line

Pls include Mr C.M. Dunford
58 Denmark Street
Wokingham
RG40 2BQ

No new pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		3GIPSY LANEWOKINGHAM	RG402BN
		3NORTON ROADWOKINGHAM	RG402BD
		5NORTON ROADWOKINGHAM	RG402BD
		7NORTON ROADWOKINGHAM	RG402BD
		9NORTON ROADWOKINGHAM	RG402BD
		11NORTON ROADWOKINGHAM	RG402BD
		15NORTON ROADWOKINGHAM	RG402BD
		17NORTON ROADWOKINGHAM	RG402BD
		19NORTON ROADWOKINGHAM	RG402BD
		21NORTON ROADWOKINGHAM	RG402BD
		23NORTON ROADWOKINGHAM	RG402BD
		25NORTON ROADWOKINGHAM	RG402BD
		27NORTON ROADWOKINGHAM	RG402BD
		29NORTON ROADWOKINGHAM	RG402BD
		31NORTON ROADWOKINGHAM	RG402BD
		33NORTON ROADWOKINGHAM	RG402BD
		35NORTON ROADWOKINGHAM	RG402BD
		58DENMARK STREETWOKINGHAM	RG402BQ
		60DENMARK STREETWOKINGHAM	RG402BQ
		62DENMARK STREETWOKINGHAM	RG402BQ
		64DENMARK STREETWOKINGHAM	RG402BQ
		66DENMARK STREETWOKINGHAM	RG402BQ
		68DENMARK STREETWOKINGHAM	RG402BQ
WOKINGHAM JOB CENTRE	GARTH HOUSE	GARTH HOUSEDENMARK STREETWOKINGHAM	RG402AY
DUKES HEAD		56DENMARK STREETWOKINGHAM	RG402BQ
WOKINGHAM LIBRARY			RG402BB
		1NORTON ROADWOKINGHAM	RG402BD
			RG40 2A

Neighbours Consulted 6/149.

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

Tel: (0118) 974 6451

Date: 27 March 2002

My ref: F/2002/6149

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6149
Dukes Head 56, Denmark Street, , Wokingham.
Proposed single storey extension to public house to form garden room.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Elaine Vashi** on **(0118) 974 6451** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6149**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed single storey extension to public house to form garden room.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

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

Tel: (0118) 974 6451

Date: 27 March 2002

My ref: F/2002/6149

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J 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

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Dukes Head 56, Denmark Street, , Wokingham.
Proposed single storey extension to public house to form garden room.

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Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2002/6149**
Dukes Head 56, Denmark Street, , Wokingham.
Proposed single storey extension to public house to form garden room.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/6149

Proposal:
Proposed single storey extension to public house to form garden room.

Location:
Dukes Head 56, Denmark Street, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6149 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

27 March 2002

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased. A3

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED. FACING BRICKWORK
SW JOINERY
LEAD ROOF

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed. EXG ENCLOSURE

16. HOW WILL SURFACE WATER BE DISPOSED OF? EXG SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. £190-00p

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF WH BRAKSPEAR +SONS PLC DATE 4-3-2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	200.08	1.56	53.03	
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	13	
Proposed	13	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. PUBLIC HOUSE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NOT KNOWN			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? NO
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

6149 6

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

15.[illegible] 6149

1.	APPLICANT'S NAME ADDRESS POST CODE	WH Brakspear & Sons Plc The Brewery New Street Henley-on-Thames Oxfordshire RG9 2BU tel 01491 570200
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME ADDRESS POST CODE	Mr AG French - Surveyor Andrew French Design 1 Market Place Mews Henley-on-Thames OXON RG9 2AH tel 01491 411308
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	DUKES HEAD PH, DENMARK ST WOKINGHAM RG11 2BQ
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW GARDEN ROOM EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number. Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number. Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . A R R

On behalf of . . . . . WH BRAKSPEAR + SONS PLC

Date . . . . . 5-3-2007.

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

(1) ADDRESS THE DUKES HEAD P.H. 56 DENMARK STREET PARISH WOK

PLOT No. LISTED BUILDING ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
* 13948	MR K NOLLOTH	CONVERT COACH-HOUSE		
13949	"	"		
00877	Brakspeare	Redevelop site REFURBISH PUB, CONVERT ROOMS TO FLATS, REAR EXT. TO RESTAURANT	13/6/74	N/A REF
03709	"	"	18.12.75	N/A C/A
BR 4444	W H Brakspeare & Sons Ltd	" "	12 4 76	App N/A
13019	Mr K. Nolloth	Conv of ind ext premises Conv any bar toilet/room	2.5.80	N/A C/A
13033	" " L.B.C	" "	2.5.80.	N/A C/A
47153 54	"	CONVERS COACH-HOUSE	11.8.80	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE DUKES HEAD (P.H)

(2) ADDRESS 56 DENMARK ST. PARISH WOKINGHAM.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13948	Mr K Nolloth	Conv of O/bldg into bar		
13949	— L.B.C.	club & games rooms	25.9.80	N/A C/A
BRA2496	MR & MRS I. TAYLOR	FOOD SERVERY	26387	APP
32139/69 LBC	"	2 NEW WINDOWS	15.12.88	REF
33246/7	"	"	11.1.89	C/A
34954 LBC	DCC	DEM. BOUNDARY WALL / CONSTR. BOUNDARY WALL (1 AR. SCHED)	18.1.90	C/A BY SEC OF STATE
39543/4 LBC	BRAKSPEAR + SON	PORCH / INT. ALTS	23.7.92	C/A
99/69272/LBC	"	Removal internal partition	25/5/99	C/A
FP 99/8618	"	+ const. fire place + chimney.	21/4/99	APP
LB/2001/5468	"	Skittle alley to bedrooms	1/3/02	C/A
F/2001/5469	"	C. of U. Skittle alley to letting bedrooms	1/3/02	C/A

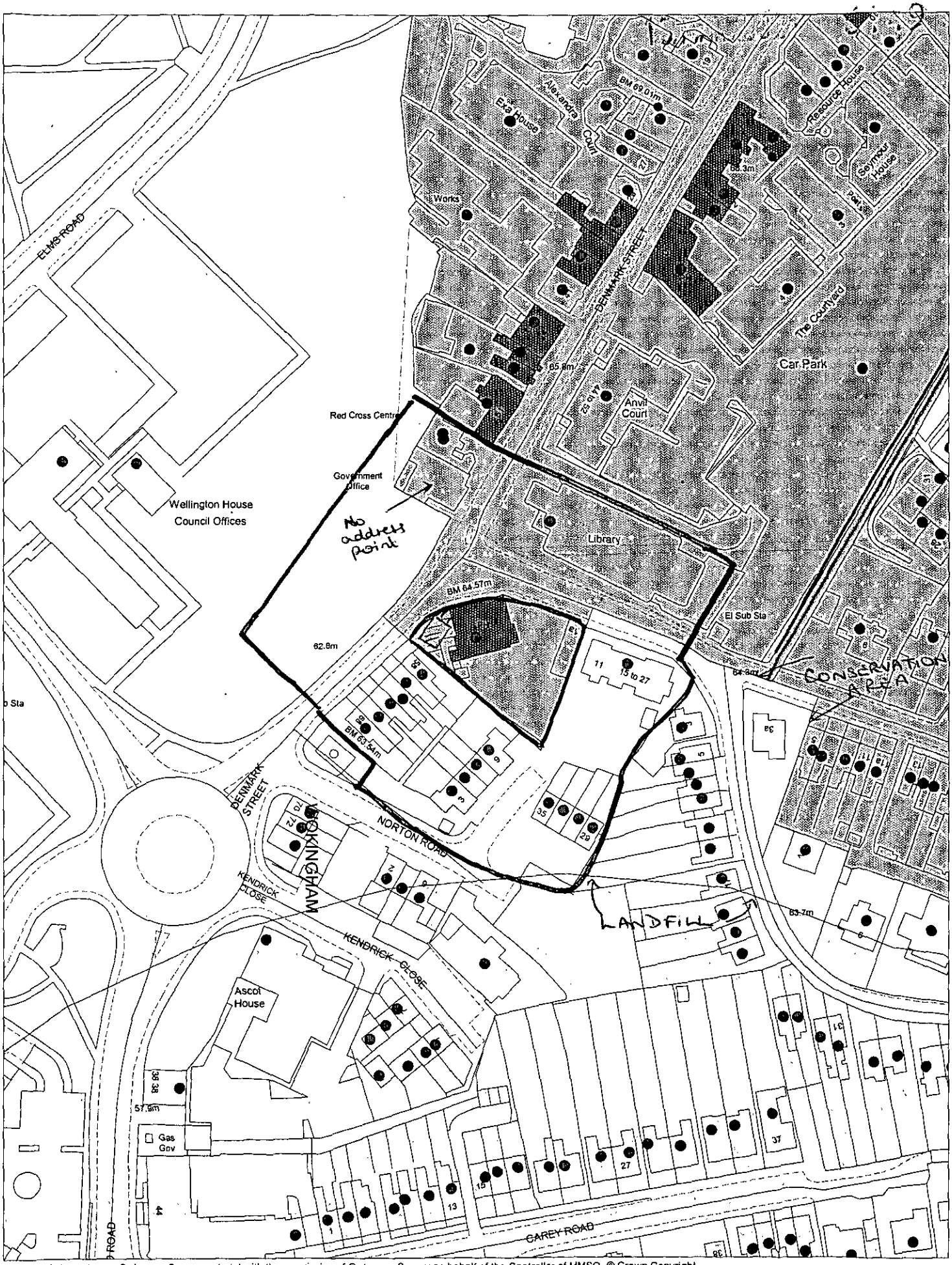
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

22 March 2002 Scale: 1 : 1250

N W E S