SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-616

APPLICATION NO:
F/2001/3470

LOCATION:
9 Salisbury Close, Wokingham.

APPLICANT:
Mr & Mrs Spracklen C/O Greg Farrell

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **01/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Spracklen
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2001/3470

Parish: **WOKINGHAM**

Location: **9, Salisbury Close, Wokingham.**

Proposal: **Proposed single storey front and rear extensions 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

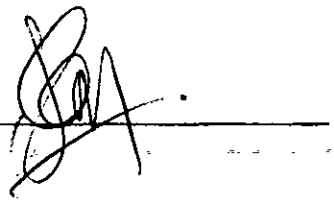
Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/04/2001

Notice checked by: 

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 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2001/3470

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 Spracklen
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Dear Sirs

PLANNING PERMISSION F/2001/3470
SITE: 9 SALISBURY CLOSE, WOKINGHAM, BERKSHIRE

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/2001/3470 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

GEORGE ALLPRESS
Planning Assistant

Richard

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3470	GA
BUILDING CONTROL NUMBER	BN2001/1134	Brian
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	9 Salisbury Close. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S front + rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Sprackler 016	Sprackler 016
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	27/6/01	

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	

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3470

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/2001/3470
9, Salisbury Close, , Wokingham.
Proposed single storey front and rear extensions 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3470**
9, Salisbury Close, , Wokingham.
Proposed single storey front and rear extensions 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 6442

Date: **08 March 2001**

My ref: F/2001/3470

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/2001/3470
9, Salisbury Close, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3470**
9, Salisbury Close, , Wokingham.
Proposed single storey front and rear extensions 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**********

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3470

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/2001/3470
9, Salisbury Close, , Wokingham.
Proposed single storey front and rear extensions to dwelling.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3470**
9, Salisbury Close, , Wokingham.
Proposed single storey front and rear extensions 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**********

WORK SHEET FOR: George Allpress

Application Number: F/2001/3470

Applicant: Mr & Mrs Spracklen

Location: 9 Salisbury Close, Wokingham.

Proposal: Proposed single storey front and rear extensions to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		20/03/01

Date of Neighbour Notifications: 08/03/01

Date of Site Visit: 15/03/01

Date Registered: 01/03/2001

Earliest Date for Decision: 01/04/2001

Latest Consultation Date/Site Notice Expiry Date: 01/04/01
10/04/01 (GA)

This application will have expired on: 26/04/2001. 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:

A local residents in summery writes: 1) the plans do not indicate the purpose of the extra room, the room could be used for storage of chemicals or used as a workshop; 2) the plans indicate the house is a 3 bedroom house, the house is a 4 bedroom house and the additional room could make the house a 5 bedroom house; and, the extra room could generate additional parking demand and exacerbate parking problems.

The resident of 6 Pine Croft writes: to express concern at the height of the rear extension roof and would object if this was to add more than the equivalent of 12 brick courses, because of the loss of light that would result.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3470

Appraisal:

The application property is a detached house which is situated on a modern, uniformly designed estate at the end of a cul-de-sac.

The front extension would be full width by 2.0 metres deep with mono-pitch roof. The rear extension would likewise have a mono-pitch roof, extend from the house by 4.0 metres and be part width.

The application property has a single storey detached garage between it and the neighbouring house to the north west, no.7 Salisbury Close.

The existing garage would act as a buffer between the extension and the neighbour, thereby ensuring against detriment to their amenity.

The properties to the rear, those fronting Pine Croft, are not impacted upon, as they are separated from the application property by the combined lengths of their and the application property's rear gardens.

The nearest other property is to the south beyond the front of the application property and therefore no harm would result from erection of the rear extension.

The front extension is appropriately designed and would not cause harm to neighbour amenity.

The accommodation being created is not considered parking generating accommodation as defined by the Local Plan, and the accommodation can be used for any purpose which is ancillary or incidental to the use of the dwellinghouse.

The objector's communication has been responded to in full and advice has been given that a material change of use would require planning permission and may result in enforcement action.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3470
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

NOT BEFORE 10/04

27/4/01.

RECORD OF SITE VISIT

SITE ADDRESS: 9 Salisbury Close, Wokingham.

APPLICATION NUMBER: F/2001/3470

OFFICER: George Allpress

DATE OF SITE VISIT: 15/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Modern housing estate comprising detached houses.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.7 to the north west no.11 to the south – no other dwelling within 30 metres.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Garage plus one parking space to front.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing elsewhere.
OTHERS	None

Rec'd 11:00AM 2.4.01

Ref: George Allpress
F/2001/3470

6, Pine Croft Rd,
Wokingham,
Berks. RG41 4AL

March 29th 2001.

PLANNING SERVICES | HOT
TLS
GA | ENT
OVS
03 APR 200
SERIES TO: | ACK: ✓
FILE:

Dear Sir,

With reference to the above reference number regarding a Planning application for 9 Salisbury Close, Wokingham, we are concerned about the height of the rear extension roof and would object if this was to add more than the equivalent of 12 brick courses (approximately 3'-4') above the height of the existing garage. This is because this would reduce the southerly daylight available to us, at the rear of our house, 6 Pine Croft Road.

Yours faithfully,

Susan and Michael Rea.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2001/3470

Proposal: Proposed single storey front and rear extensions to dwelling

Site Address: 9 Salisbury Close, Wokingham

Applicant: Mr & Mrs Spracklen C/O Greg Farrell

Your observations are required in respect of this application **by 01/04/01**

No objection

SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

1792

G-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3470 relates.

Address of site 9, SALISBURY CLOSE

WOKINGHAM BERKSHIRE RG41 4AJ.

Signed E.L. Sprackling

Date 20th March 2001

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N. Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 MAR 2001
Officer: GA	Application No. F/2001/3470

Map No. 91 Site 0.06

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

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

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

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

Description:

(F.) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING

Location: 9 SALISBURY CLOSE

Parish: WOKINGHAM Ward: Evendons
8.3.01 JB.

Applicant: MR/MRS SPRACKLEN

Fee Received 95-00 (6) 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 : 8.3.07 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....not pre-apps.....
.....
.....

NEIGHBOURS:

.....Site notice & see map for neighbour notification.....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 9 SALISBURY CLOSE PARISH WOK

PLOT No. 19 ORD. SHEET No. 91

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/37/65	Brookdeve	Res Dev	24/6/65	C/A
BR2859	MR. D.A. SPRACKLEN	S/STOREY EXTENSION	18.6.75	APP. N/A
02925	"	Extension to form bed-sitter	7 8 75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

01.MAR2001 3470

Environmental Services

For office use only.
Application number: 01/MAR/561 3470

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 & MRS SPRAKLEN 9 SALISBURY CLOSE WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT & REAR 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.	BRICK & TILES TO MATCH EXISTING
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: 3	Proposed: 3
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.

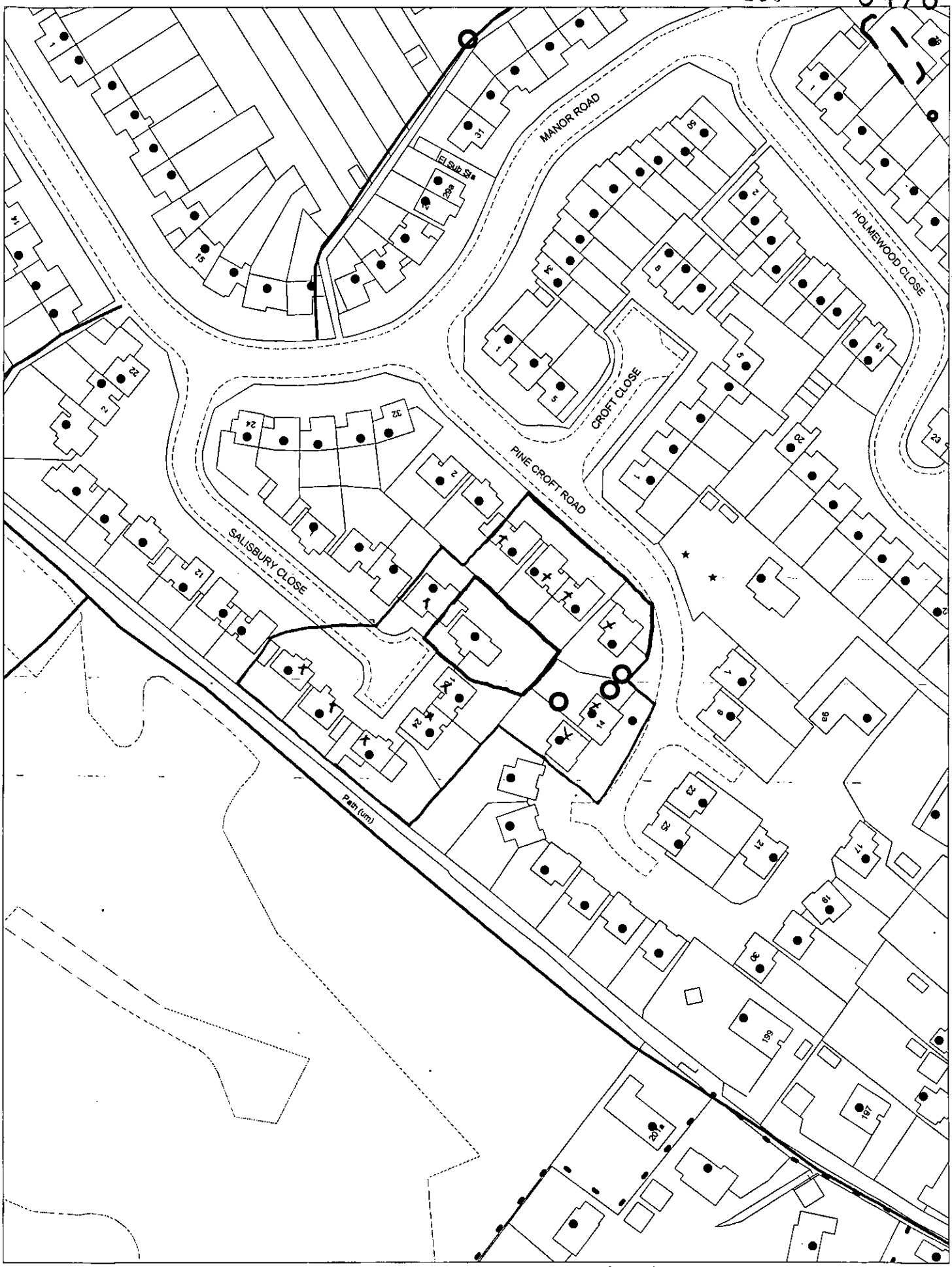
Your signature: [signature]

on behalf of Mr & Mrs Spencer

Date 28/2/01

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

01.MAR2001 3470



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2001 Scale: 1 : 1250

N
W E
S