SOUTHPORT
LONDON OFF

X SYSTEMS LTD

APPLICATION NO:
F/2001/3398

LOCATION:
49a Emmbrook Road, Wokingham.

APPLICANT:
Mr J Lee

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front porch extension.

EARLIEST DATE FOR DECISION: **23/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Lee
49a, Emmbrook Road
Wokingham
Berkshire
RG411HG

Application Number: F/2001/3398

Parish: **WOKINGHAM**

Location: **49a, Emmbrook Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey front porch extension.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension facing The Thatched Cottage Public House hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

John Mitchell
Development Control Manager
Date: 08/05/2001

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.

finalised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3398	NB
BUILDING CONTROL NUMBER	FP2000/0368	Howard
APPLICANT/AGENT		
ADDRESS OF SITE	49A Emmbrook Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + S/S front porch ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓ block plan seems incorrect
ELEVATIONS	08-99-03	08-99-03A
FLOOR PLANS	08-99-02	08-99-02A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/01	
CISION		
DC/BC DRAWINGS	Yes.	
IFFERENCES? DC	scheme reduced in size from Refusal. First floor + roof altered	
	23/5/01	

BC file archived in error. Ian Wilkinson to obtain file ~~+ email it to me~~ ED 23/5/01

	REQUESTED	RECEIVED	REMINDER
EEDED			
by BC	23/5/01		
ED			
ISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3398

Proposal:
Proposed two storey side extension to dwelling and single storey front porch extension.

Location:
49a, Emmbrook 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 23/03/2001. 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

27 February 2001

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

Tel: (0118) 974 6492

Date: **27 February 2001**

My ref: F/2001/3398

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/3398
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front porch extension.

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/2001/3398**
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: (0118) 974 6492

Date: **27 February 2001**

My ref: F/2001/3398

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2001/3398
49a, Emmbrook Road, , Wokingham.
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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/2001/3398**
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6492

Date: **27 February 2001**

My ref: F/2001/3398

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/3398
49a, Emmbrook Road, , Wokingham.
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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/2001/3398**
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front porch extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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



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Development Control Section, Environmental Services, Wokingham District Council.
2 February 2001

Scale: 1 : 1250

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR R J PEARCE
C/O ANDESIGN
9 PERKINS WAY
WOKINGHAM
BERKSHIRE

WOKINGHAM DISTRICT COU
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG1

Application No.28277 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO CREATE GARAGE, UTILITY ROOM AND BEDROOMS, SINGLE STOREY FRONT EXTENSION TO CREATE PORCH AND BAY
49 EMMBROOK ROAD, WOKINGHAM

The Wokingham District Council in pursuance of their powers under the abov Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration o five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 The garage hereby permitted shall be used as a domestic garage only an it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(64)

03 REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.(64R)

continu

Application 28277 continued

04 Notwithstanding the provisions of the Town and Country Planning General Development Order,1977 (or any order revoking and re-enacting that Order) no additional window or other opening shall be constructed in any elevation of the dwelling as extended by this permission without the prior written approval of the District Planning Authority. (172)

04 REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties.(170R)

Date..... .....

13 JUL 1987 District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances

(1455)

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 17 November 2000
My ref: EXC/F/2000/0796/Wokingham pre-application

Mr J L Lee
49a Emmbrook Road
WOKINGHAM
Berkshire
RG41 1HG

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 Mr Lee

PROPOSED TWO-STOREY SIDE EXTENSION AND SINGLE-STOREY FRONT EXTENSION AT 49A EMMBROOK ROAD – (F-2000/0796)

Thank you for the latest drawing of the proposed side extension to 49a Emmbrook Road (LEE99/ - WK Rev A). I consider this scheme would be a considerable improvement on those submitted for comment previously and that an application on this basis may receive favourable consideration .

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

(1347)

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 11 October 2000
My ref: EXC/F/2000/0796/Wokingham pre-application

Mr J L Lee
49a Emmbrook Road
WOKINGHAM
Berkshire
RG41 1HG

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 Mr Lee

PROPOSED TWO-STOREY SIDE EXTENSION AND SINGLE-STOREY FRONT EXTENSION AT 49A EMMBROOK ROAD – (F-2000/0796)

Thank you for the latest drawings of the proposed side extension to 49a Emmbrook Road, which were received on 8 September. I note that the main front elevation of the extension has been set back by 0.9 metres and that the ridge line would be lower than the existing roof. The preferred option remains for the extension to remain flush with the front elevation of the original dwelling for three metres, with the remainder being set back by at least a metre, as this would reinstate some symmetry with the adjoining property. However, the latest drawings achieve a significant reduction in the massing of the proposed extension may be considered favourably.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 9 May 2000
My ref: EXC/F/2000/0796

Mr J L Lee
49a Emmbrook Road
WOKINGHAM
Berkshire
RG41 1HG

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 Mr Lee

PROPOSED TWO-STOREY SIDE EXTENSION AND SINGLE-STOREY FRONT EXTENSION AT 49 A EMMBROOK ROAD – F-2000/0796

I apologise for the delay in contacting you with regard to the above application.

Whilst there is no objection in principal to a two-storey side extension but there is some concern regarding the visual bulk of the proposed extension. To overcome this it is suggested that the width of the front elevation of the house should not be increased by more than 3 metres, rather than 4.7 metres as is currently proposed. The remainder of the extension should be set back by at least one metre.

If you wish to discuss this advice please contact the case officer, Emy Circuit, on the number above. In addition, please notify us within ten working days if you wish to submit revised drawings. Otherwise the application will be determined as it stands.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

M L Thorp,
Principal Development Control Officer

(1232)

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 August 2000
My ref: EXC/Wokingham pre-applicaiton

Mr J L Lee
49a Emmbrook Road
Wokingham
Berkshire
RG41 1HG

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 Mr Lee

PROPOSED TWO-STOREY SIDE EXTENSION TO 49A EMMBROOK ROAD, WOKINGHAM – F/2000/0796

I write regarding the revised options for the proposed two-storey side extension to 49a Emmbrook Road, which you delivered to Emy Circuit during your meeting on Tuesday 8 August.

Of the three alternative options provided, the design with the pitched roof, reduced ridge height and dormer windows goes some way towards reducing the massing of the proposals and would be an improvement on the scheme which was refused in June this year. However, the front elevation of the extension would still be continuous with that of the existing house and I consider that, in order to reduce the massing of the extension to the extent that the proposals would be acceptable, a one metre set back at first-floor level, as suggested in my letter of 9 May 2000, would be preferable.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

M L THORP
Principal Development Control Officer

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3398

Applicant : Mr J Lee .

Location : 49a, Emmbrook Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling and single storey front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/3

Date of Neighbour Notifications : .....

Date of Site Visit : 12/3

Date Registered : 19/02/2001

Earliest Date for Decision : 23/03/2001

Latest Consultation Date/Site Notice Expiry Date : 23/03/2001

This application <u>will have expired on</u>: <u>16/04/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

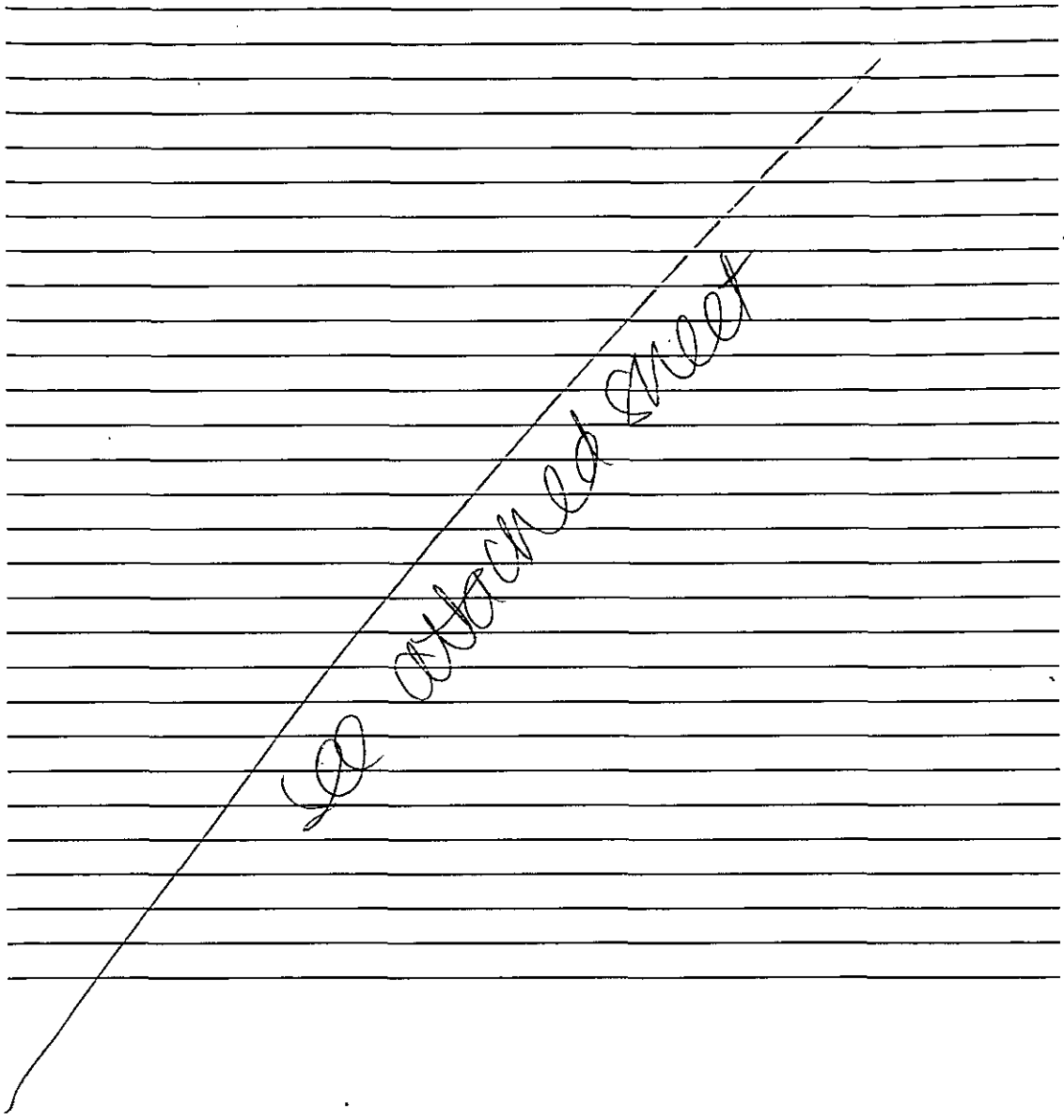
Consultation Responses :

Highways : 6/3: no objection subject to conditions re/ parking, turning + garaging

Planning Issues : (10'd set)

Application Number: F/2001/3398

Appraisal :



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

Application Number F/2001/3398
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	
	C044	R044	NO windows
			Ins side elevation facing
			The Thatched cottage Public House.
	C045	R045.	Ob. glazing
			Ins: Bathroom
			Ins: Rear elevation
			Del: It shall be fixed shut
	C049	R049	Garaging
	C027	R027	Parking + turning

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 8/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 49a Emmbrook Road Wokingham.

APPLICATION NUMBER: F/2001/3398

OFFICER: Natalie Brown

DATE OF SITE VISIT: 12/3

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on fence post -

2. DESCRIPTION OF SURROUNDINGS residential.
mixed of housing types - 2s + bungalow + outside of semi-D & detached

3. DESCRIPTION OF SITE/BUILDING set well back from road, existing 1st floor window inside elev. single storey mono pitched side extn + conservatory @ rear.
hipped design of existing roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D with № 49 - № 49 has porch extn @ front - hipped roof @ side, full width
D.H: pitched roof @ side - set away from boundary. full width.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.5m fencing with Thatched cottage PH.
hedging @ front. driveway entrance

OTHERS

check if <u>restaurant</u> rather than pub. – garden + pub itself.

Application Number: F/2001/3398

Appraisal:

Development
For a two storey side extension to dwelling and single storey front extension to form a porch.
This is a resubmission of application F/2000/0796 which was refused. There have been several pre-application stages to get to the current scheme.

1) Impact upon neighbouring properties
Over the previously refused application, the bulk of the two-storey side extension has been reduced. The massing has been further decreased by reducing the width of the front part of the extension so it matches that at No. 49a. The roof on both parts of the two storey side extensions would have full hips taking the massing away from neighbouring boundaries. The extension would now be 1.5m increasing to 2m from the boundary. (Previously between 1m and 1.5m). It is now considered that the application is acceptable in terms of neighbouring properties and that there would be no adverse effects upon neighbouring properties.

2) Impact upon the character of the streetscene
The dwelling forms a semi-detached with No. 49. No. 49 was extended under consent 28277. This provided a two-storey side extension flush at the front, with a full-hipped roof at the main ridge height. It also incorporated a front porch extension, not the full width of the property with a hipped roof ant either end.
The current proposals at No. 49a would mirror the existing two-storey side extension at No. 49, which would help to ensure that the core part of the dwellings remains balanced. There would be an additional two-storey side extension compared to No. 49. This part of the extension would have a 2m set back from the front of property with a 0.9m reduction over the main ridge height, ensuring it would be subservient to the main dwellings of No. 49.
The dwellings are substantially set back from the road edge and materials are proposed to match existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3) Impact upon highway safety (parking provision)
There are 2 bedrooms existing and four proposed. In order to comply with Council parking standards, there would need to be provision for 3 off-road parking spaces.
Subject to conditions being added to ensure that parking, garaging and turning would be retained for such a use, the Highway department has no objection to the proposed development.

Approval: ✓ ~~Refusal:~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~01 FEB 2001~~ 19 FEB 2001	
Officer: NAB	Application No. F/2001/3398

Map No. 68 Site 0010

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

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

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

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

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT PORCH EXTENSION

Location: 49A EMMBROOK ROAD

Parish: WOKINGHAM Ward: Emm Brook. 27.2.01 D.

Applicant: MR J LEE

fee paid on 2000/0796 – refused

Fee Received 00-00 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	parking layout	19 8/2	FEB 2001
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side porch.	phoned 8/2	19 FEB 2001
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 : 27.3.018 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:

.....No pre apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see map + Emmbrook School.....
.....
.....Next to Thatched Cottage Public House.....
.....Next to Emmbrook School.....
.....
.....
.....
.....
.....

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 27 February 2001

Application Number: F/2001/3398

Proposal: Proposed two storey side extension to dwelling and single storey front porch extension.

Parish: WOKINGHAM TOWN

Site Address:
49a, Emmbrook Road, , Wokingham.

Applicant:
Mr J Lee .

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 6/3/01

ADDRESS 49A EMMBROOK ROAD PARISH WO

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/079G	J L Lee	2/St S ext, S/St fr ext	29.06.00	RE
FP/2000/0368	MR J LEE	2 Sr front + S/S side ext	30-03-00	APP N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 19.FEB.2001 • 3398

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	JOHN LEE 49A EMMBROOK RD WOKINGHAM, BERKSHIRE RG41 1HG Mobile: 07802 51 61 10 : (0118) 9894279.
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION (BEDROOMS & BATHROOM OVER DOUBLE GARAGE & PORCH)
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.	FACE BRICKWORK TO MATCH EXISTING STAINED TIMBER WINDOWS & SOFITS
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: 2	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.	REVISED AFTER REFUSAL	
	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.	DWGS 1, 2, 3.	

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: A Lee

on behalf of

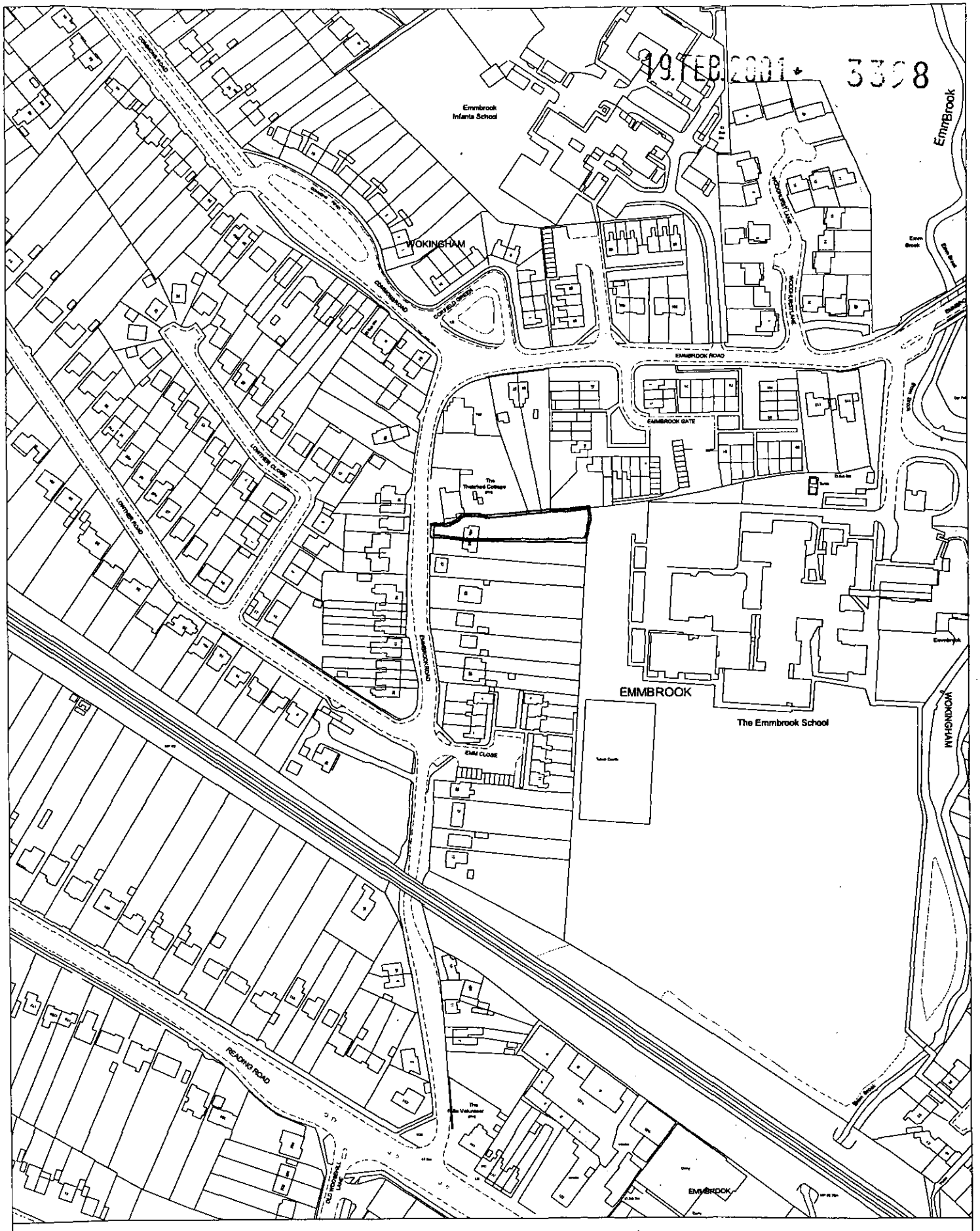
Date 23.1.01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3398**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



Site Plan, Scale: 1 to 2500

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Date: 26 January 2001

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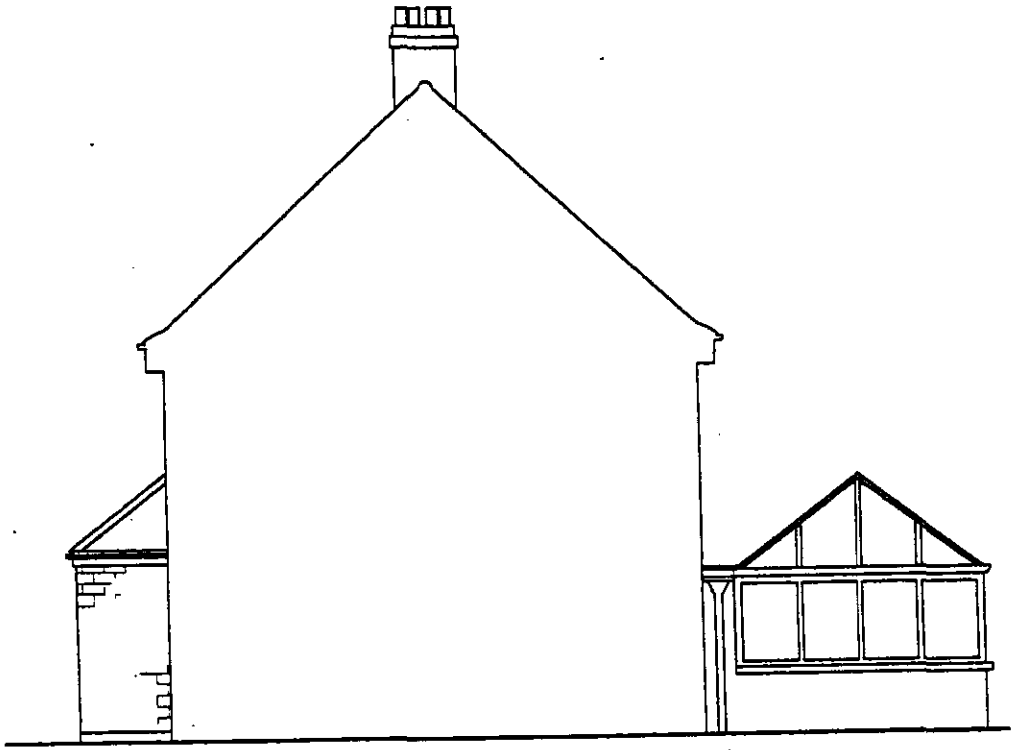
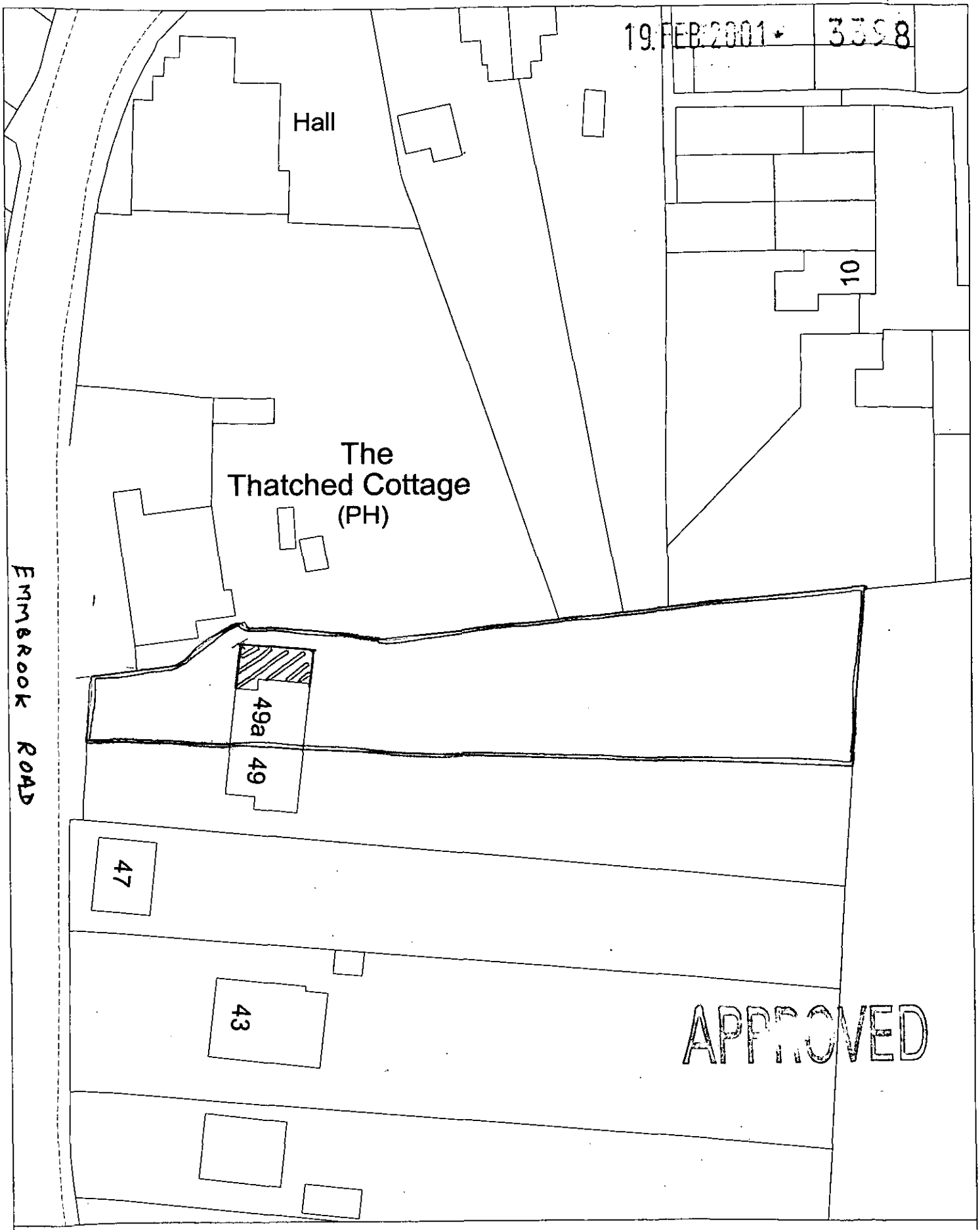
19 FEB 2001 * 3398



SIDE ELEVATION

GRANTED

49a EMMSBROOK RD, WOKINGHAM. BERKSHIRE. RG42 7QA. Tel 01189-784501	
DESCRIPTION. PROPOSED NEW EXTENSION.	
SCALE. 1: 100	DATE. FEB. 2000.
DRAWN. A.K.B.J.	
DRAWING TO SHOW ADDITIONAL PORCH ELEVATION	
REF. LEE99-WK.	DRG No. 08-99-08a
TYPE ELEVATION	



Site Plan, Scale: 1 to 500

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Date: 26 January 2001

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