APPLICATION NO:
F/2001/3336

LOCATION:
65 Bowyer Crescent, Wokingham.

APPLICANT:
Mr & Mrs Liddiard

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marlborough

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Liddiard
65 Bowyer Crescent
Wokingham
Berkshire
RG40 1TF

Application Number: F/2001/3336

Parish: **WOKINGHAM**

Location: **65, Bowyer Crescent, Wokingham.**

Proposal: ***Proposed first floor side extension to dwelling.***

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

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

Condition
2. All new 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 flank wall in the northeast elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The en-suite window in the north west 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.

Condition
7. The driveway shall be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.
(If the applicant still wishes to widen their driveway to 7.2 metres then the crossing must be extended to this width).

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.

Reason
7. In the interests of highway safety and convenience.

Informative
1. This permission relates to the application as amended with revised drawings submitted to the Local Planning Authority on 29th March 2001, showing a set back at first floor level by 0.9 metres from the rear elevation and also a set back at first floor level by 220mm (one brick length) from the front elevation and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
4. 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 SBE1, STV1 and STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/04/2001

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 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2001/3336

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 I H Liddiard
65 Bowyer Crescent
Wokingham
Berkshire
RG40 1TF

Dear Mr & Mrs Liddiard

PLANNING PERMISSION F/2001/3336
SITE: 65 BOWYER CRESCENT, 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/2001/3336 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 you 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 sincerely

ANDREW THORLEY
Planning Assistant

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3336	AT
BUILDING CONTROL NUMBER	6/2001/1987	Central
APPLICANT/~~AGENT~~	Mr + Mrs Liddiard	
ADDRESS OF SITE	65 Bonner Cres WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	4/880	4/880
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	4/7/01	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3336

Applicant : Mr & Mrs Liddiard .

Location : 65, Bowyer Crescent, , Wokingham.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 06/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 03/04/2001. 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 :

Highways: Approval with conditions
Wokingham TC: No comments received
Neighbours: 1 letter of objection (immediate neighbour)

Planning Issues : (identified settlement).

1) impact on neighbours
2) impact on streetscene
3) highways.

Application Number: F/2001/3336

Appraisal:

The proposal is for a first floor side extension. It was advised that amendments be made to the proposal in order to overcome an overbearing impact on the immediate neighbouring property.

The proposed first floor side extension will be located directly above part of the existing lobby, shower room and family room. It will have a 220 mm set back at first floor level from the front elevation and a 0.9 metre set back from the rear elevation. At first floor level it will be 4.2 metres wide and will be 8.1 metres deep. It is proposed that the eaves height of the pitched roof will be 4.9 metres with ridge height 6.6 metres, which will match the existing main roof.

The existing height of the front lean to pitched roof over the garage and porch will be reduced by approximately 0.5 metres so to accommodate the first floor extension. The existing flat roof over the family room at the rear of the property will have a lean to pitched roof with an eaves height of 2.7metres and a ridge height of 3.6 metres.

On the front elevation a new bedroom window at first floor level and on the rear elevation a first floor en-suite window will be inserted. It is considered that these windows will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 67, to the northeast, 2-storey detached house, extended to the rear with a single storey extension. This neighbour is concerned (see letter on file) that the proposal will cut out light to their ground floor and first floor rear windows, also for the possible loss of sunlight to their rear garden.

Foot print set forward of No.65, towards the road. Positioned 1.87 metres away. Main windows at ground floor and at first floor face rear gardens. No windows on flank elevation. However after applying the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' it is considered that there will be minimal loss of light to the windows on the rear elevation of this property.

No. 63, to the southwest, 2-storey detached house, 0.2 metres higher. Due to the orientation and boundary treatment it is considered that the occupants of this property will not be affected.

Due to the position, boundary treatment and distance away it is considered that the occupants of the properties to the rear of the proposal will not be affected.

2) Impact on street scene /visual impact.

The design and materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Conditional approval.

Recommendation : Approval: [✓] ~~**Refusal: [ ]**~~
(tick appropriate box)

Application Number F/2001/3336
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to Match
3.	CO44	RO44	No Windows To Be Inserted "flank wall " in the "northeast" elevation of the building/extension
4.	CO45	RO45	Obscure Glazing "en-suite window" in the "north west elevation"
5.	CO49	RO49	
6.	C122	R122	

7.Condition: Driveway to be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

7.Reason: Interests of highway safety and convenience.

If the applicant still wishes to widen their driveway to 7.2 metres then the crossing must be extended to this width.

Informatives

NO2 Revised Plans
This permission relates to the application as amended with revised drawings submitted to the Local Planning Authority on 29th March 2001, showing a set back at first floor level by 0.9 metres from the rear elevation and also a set back at first floor level by 220 mm (one brick length) from the front elevation.

NO4 Planning Permission Only (Not BR Approval)

NO7 Access construction (agency)

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1, STV1, STV6.
BSP: EN1

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

Date: 23/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 65 Bowyer Crescent Wokingham.

APPLICATION NUMBER: F/2001/3336

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front cherry tree

2. DESCRIPTION OF SURROUNDINGS 'Residential' estate open plan front gardens. No. 63, 2 storey det' house, integral garage. No. 67, 2 st' det' house, integral garage extended to side + rear, windows at first floor and at ground flr' face rear garden, no flank windows

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, previously extended to front with projected garage + flat roofed rear single st' ext. Brown bricks, brown tiled roof, aluminium coloured windows, doors, brown guttering, white fascia boards + garage door.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan / No 67, is approx 1.56m away from No 65.

5. SITE CONSTRAINTS

TREES Not affected

ACCESS/PARKING — Garage + parking for 2 cars on drive.

LEVELS — No 63, 0.2m higher (approx)

BOUNDARY TREATMENT — No 63, 2.06m fence
— No 67, 1.87m fence extends 3m then 5m high approx conifer trees / hedge on boundary.
— Rear boundary 1.8m fence, + 5m high approx conifer trees / hedge.

OTHERS

— Rear properties face No. 65, however not affected

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

Tel: 0118 974 6441

Date: **15 February 2001**

My ref: F/2001/3336

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2001/3336
65, Bowyer Crescent, , Wokingham.
Proposed first floor side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/3336**
65, Bowyer Crescent, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6441

Date: **15 February 2001**

My ref: F/2001/3336

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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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65, Bowyer Crescent, , Wokingham.
Proposed first floor side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3336**
65, Bowyer Crescent, , Wokingham.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: 0118 974 6441

Date: **15 February 2001**

My ref: F/2001/3336

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2001/3336
65, Bowyer Crescent, , Wokingham.
Proposed first floor side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3336**
65, Bowyer Crescent, , Wokingham.
Proposed first floor side extension to dwelling.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Edwards

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3336
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3336**
CASE OFFICER: **Andrew Thorley**
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				

Received by Wokingham District Council

Application No: F/2001/3336

Proposal:
Proposed first floor side extension to dwelling.

Location:
65, Bowyer Crescent, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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

15 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 FEB 2001	
Officer: AT	Application No. F/2001/3336

Map No. 68A **Site** 0:03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 65 BOWYER CRESCENT

Parish: WOKINGHAM Ward: NORREYS
15.02.01

Applicant: MR/MRS LIDDIARD

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	Who notice served on & when?	phoned 13/2	
5	Elevation plans	added.		
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 : ...15.02.01.. 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:

..... S/N + See map ✓ .....

Date: 04 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3336

Location: 65, Bowyer Crescent, Wokingham.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr & Mrs Liddiard.

Case Officer: Andrew Thorley

The new plans show the following: Set back at first floor by 900mm from the rear elevation at first floor, and also a set back at first floor by 210mm (one brick length) from the front elevation at first floor level. Drawing no L/880.

Comments are required by 11/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2001

App No. 5366 (Planaps) / (Ludhouse) Date Rec. 29/03/01

Location: 65, Bowyer Crescent,

Parish Wokingham

Applicant: Mr + Mrs Liddiard.

Description of attached plans Set back at first floor by 900mm from the rear elevation at first floor and also a set back at first floor by 210mm (one brick length) from the front elevation at first floor level.

Drawing No's: L/880 received 29/03/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No 67, Bowyer Crescent.

_____ Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT.

Consultations Sent by Admin. on 04.04.01

Yellow - Part One Copy
Green - Officer's Copy

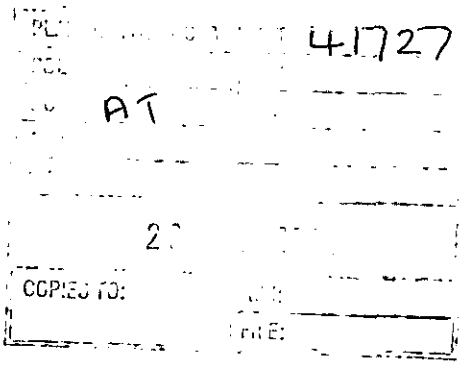
65 Bowyer Cres
Wokingham
Berks

REVISED PLAN

3366

27. 03.01

For the attention of Planning Dept
Wokingham District Council
Wokingham



Dear Sirs

Re : 65 Bowyer Cres Wokingham
AJT/MLT/FP2001/3336

Please find enclosed amended drawings relating to the above application. The amendments include the setting back of the extension at the front 220mm and setting it back at the rear by 900mm. Hopefully, this will now be accepted and look forward to hearing from you in due course.

Yours sincerely

Mrs Liddiard

Tel. 0118 974 6441 (Direct Line)
E-mail:

Date. 14 March, 2001

My ref. AJT/MLT/F/2001/3336

Your ref.

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

Mr. & Mrs. Liddiard.
65, Bowyer Crescent,
Wokingham.
RG40 1TF.

Dear Mr. & Mrs. Liddiard,

RE: PROPOSED FIRST FLOOR SIDE EXTENSION – 65, BOWYER CRESCENT, WOKINGHAM.

I write regarding the above planning application.

Whilst some form of extension maybe acceptable, the current application is considered to have an overbearing impact on the immediate neighbouring property. Therefore, I am writing to suggest that you set back the first floor extension by 1 metre from the rear elevation at first floor level.

Furthermore in order to subordinate the extension and help retain the integrity of the original building it is suggested that you also set back the first floor extension by 210mm (one brick length) from the front elevation at first floor level.

These changes will also protect residential amenity and preserve a reasonable standard of outlook.

I should be grateful if you would submit revised plans showing this; otherwise if I do not hear from you within the next 14 days, I shall assume that you wish for the application to be determined as originally submitted.

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. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Andrew Thorley, on the above telephone number.

Yours sincerely,

p.p.

M L THORP
Principal Development Control Officer

30/03/01
received plans
29/03/01

File: 65,Bowyer Crescent,Wokingham.

F/2000/3336

67 Bowyer Crescent
Wokingham
Berkshire
RG40 1TF

5th March 2001

Ref: Application for Planning Permission
65 Bowyer Crescent Wokingham. First Floor Side Extension

Dear Sir

We are the immediate next door neighbour to 65 Bowyer Crescent and have viewed the plans for the proposed extension.

As you know, our house is set forward of no 65 therefore any extension to the side/rear of no 65 has a substantially increased effect on the rear of our House & our Garden.

We are concerned that the proposed extension will dramatically impact the rear of our House and our Garden and further reduce the light to our rear windows. The existing ground floor extension to no 65, which was built approx 7 years ago has already significant reduced the light to our Sitting Room Window.

The proposed further extension will almost totally cut out the light to from our Sitting Room Window and will have a very substantial effect to our Master Bedroom Window.

The area that we are most concerned about is the amendment of the existing flat roof (over the current ground floor extension) to a slopping roof at the rear of the property.

We feel the proposed slopping roof to this area is mainly cosmetic, however it will have a dramatic effect on our Sitting Room Window to an unacceptable level.

As this slopping roof is structurally unnecessary, we would want the flat roof retained in this area to minimise the impact on our property.

We look forward to hearing from you.

Yours sincerely

Zena & Martyn Palmer.

PLANNING SERVICES	
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HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 15 February 2001

Application Number: F/2001/3336

Proposal: Proposed first floor side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
65, Bowyer Crescent, , Wokingham.

Applicant:
Mr & Mrs Liddiard .

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).

Comment

For a 4 bedroom dwelling our standards require 3 no. spaces to be provided. ~~required.~~ The highway authority therefore recommend the following conditions:

(1) C04A, R04A.

(2) C12Z, R12Z.

(3) Driveway to be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this. R:1HS&C

If the applicant still wishes to widen their driveway to 7.2 metres then the crossing must also be extended to this width.

NO7

Signed: _____ **Print name:** Adam Coggins 15/02/01

By hand 5.2.01

Environmental Services

For office use only.
Application number: 06.FEB.2001* 3356

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 LIDDIARD 65 BOWYER CRES WOKINGHAM RG40 1TF 9781859
2	Agent's Name Address and postcode Phone number	
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	first floor side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	All 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served
OWNER/occupier	67 BOWYER CRES WOKINGHAM	31-01-01

None of the land forms part of an agricultural holding.

Your signature: I. M. [illegible]

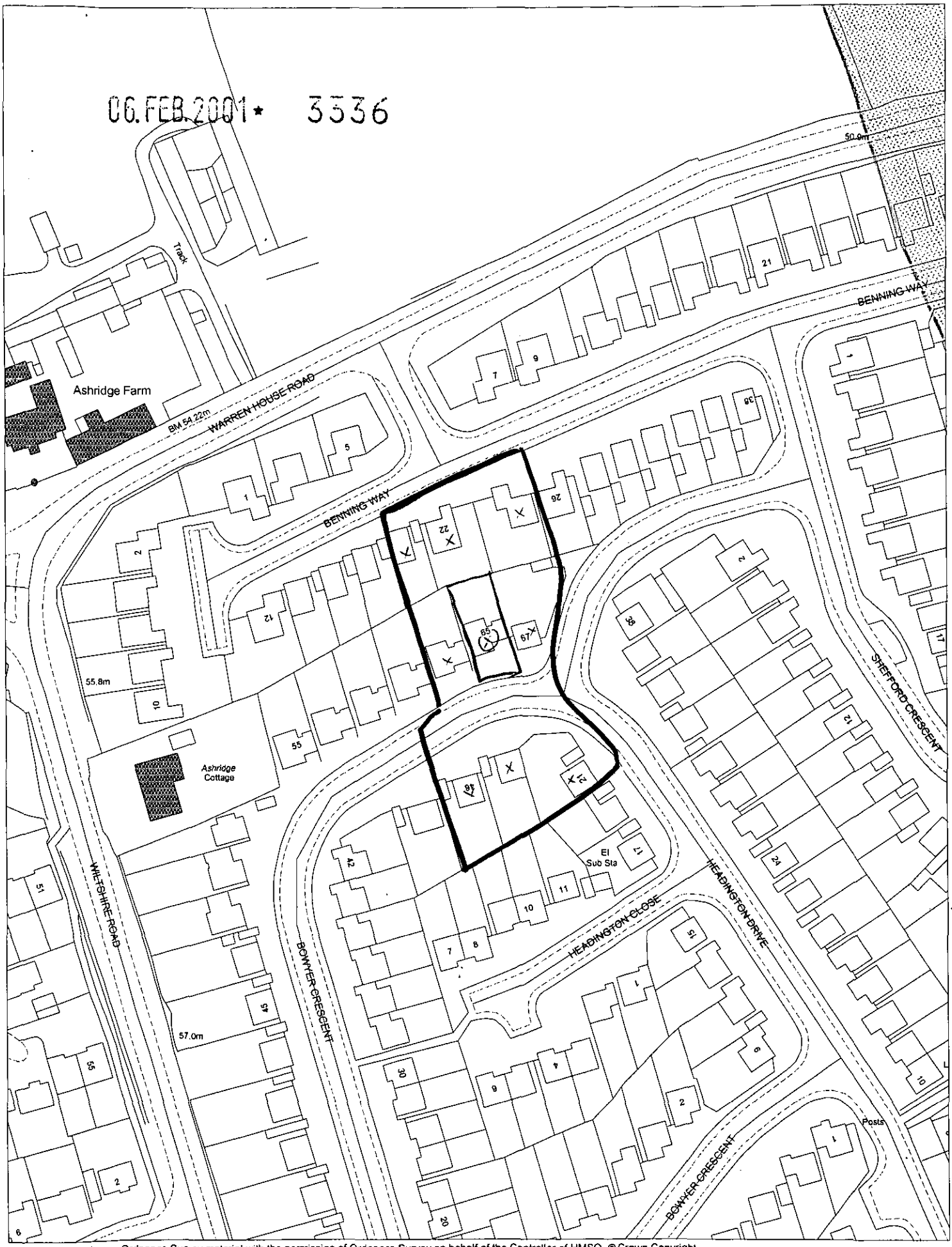
on behalf of

Date 31-01-2001

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

65 BOWYER CRESCENT (PLOT 44)

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA CO
PLANNING	BUILDING			PLANNING	BUILDING		
0/24/69			Res Dev	27/5/70			
B/17/70	8124X	9.9.70	Dwellinghouse	22.10.70	C 11.11.70		
	BR 7369		Erection of porch (Mr Newman)		17.10.77 App		
	BR 17168		Porch & garage " "		30.6.81 app.		
40061				13.10.92 C/A			
	KP/92/0824		2x S/ST. HTS. /ALTS (MR & MRS LIDDIARD)		5.10.92 APP		



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Development Control Section, Environmental Services, Wokingham District Council.
9 February 2001 Scale: 1 : 1250

N
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S

H.M. LAND REGISTRY

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	TITLE NUMBER	
	BERKSHIRE		BK111706	
			NATIONAL GRID	SECTION
			SU 8169	L

Scale: 1/1250 Enlarged from 1 2500

© Crown copyright 1972

WOKINGHAM WITHIN PARISH

WARREN HOUSE ROAD

06.FEB.2001 3536

APPROVED

WILTSHIRE ROAD

BOWYER CRESCENT

HEADINGTON CLOSE

HEADINGTON DRIVE

binding margin

CERTIFIED COPY OF PLAN FILED AT H.M. LAND REGISTRY

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SITE PLAN
1:500

3536

06 FEB 2001

The Common Seal of Laing Homes
Limited was hereunto affixed in the
presence of

DIRECTOR

SECRETARY

HEADING

BOWYER CRESCENT

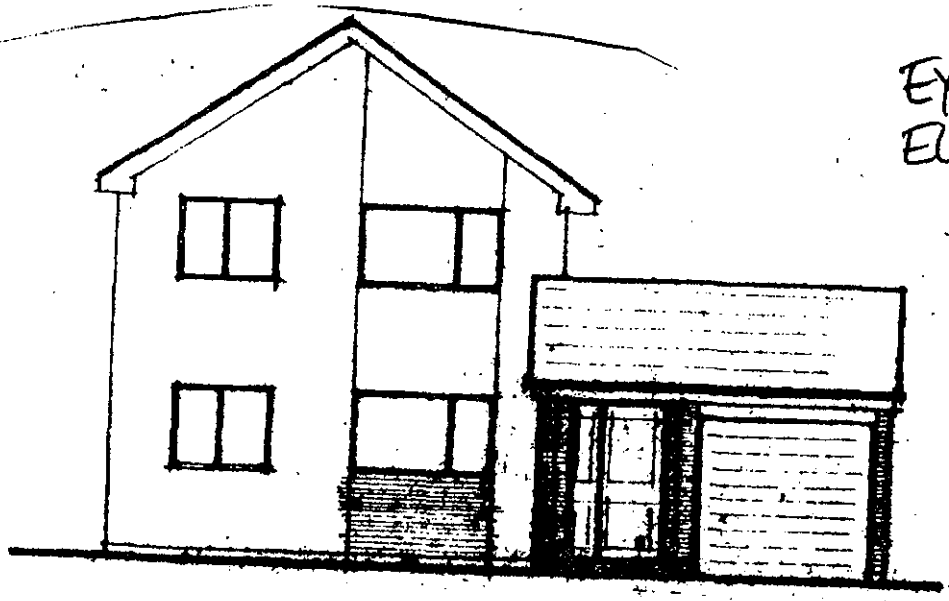
HEADINGTON CLOSE

sight line

sight line

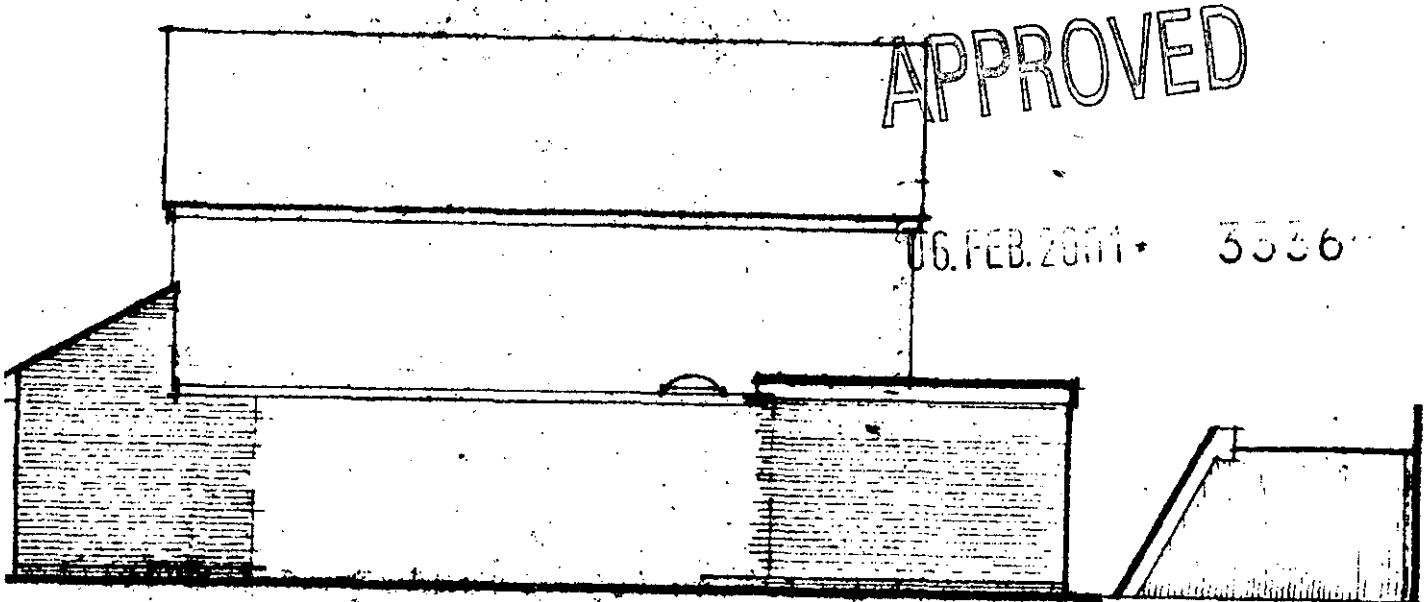
Extend driveway to allow
3No. 2.4 x 4.8L spaces
Existing dropped kerb to
remain.
Parking Spaces
Total = 4No

EXISTING
ELEVATIONS
1:100
65 BOWYER CRES
WOKINGHAM

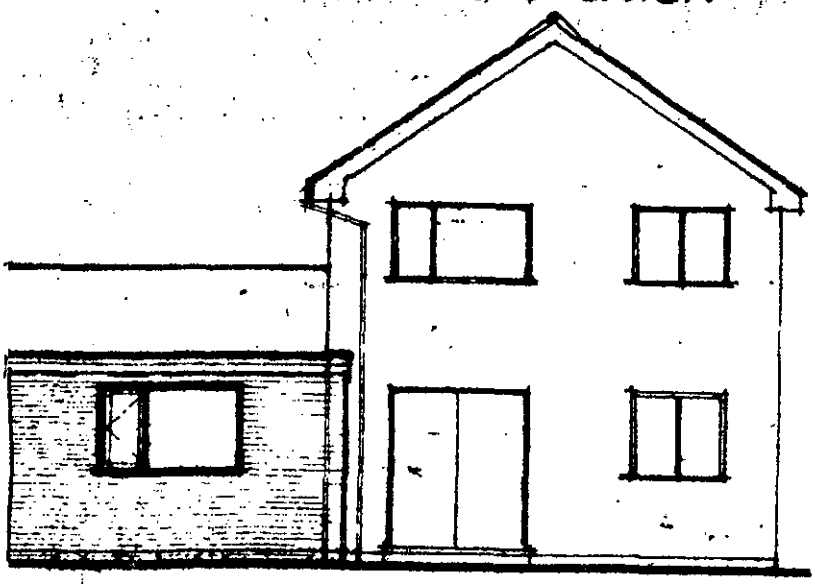


front elevation

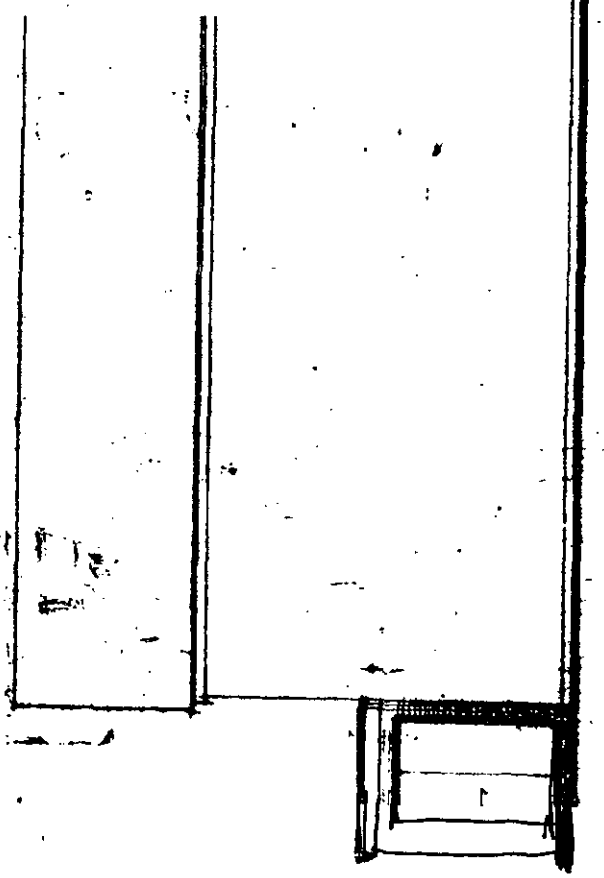
APPROVED
06. FEB. 2011 3536



side elevation



rear elevation



side elevation