APPLICATION NO:
F/2001/5353

LOCATION:
34 Keephatch Road, Wokingham.

APPLICANT:
Mr & Mrs Mourison C/O A One Consultants

PROPOSAL:
Proposed two storey side extension to dwelling plus extension of front porch.

EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/01/2002

CASE OFFICER: **Heidi Lynch**

463

D4

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Morrison
C/O A One Consultants
Dale Cottage
40 Rose Hill
Binfield
Berkshire
RG42 5LG

Application Number: F/2001/5353

Parish: **WOKINGHAM**

Location: **34, Keephatch Road, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling plus extension of front porch.**

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 first floor level or above on the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Informative
1. This permission relates to the application as amended with revised plan number 002 Rev. No. 001 submitted to the Local Planning Authority on 10th December 2001, showing revised first floor plan only and does not approve the proposals as originally submitted.

Informative
2. 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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 21/01/2002

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.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5353

Applicant : Mr & Mrs Morrison C/O A One Consultants.

Location : 34, Keephatch Road, , Wokingham.
Proposal : Proposed two storey ~~side~~ REAR. extension to dwelling plus extension of front porch.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 16/1/02

Date Registered : 27/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 22/01/2002. 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 :

Planning Issues :

Identified settlement
Impact on neighbours
Impact on street
} EN1, SBE1, SBE2, WOS3, WBE1

Application Number F/2001/5353
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	insert – first floor level or above on the side elevations of the extension
			Informatives
		N02	
			insert - plan numbered 002 Rev No 001
			insert - 10/12/01
			insert - revised first floor plan only

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

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

Date: 21.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 34 Keephatch Road Wokingham.

APPLICATION NUMBER: F/2001/5353

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 16/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Houses all some distance apart from one another & have long sections.

3. DESCRIPTION OF SITE/BUILDING

2 sty detached house with integral garage, pitched gable-end roof. single storey rear extension. Set further fwd than adjacent two houses.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n° 36 - has long side dorm windows facing into n° 34 - daylight? Side of house has main entrance & slopes along boundary.

n° 32 - has one window first floor level side elevation but distance between is great & garage + carport in between.

5. SITE CONSTRAINTS

TREES NA.

ACCESS/PARKING Garage + room for at least 2-3 parks on drive.

LEVELS level

BOUNDARY TREATMENT shrubs & 1.8m high close board fence surrounding rear garden.

OTHERS

Application Number: F/2001/5353

Appraisal:

The proposed development is a two-storey rear extension to a detached house. The property is located in a residential street within an identified settlement. The existing house is two-storeyed with a gable-ended roof, an integral garage and a single storey rear extension. The surrounding houses are also detached and have long sections.

The two-storey extension will follow the lines of the existing house. It will extend across the entire width of the existing house and will be 3.3m in depth. The roof line above it will consist of two pitched sections to the same ridge height as the existing roof. The extension will be utilised to extend the existing rooms of the house and there will be no increase in the number of bedrooms.

It is also proposed to alter the front porch by removing an existing toilet and extending alongside it.

1. Impact upon neighbouring properties

The proposed two-storey extension has no windows in the side elevation except at ground floor level on the south façade. All other proposed windows/doors will face the rear of the section. As the rear property boundary is at least 34m away from the flank wall of the proposed extension, it is considered no over-looking or loss of privacy will occur to the neighbours at the rear. The side elevation window on the proposed extension will not affect the neighbours at no.32 as they have a garage along the side of the house.

The neighbours most likely to be affected by the two-storey rear extension are nos. 32 and 36. No.32 has a single storey garage along the side of the house as well as a carport type structure. There is one side elevation window at first floor level however this is at least 6.5m away from the proposed rear extension. As a result, there will be minimal loss of day-light caused. No.36 has many windows on the side elevation as this is the primary house frontage. There is a dormer window the length of the roof also. The two-storey rear extension will be 9.0m away from the side flank wall of no.36 and therefore no loss of light should result. Although the extension is considered to be fairly large, it will be built in materials matching the existing. Both the adjoining properties extend further back into the section than the application house does and therefore the extension is not considered to be overbearing.

The proposed extension to the front of the house is considered to be of a small size and will not affect the surrounding property owners.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed two-storey rear extension will not be seen from the street and the front porch extension is considered to be of a small size. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~



Site Plan, Scale: 1 to 500

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Date: 13 November 2001

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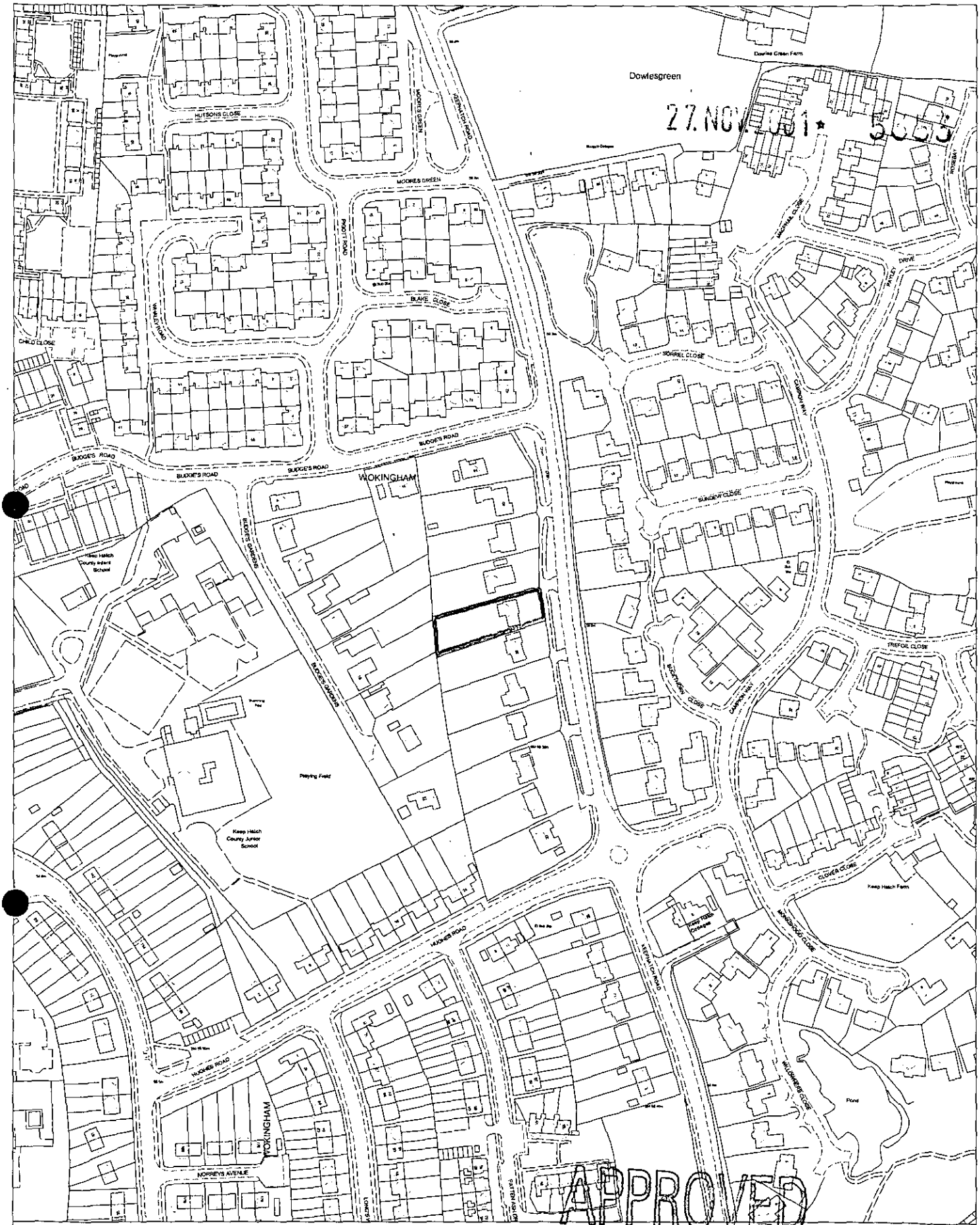

Site Plan, Scale: 1 to 2500

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Date: 13 November 2001

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A one Consultants



HL

50741

DEC 2001

COPIES

Your ref: F/2001/5353
Our ref: Dokument1

C. Tagoe ~~Ba Hon's Dip Arch RIBA~~
Dale Cottage
40 Rose Hill
Binfield
Berkshire RG42 5LG
England UK

Thursday, December 06, 2001

FAO Heidi Lynch
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Workingham
Berkshire RG40 1WR

Application Number
F/2001/5353

Dear Ms Lynch

Please find revised drawing as request, showing location of bathroom.

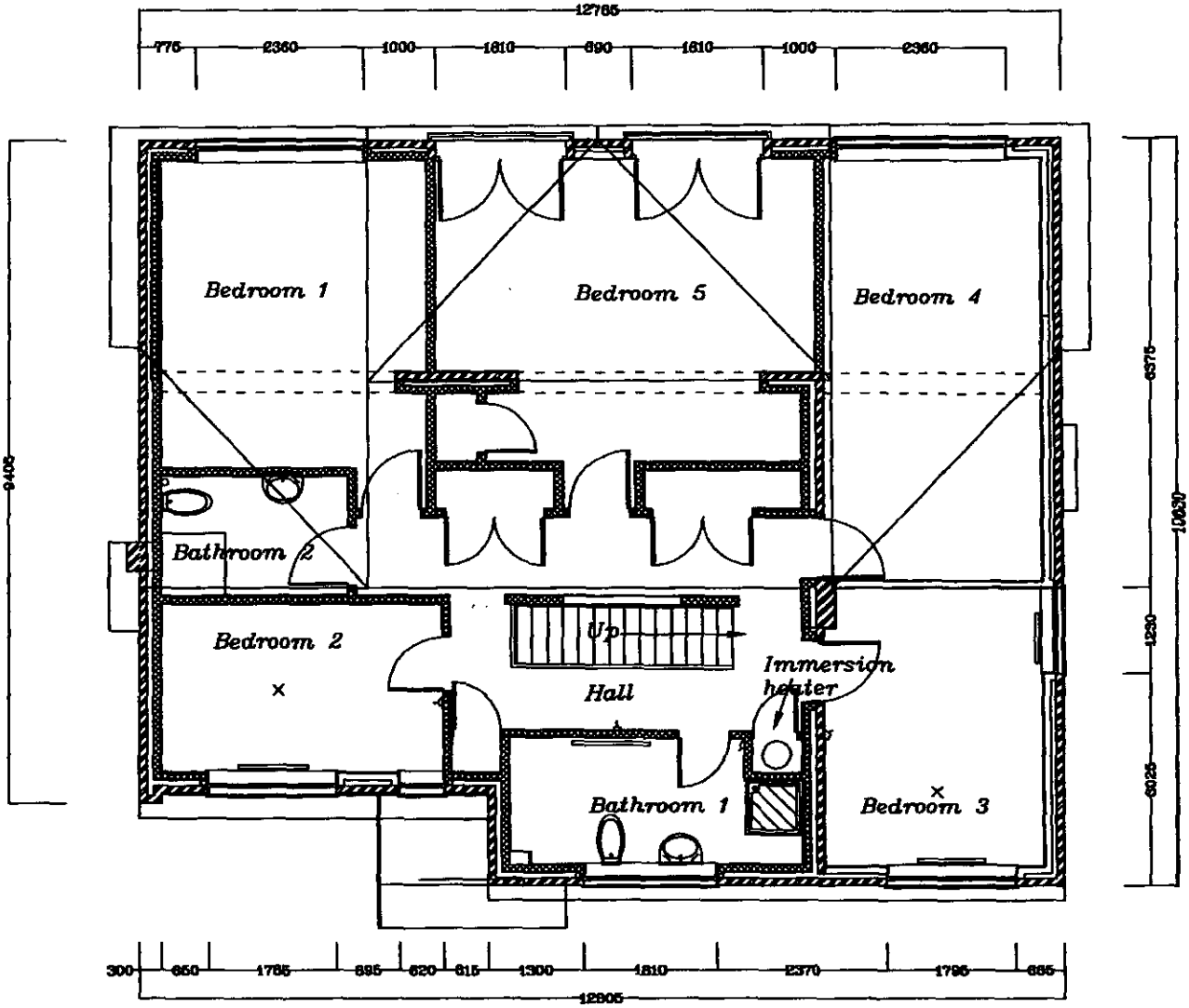
Yours sincerely,

Carl Tagoe

Carl Tagoe

Member of the Royal Institute of British Architects
E-mail carl.tagoe@free-internet.co.uk
Website www.tagoe.fsbusiness.co.uk
Tel/Fax + 0044 (01344) 423044
Mobile +0044 (0771) 9811627





First Floor Plan 1:100

Revised Plan

PLANNING SERVICES	HPT
POL	TLS
CC	ENF
APP	
CS	
10 DEC 2001	
COPIES TO:	ACK:
	FILE:

CLIENT'S ADDRESS

34 KEEPHATCH RD
WOKINGHAM
BERKSHIRE
RG40 1Q7

DRAWING TITLE

PROPOSED WORKS

PROJECT TITLE

EXTENSION TO EXISTING BUILDING

A-ONE CONSULTANTS

CARL TAGOE ARCHITECT RIBA
DALE COTTAGE
40 ROSE HILL
BINFIELD
BERKSHIRE, RG42 5LG
TEL / FAX (01344) 423044
E-MAIL CARL.TAGOE@FREE-INTERNET.CO.UK

DRAWN	DATE	SCALE
CNT	06/12/01	1:100
PROJECT NO.	DWG NO.	REV NO.
001	002	001

Received by Wokingham District Council

Application No: F/2001/5353

Proposal:
Proposed two storey ~~side~~ rear extension to dwelling plus extension of front porch.

Location:
34, Keephatch 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 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/2001/5353 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. 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 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.

Head Planning and Transportation

03 December 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5353
CASE OFFICER: Heidi Lynch

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

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

Tel: (0118) 974 6442

Date: **03 December 2001**

My ref: F/2001/5353

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/2001/5353
34, Keephatch Road, , Wokingham.
Proposed two storey ~~side~~ REAR extension to dwelling plus extension of front porch.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5353**
34, Keephatch Road, , Wokingham.
Proposed two storey ~~side~~ REAR extension to dwelling plus extension of front porch.
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 6442

Date: **03 December 2001**

My ref: F/2001/5353

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6442

Date: **03 December 2001**

My ref: F/2001/5353

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
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5353**
34, Keephatch Road, , Wokingham.
Proposed two storey ~~side~~ REAR extension to dwelling plus extension of front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 NOV 2001

Officer: HL | Application No. F/2001/5353

Map No. 69.. Site ...0.11.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY ~~SIDE~~ REAR. EXTENSION TO DWELLING PLUS EXTENSION OF FRONT PORCH.

Location: 34 KEEPHATCH ROAD

Parish: WOKINGHAM Ward: Norreys. 3.12.01 73

Applicant: MR/MRS MORRISON

Fee (5) Received 95-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	(PROPOSED FIRST FLOOR PLAN – BATHROOM 2 INCORRECTLY LABELLED IN BEDROOM 3)	3.12.	18/12/01
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 : 3.12.01 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

Plot 5

34, KEEPHATCH ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/56/61		12/12/61	Erect 1 det house & garage	21/12/61 C			
R/133/72	8875X	22.6.72	2-storey extension to provide kitchen playroom, garage, with 2 bedrooms over	5.7.72C	4.7.72		
0/28/73		18/3/73	Erect 1 dwelling & garage bedroom 3 4 5 6	5/4/73R			

Environmental Services

For office use only.
Application number: 27.NOV.2001 • 5553

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	Clare & Paul Morrison 34 Keephatch Rd Wokingham Berkshire RG40 1QS (0118) 979 0830
	Agent's Name Address and postcode Phone number	A One Consultants. Dale Cottage 40 Rose Hill Binfield Berkshire RG42 5LG (01344) 423044
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.	34 Keephatch Rd Wokingham Berkshire RG40 1QS
4	Give brief details of the proposal for example, two storey side extension About the application	Two storey REAR ~~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.	Red brick to match existing Likewise roofing and window finish 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: 5	Proposed: 5
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 Clavek Paul Morrison

Date 14/11/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

29 November 2001

Scale: 1 : 1250

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Site Plan, Scale: 1 to 500

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Date: 13 November 2001

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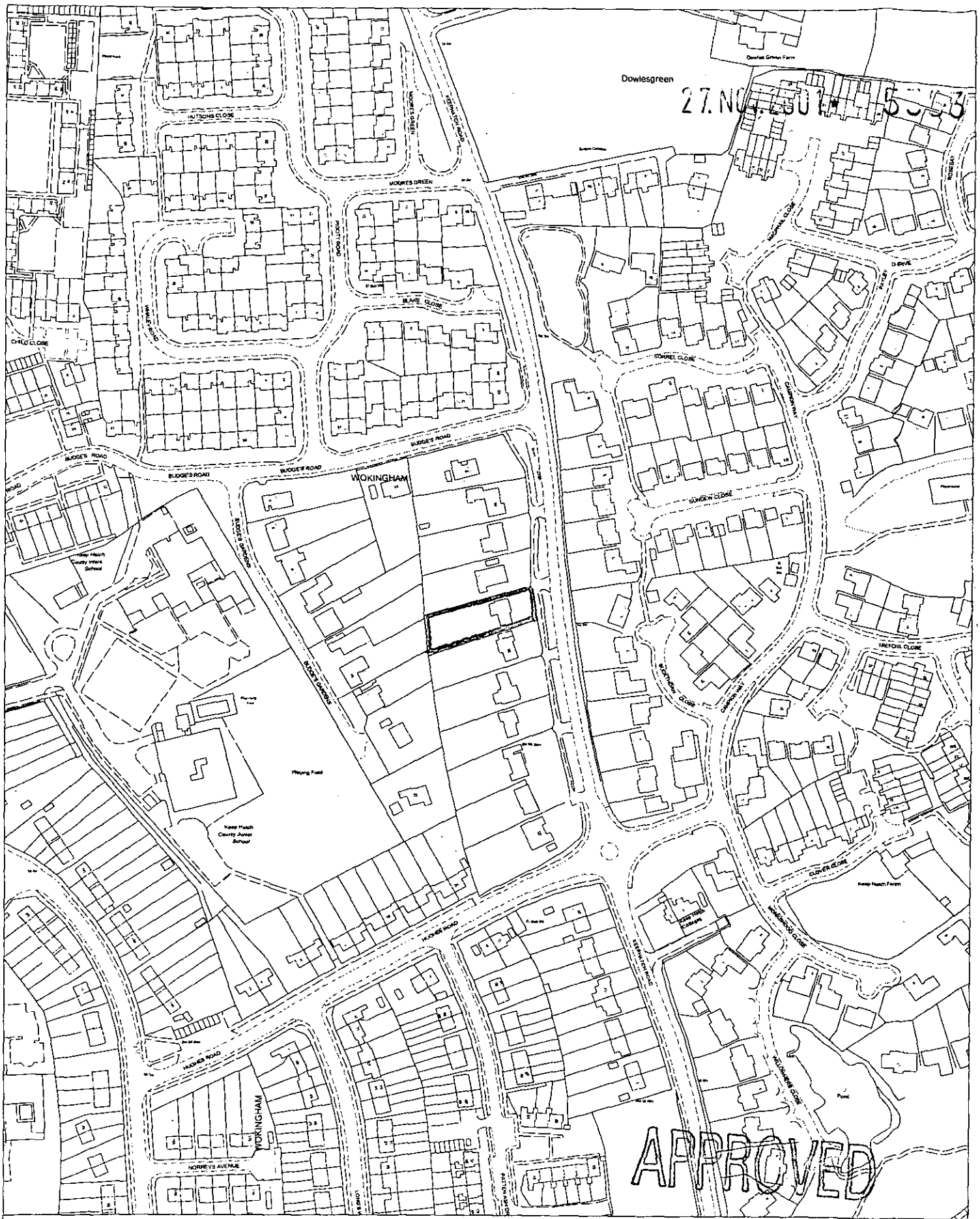

Site Plan, Scale: 1 to 2500

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Date: 13 November 2001

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