APPLICATION NO:
F/2001/5328

LOCATION:
151 Easthampstead Road, Wokingham.

APPLICANT:
Ms P Jones C/O Nicholas Haddon Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **23/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/01/2002

CASE OFFICER: ***Heidi Lynch***

APPROVED

442

04

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms P Jones
C/O Nicholas Haddon Associates
23B Folders Lane
Bracknell
Berkshire
RG42 2LA

Application Number: F/2001/5328

Parish: **WOKINGHAM**

Location: **151, Easthampstead Road, Wokingham.**

Proposal: **Proposed single storey 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.

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

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

Informative

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

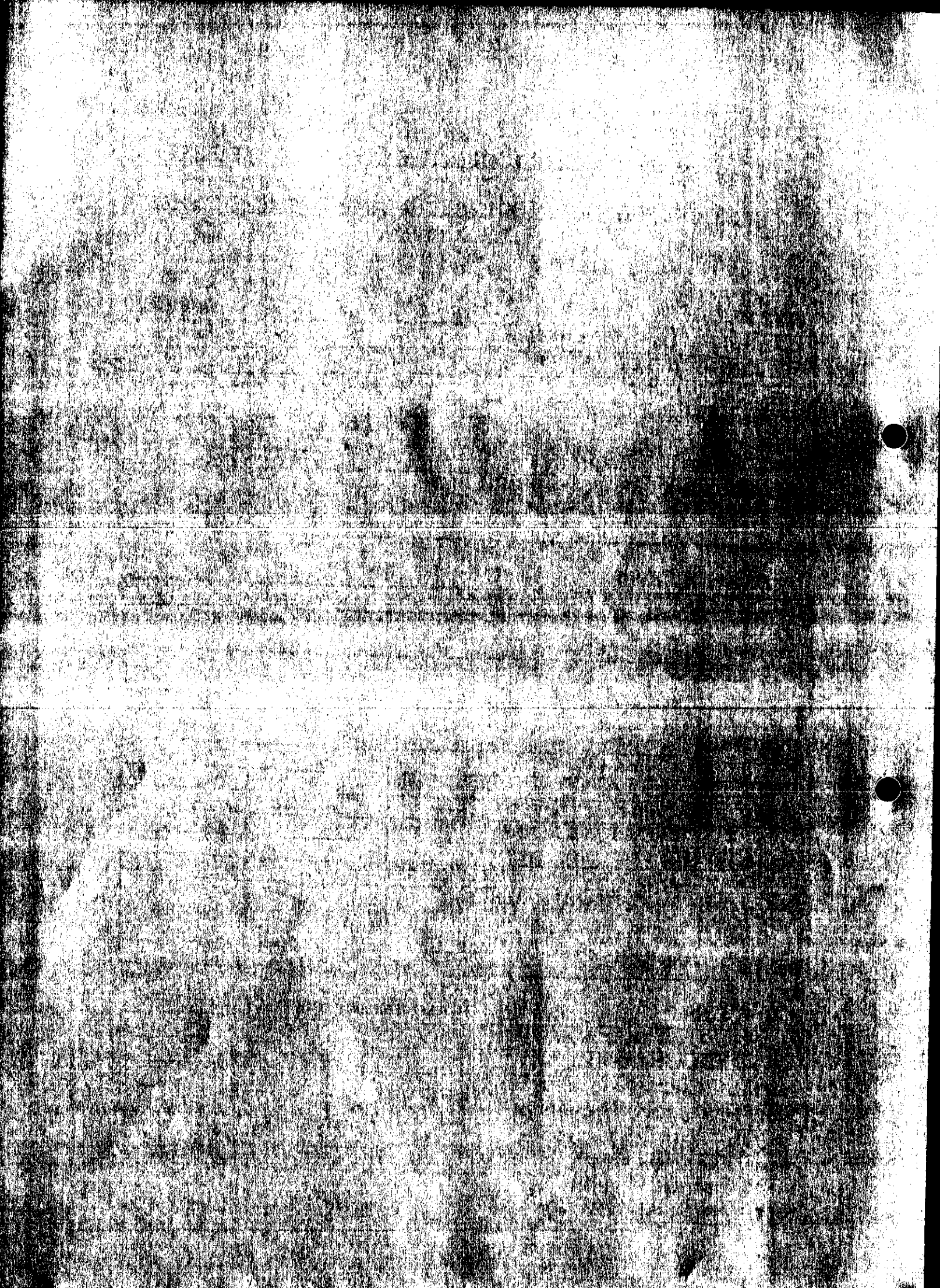
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5328	HL
BUILDING CONTROL NUMBER	FP 2002/2768 Central	
~~APPLICANT~~/AGENT	Nicholas Haddon - Assoc.	
ADDRESS OF SITE	Mulberry House 151 Easthampstead Road BRACKNELL	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	01/59/002A	01/59/002
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/4/02	

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	



Applicationo

Name & Address

F/2001/5328

Paula Jones
Mulberry House
151 Easthampstead Road
WOKINGHAM.
RG40 2JB

WOKINGHAM UNITARY
Aiming for Excellence

App granted letter
sent 16/01/02

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5328

Applicant : Ms P Jones C/O Nicholas Haddon Associates.

Location : 151, Easthampstead Road, , Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	2/01/2002

Date of Neighbour Notifications : .....

Date of Site Visit : 2/01/2002

Date Registered : 23/11/2001

Earliest Date for Decision : 23/12/2001

Latest Consultation Date/Site Notice Expiry Date : 23/12/2001

This application will have expired on: 18/01/2002. 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
Restrictive condition (96/63528/1)

} ENI, ~~LBE, LBE2~~ WOS3, WBE1 SBE1, SBE2

South East Local Plan

Application Number F/2001/5328
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 151 Easthampstead Road Wokingham.

APPLICATION NUMBER: F/2001/5328

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 2/01/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

~~Enclosed~~ Small roadway serves several properties - n° 151 is on road front also.

3. DESCRIPTION OF SITE/BUILDING

2 storey house, newish with small hipped roof.
Double garage at rear of property

4. RELATIONSHIP TO ADJOINING PROPERTIES

n° 159 - only this property will see it as tree ae bandy fences along other boundaries

5. SITE CONSTRAINTS

TREES Hedges along front boundary of property

ACCESS/PARKING Garage

LEVELS level

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/5328

Appraisal:

The proposed development is a single storey side extension to a two-storeyed detached house in an identified settlement. The property is in a residential street close to a railway line. A restrictive condition on a previous consent removed permitted development rights, hence this application.

The side extension will be 2.4m in depth from the side of the house and will be flush with the rear and front flank walls of the house. It will have a sloped roof with an eave height of 2.5m and a ridge height of 4.6m. The extension will be utilised as a utility room and a lobby area.

1. Impact upon neighbouring properties

The side extension will impact primarily on no.159 Easthampstead Road (the adjoining property). At its closest point, the extension will be 0.2m from the side boundary. No.159 is set further forward in the section than no.151 so the side extension will run along the rear garden side boundary with no.159. As it does not extend past the existing walls of the existing house, it is considered to have little effect on no.159.

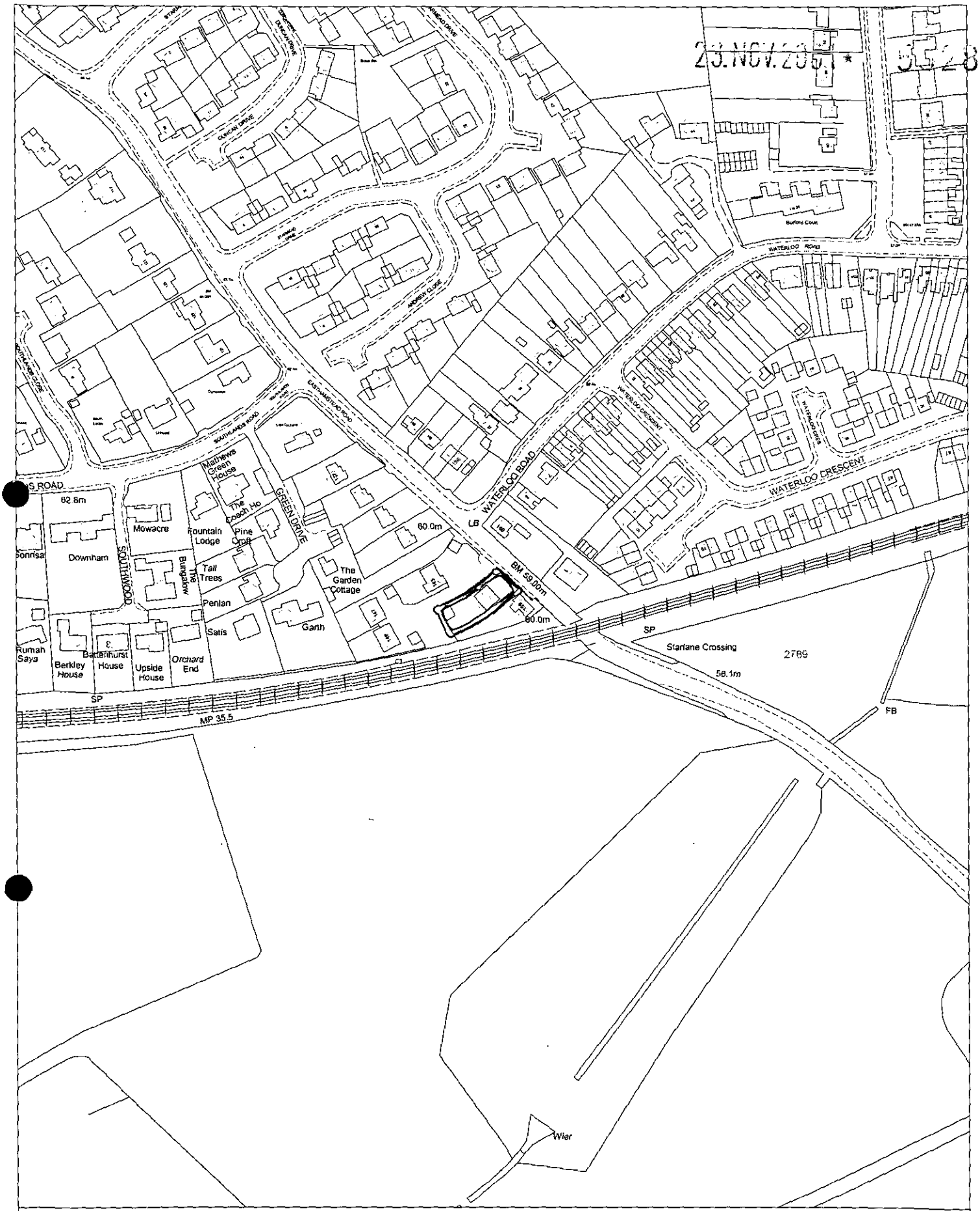
The extension is considered to be of a small size despite having a high sloped roof. It will not be overbearing to the adjoining property. There are no side elevation windows except for skylights and the window and door to the front and rear of the extension will result in no over-looking and therefore loss in privacy.

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 extension is designed to be in-keeping with the existing dwelling and would be constructed of materials and fenestration matching the existing. It is of a small scale when compared to the rest of the house and is not overbearing on the street scene. 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 2500

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Date: 21 November 2001

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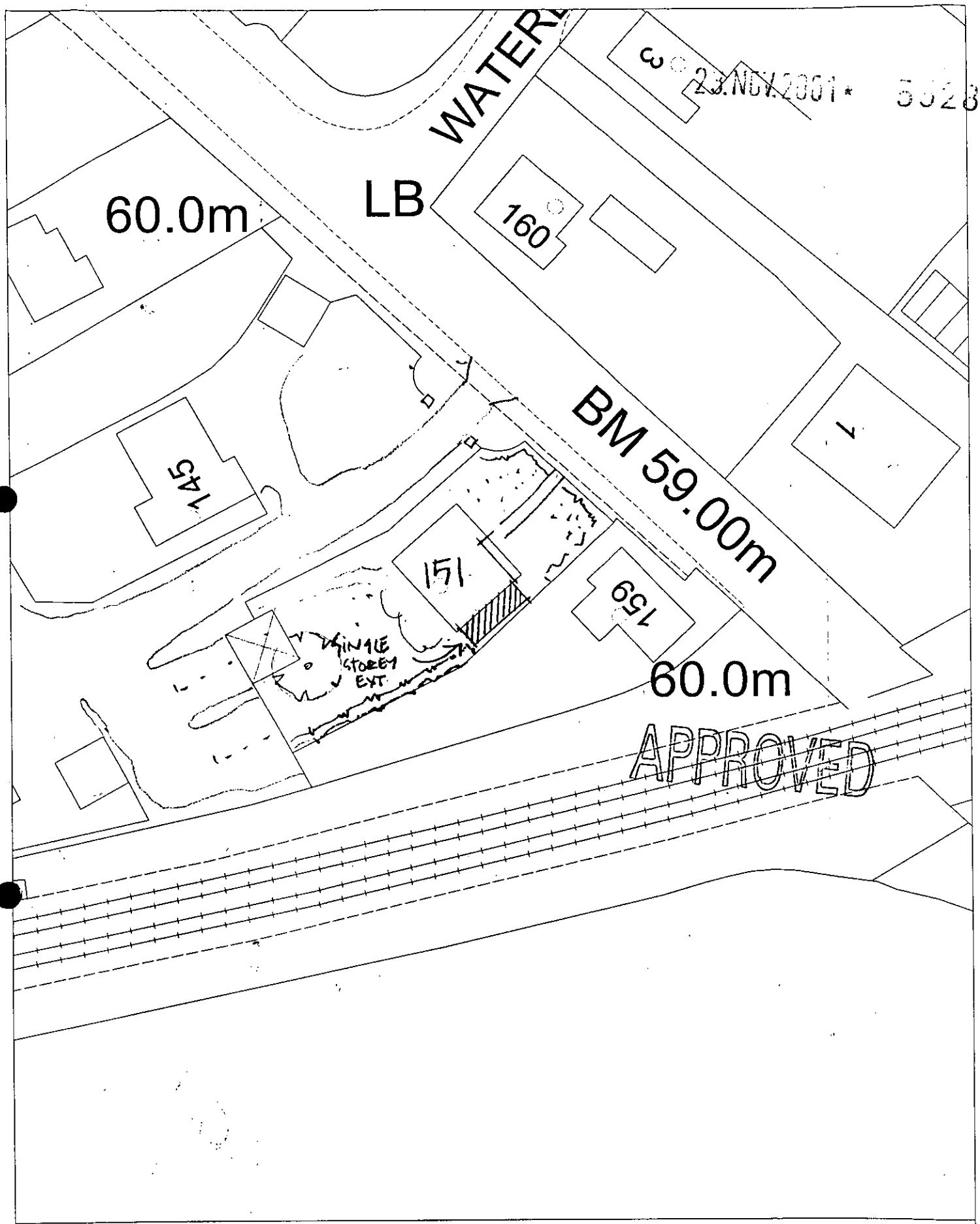

23.NOV.2001 5528

Site Plan, Scale: 1 to 500

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Date: 21 November 2001

N W E S

(F)

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	
14 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Mulberry House
151 Easthampstead Rd
Wokingham
Berks
RG40 2JB.

Jan 4th 2002

Dear Sir / Madam

Re:- Planning Application F/2001/5328

The enclosed card was sent to you on 6/12/01 but has been received back at the above address - I am not sure whether you have returned it to me or whether it is a mistake on the part of the Post Office

Yours sincerely

P Jones

(Paula Jones)

Received by Wokingham District Council

Application No: F/2001/5328

Proposal:
Proposed single storey side extension to dwelling.

Location:
151, Easthampstead 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/2001/5328 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 23/12/2001. 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

29 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5328
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: **29 November 2001**

My ref: F/2001/5328

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5328
151, Easthampstead Road, , Wokingham.
Proposed single storey 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5328**
151, Easthampstead Road, , Wokingham.
Proposed single storey 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 Wyatt

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

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

Tel: (0118) 974 6442

Date: **29 November 2001**

My ref: F/2001/5328

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** *Application Number:* **F/2001/5328**
151, Easthampstead Road, , Wokingham.
Proposed single storey 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 Green

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

76.

Start date: 23 NOV 2001	Map No. 8H Site 006
Officer: HL. Application No. F/2001/5328	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 151 EASTHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Wescott 29.11.01 B.

Applicant: MS P JONES

restrictive condition.

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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	~~CHECK FOR ENCROACHMENT~~		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.11.01 B 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

Adiacent D P A : .....
Adiacent 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.....
.....
.....
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.....
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.....
.....
.....

23.NOV.2001* 5528

NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS
23B FOLDERS LANE, BRACKNELL, BERKS RG42 2LA
01344 300412

Planning Department
Wokingham District Council,
Time Square,
P.O.Box 157,
Shute End,
Wokingham,
Berks
RG40 1WR

22nd November 2001

Dear Sirs,

151, Easthampstead Road, Wokingham, Berks. RG40 2JB

Please find enclosed the following information in support of our Planning Application for the above property;

1. Six copies of our drawings no.s 01/59/01,& 02,

2. Six copies of the Planning Application forms duly completed.

3. Six copies of the Site & Location Plans.

3. No Planning Fee cheque as per attached letter.

The scheme consists of a new single storey side extension, forming a rear entrance lobby and new utility room.

We trust we have enclosed sufficient information for the application to proceed, and should you require further clarification please do not hesitate to contact us.

Yours faithfully,

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 25th September, 2001
My ref: DL/MLT/WOKINGHAM/PD

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr Ralph
Double R Roofing
Fairwinds
Guilford Road
Chobham
Surrey
GU24 8EA

Dear Mr Ralph,

RE: PROPOSED SINGLE STOREY EXTENSION AT 151 EASTHAMPSTEAD ROAD, WOKINGHAM.

I refer to your letter received on the 12th September 2001 with reference to the above.

I can confirm that due to a condition on the original planning permission, the proposed extension as outlined in your letter would require planning permission. However, please note that you would be exempt from any planning application fees payable, provided that:

- The proposed volume will not exceed 70 cubic metres, and
- No part of the proposal will exceed 4m in height, and
- There have been no previous extensions or outbuildings erected within 5m of the dwellinghouse as to be extended.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dan Ledger on the above direct line number.

Yours sincerely,

M L Thorp
Principle Development Control Officer
Enclosure: Planning Application Forms

1933

ADDRESS 151 EASTHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
WS 233	MILLGATE HOMES	RES. DEV.	22.12.95	REF
96/63528/A	"	REF. HOUSE & GARAGE	7.6.96	CIA
TP96/5739	"	"	17.10.96	CAPP

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Ralph - S/SL - (4) - 25/9/01

Environmental Services

For office use only.
Application number:

23.NOV.2001 * 5528

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	MS. P. JONES
	Address and postcode	151, EASTHAMPSTEAD RD WOKINGHAM BERKS RG40 2JB.
	Phone number	01189 775 669
	Agent's Name	NICHOLAS HADDON & ASSOCIATES
	Address and postcode	23B FOLDERS LANE BRACKNELL BERKS RG42 2LA
	Phone number	01344 300412
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.	151, EASTHAMPSTEAD ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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 ☑ NOT NEAR EXT. No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL MATERIALS TO MATCH THE EXISTING AS NOTED ON DRAWINGS.
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: 4	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. — See Attached letter		
	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.

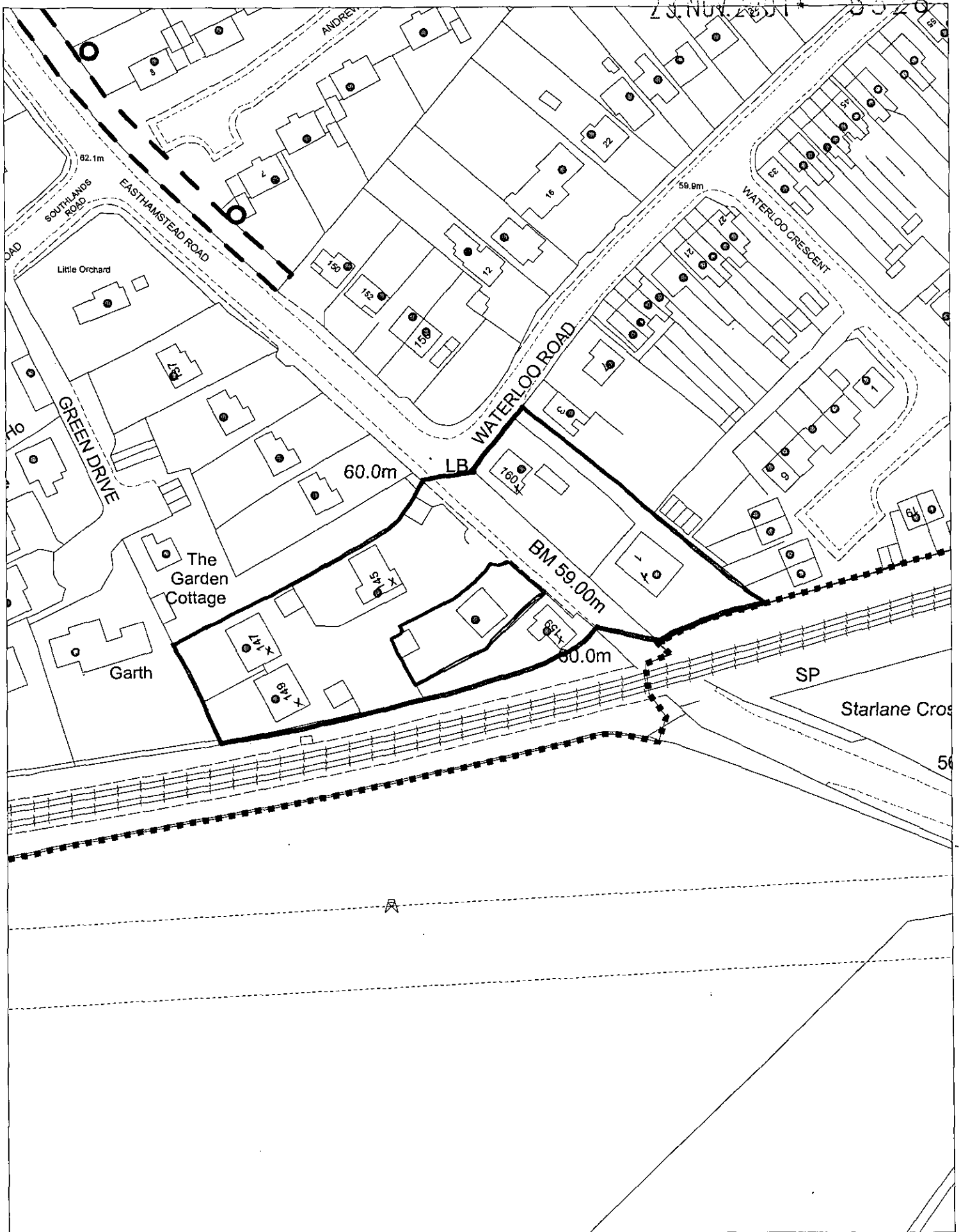
Certificate B

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.



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Development Control Section, Environmental Services, Wokingham District Council.

27 November 2001

Scale: 1 : 1250

23.NOV.2001 * 5328



Site Plan, Scale: 1 to 2500

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Date: 21 November 2001

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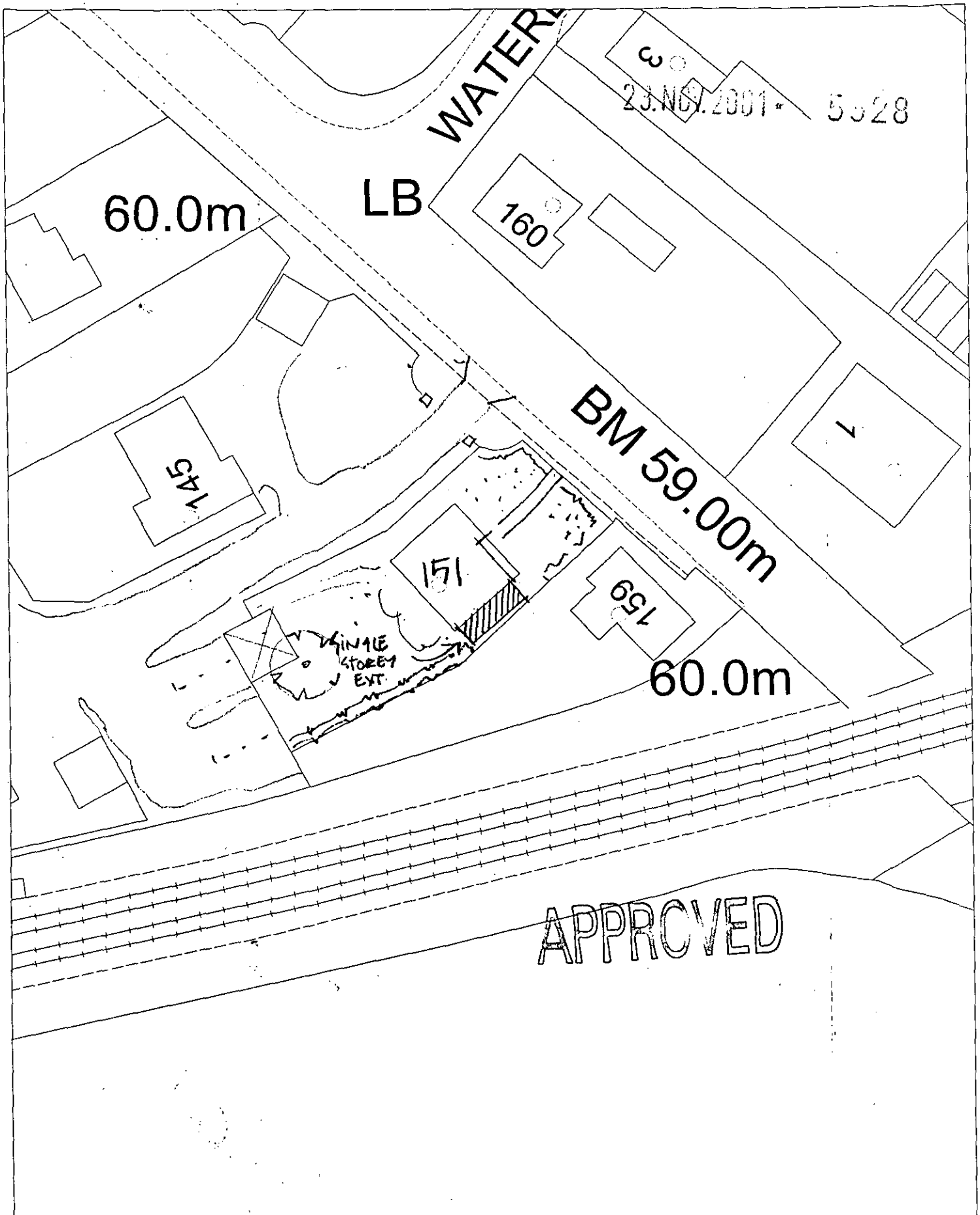

Site Plan, Scale: 1 to 500

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Date: 21 November 2001

N W E S