APPLICATION NO:
F/2001/5361

LOCATION:
21 Glebelands Road, Wokingham.

APPLICANT:
Mr P M Nicholson

PROPOSAL:
Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **05/01/2002**
Member listing: 9/1/02
APPLICATION WILL HAVE EXPIRED ON:
28/01/2002

CASE OFFICER: **Richard Kelly**

APPROVED

471

DO

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P M Nicholson
21 Glebelands Road
Wokingham
Berks
RG40 1DY

Application Number: F/2001/5361

Parish: **WOKINGHAM**

Location: **21, Glebelands Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.**

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. 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
3. 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 adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 25th January 2002, showing the revised driveway and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this 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.

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

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.

released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3361 Richard Kelly
BUILDING CONTROL NUMBER.	FP 2002/2834 Central
~~APPLICANT~~/AGENT	Adesign
ADDRESS OF SITE	21 Glebelands Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey side ext + raising of roof to form room in roof space + s/s rear ext.

DRAWING NUMBERS

	BC	DC to form conservation
BLOCK PLAN	DNG 005	DNG 08A
ELEVATIONS	DNG 002 + 001	DNG 002 + 001
FLOOR PLANS	AH/E/3324.	DNG 003 + 004

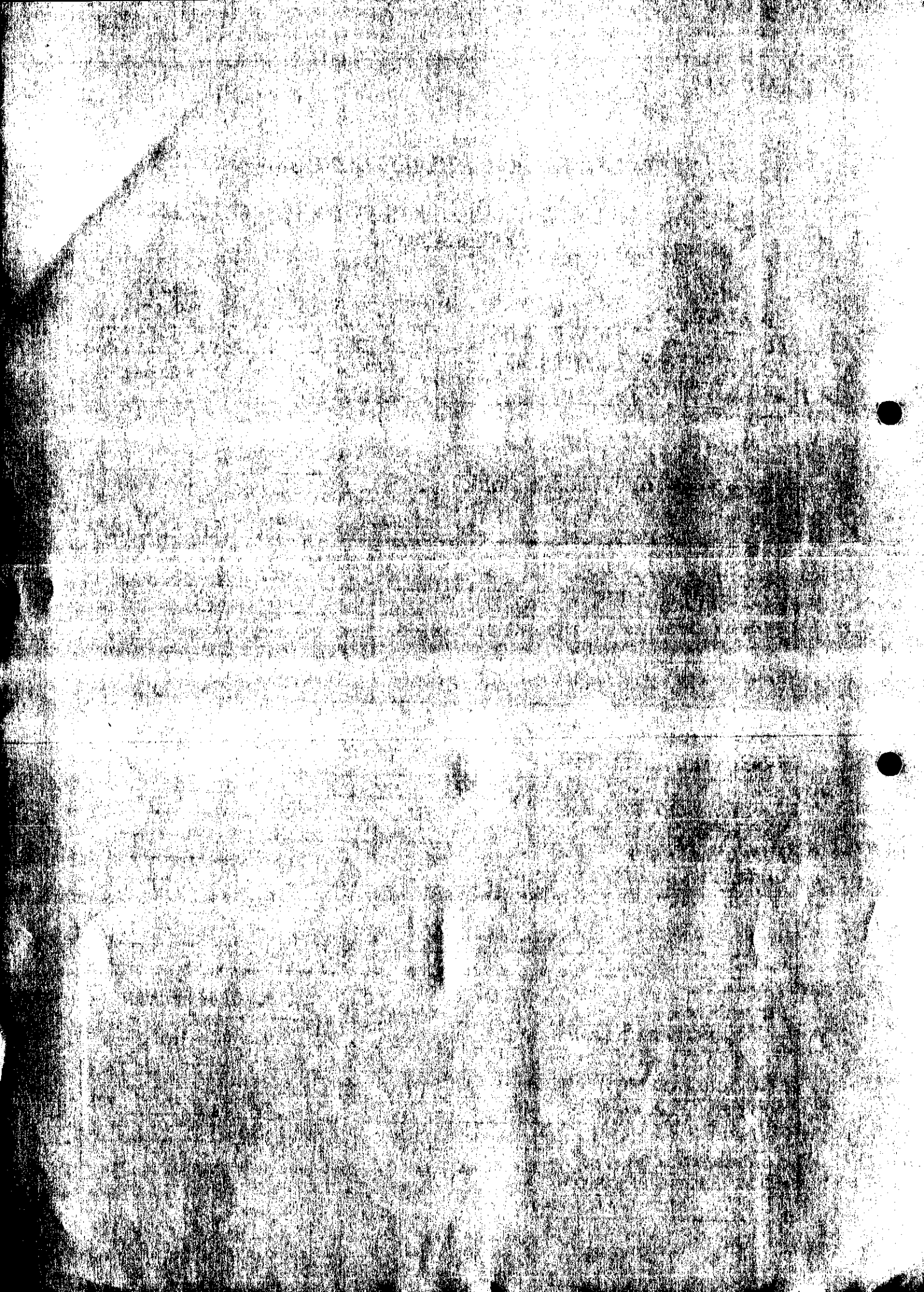
floor plans by Andrew Hester.

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - slight alteration to bed 5 (de minimis	
DATE	20/3/02	

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/2001/5361	A.R. Hudson 19 Glebelands Road WOKINGHAM. RG40 1DY
Application Approved.	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5361

Applicant : Mr P M Nicholson .

Location : 21, Glebelands Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/12/2001

Earliest Date for Decision : 05/01/2002

Latest Consultation Date/Site Notice Expiry Date : 05/01/2002

This application <u>will have expired on</u>: <u>28/01/2002.</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: Conditional approval
Neighbour at 19: overlooking.
Wokingham T.C.: No objection.
Trees: ask for revised driveway plan. — No objection to new plan.

Planning Issues :

Application Number: F/2001/5361

Appraisal :

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

Application Number F/2001/5361
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C049	R049	
3	C122	R122	
~~[illegible]~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~

RECORD OF SITE VISIT

SITE ADDRESS: 21 Glebelands Road Wokingham.

APPLICATION NUMBER: F/2001/5361

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Very mixed area with flats and large detached

3. DESCRIPTION OF SITE/BUILDING Bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES 17 is large detached to side. 19 is to rear.

5. SITE CONSTRAINTS

TREES Several native trees to front and east bdy.

ACCESS/PARKING Adequate.

LEVELS 17 is 2m above. 23 is below. 19 is above.

BOUNDARY TREATMENT Mature trees + 1.8m fence to rear and 1.5. to sides.

OTHERS 23 has large bay windows (2nd) facing site.

Application Number: F/2001/5361 – 21 Glebelands Road, Wokingham

Appraisal:

This proposal is for the erection of a two storey side extension, the raising of the roof to form rooms in loft space and the erection of a single storey rear extension to form conservatory. This application raises four issues:

Impact on adjoining properties: SBE 1, SBE 2, WBE 1

The proposed rooms in the roof space would involve the creation of two dormer windows to the rear. One of these is to a bathroom whilst the other is to the proposed master bedroom. The distance from this window to the nearest windows on the front of the property to the rear, No 19, is approximately 20m. No 19 is raised approximately 1.2m above No 21, and has a 1.8m fence. There is some screening by conifers and a large chestnut tree, such that any overlooking will be insufficient to warrant refusal.

Impact on streetscene: SBE 1, WBE 1, WOS 3

The property is well screened by existing trees and set back from the road by approximately 15m. The properties in the area reflect a wide variety of styles, such that this proposal will not appear out of place. The proposal involves the complete re-cladding of the building in brick and render. Given that the existing building is of brick which has been painted white it is considered that the proposal will not detract from the streetscene.

Impact on landscaping: SW 2, WBE 12

The application has been amended so as to minimise the impact on the large horse chestnut trees to the front, which are not protected but are part of a 'green route'.

Impact on highway safety (parking provision): ST 3, WT 7

The proposal involves the creation of three additional bedrooms. The proposed new driveway would provide sufficient off street parking.

Approval ~~**Refusal**~~

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 4 February 2002

Location:	21 Glebelands Road, Wokingham
Proposal:	Proposed two storey side extension to dwelling plus raising of roof to form rooms in lost space. Single storey rear extension to form conservatory.
Application Number:	F/2001/5361

In response to your consultation dated 29 January 2002 for the above application, the landscape comments are as follows:

The revised site plan, drawing no. 08A showing the existing entrance to be retained is now acceptable and will not affect the horse chestnuts at the front of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 29 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5361

Location: 21, Glebelands Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

Applicant: Mr P M Nicholson.

Case Officer: Richard Kelly

The new plans show the following: Revised driveway. Drawing no: 08A.

Comments are required by 05/02/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F/2001 (Planaps) / 5361 (Ludhouse) Date Rec. 25/1/02

Location: 21 GLEBELANDS ROAD, WOKINGHAM

Parish WOKINGHAM

Applicant: MR. P. NICHOLSON

Description of attached plans REVISED DRIVEWAY

Drawing No's: 08A

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)	08A	☑
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: _____

_____ 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 RK

Consultations Sent by Admin. on 29.01.PS

Yellow - Part One Copy
Green - Officer's Copy

F.A.O RICHARD KELLY.

PLANNING SERVICES	HPT 52316
POL	TLS
DC RK	ENF
APP	
CS	

25 JAN 2002

COPIES TO:	ACK:
	FILE:

PLANNING APPLIC N.° F/2001/5361

RICHARD,

PLEASE FIND ENCLOSED SIX COPIES OF THE REVISED PROPOSED SITE PLAN FOR 21 GLEBELANDS RD WOKINGHAM. WE WILL RETAIN THE EXISTING ENTRANCE TO AVOID DAMAGE TO THE TREES AT THE FRONT OF THE PROPERTY. I HOPE THIS IS SATISFACTORY FOR YOU TO PROCEED WITH OUR PLANNING PROPOSAL

REGARDS PETE NICHOLSON.

IF YOU HAVE ANY PROBLEMS MY MOBILE PHONE N.° IS 07979 527740

TO: **DEVELOPMENT CONTROL**
Richard Kelly

FROM: Environmental Design

DATE: 23 January 2002

Location:	21 Glebelands Road, Wokingham
Proposal:	Proposed two storey side extension to dwelling plus raising of roof to form rooms in lost space. Single storey rear extension to form conservatory.
Application Number:	F/2001/5361

In response to your consultation dated 12 December 2001 for the above application, the landscape comments are as follows:

Glebelands Road is designated as a Green Route and therefore the trees at the frontage of the site are important to the character of the area.

I have no objection to the proposed extensions to the property, however the proposed alteration in the access arrangements will have a detrimental impact on the two horse chestnuts at the front of the site, which is considered unacceptable and avoidable. Any work that is carried out within 6m of the trees including the excavations for the drive, as there is a change in ground level, will damage the tree roots and will probably lead to the rapid decline of these trees. The applicant should be made aware that the cost of undertaking the safe removal of these trees if their health deteriorated could be approximately £4000.

To avoid problems with the trees it is recommended that the applicant submit revised proposals showing the driveway to be retained as is. If the applicant would like further advice in relation to the trees they can contact Neil Etherington on 0118 974 6469.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET 23 JAN 2002

COPIES TO:	ACK:
	FILE

Case officer: Richard Kelly

Application Number: F/2001/5361

Proposal: Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

Site Address: 21 Glebelands Road, Wokingham

Applicant: Mr P M Nicholson

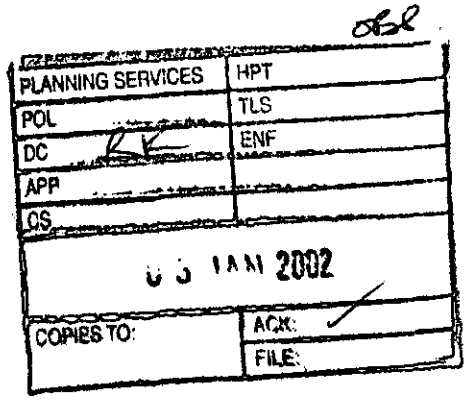
Your observations are required in respect of this application **by 05/01/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/01/02

CLERK TO Wokingham Town Council



19 Glebelands Road
Wokingham
Berks
RG40 1DY

Tel 0118 9791835

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN
28/12/2001

Dear Sir,

Ref F/2001/5361 21 Glebelands Road

With reference to the above application I feel I will be overlooked with the present design and would request that the first floor windows be put at the front or side of the property.

Also the fence at the back of 21 and the front of my property no 19 Glebelands Rd is a 5 ft fence with a concrete gravel board.(I installed the fence about 2 years ago.) and not 1.8m.

The conifers and chestnut tree provide some screening and should be retained although the owners have removed a lot of the existing screening which was there before they moved in.

A planning application to built a second floor to my bungalow was rejected when the previous owners applied for a planning application.

Yours sincerely

A.R.Hudson

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 12 December 2001

Application Number: F/2001/5361

Proposal: Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

Parish: WOKINGHAM TOWN

Site Address:
21, Glebelands Road, , Wokingham.

Applicant:
Mr P M Nicholson .

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:** AK 13/12/01

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

Tel: (0118) 974 6229

Date: **12 December 2001**

My ref: F/2001/5361

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

Application Number: F/2001/5361
21, Glebelands Road, , Wokingham.
Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5361**
21, Glebelands Road, , Wokingham.
Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.
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 6229

Date: **12 December 2001**

My ref: F/2001/5361

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/2001/5361
21, Glebelands Road, , Wokingham.
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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5361**
21, Glebelands Road, , Wokingham.
Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6229

Date: **12 December 2001**

My ref: F/2001/5361

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/2001/5361
21, Glebelands Road, , Wokingham.
Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5361**
21, Glebelands Road, , Wokingham.
Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5361
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2001/5361

Proposal:
Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

Location:
21, Glebelands 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/2001/5361 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2002. 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

12 December 2001

03.DEC.2001* 5361

Peter Nicholson
21 Glebelands Road
WOKINGHAM
Berkshire
RG40 1DY

Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WR

30th November 2001

Dear Sir or Madam:

Re: Proposed side extension, conservatory and rooms in roof, 21 Glebelands Road, Wokingham

Please find enclosed plans for the above proposed work, which involves the removal of the roof/ceilings, repositioning of certain walls, door openings etc. to ground floor.

Then the addition of garage including side extension, conservatory and raised roof with the addition of bedrooms, bathroom and en-suite bathroom.

The external finish will be a new skin of Marshalls Rochester blend or similar to ground floor, render and timber inserts to first floor and Redland plain tiles in either Farmhouse or Rustic Red. Dormers to be timber and render faced. All wood work to be light oak. Windows and conservatory to be light oak effect UPVC.

The entrance to the property will be altered to allow direct access to the garage, which is not possible at the moment.

We will apply for a drop curb. Certain trees will be removed but we have checked and there are no preservation orders.

If there are any queries with regard to the above please contact me (Peter Nicholson) on:
- work 01344 876 776
- mobile 07979 527 740
- home 01189 780 431

Regards

P Nicholson

Peter Nicholson

(*) PRE-APP ATTACHED (*)

F

Application Number : ~~NEW~~/2001/5361	Map No : 68A
Case Officer : RK	Site Area : 0.08
Valid Date : 3/12/01	Received Date: 03/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling plus raising of roof to form rooms in loft space. Single storey rear extension to form conservatory.

Location : 21, Glebelands Road, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr P M Nicholson .

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	~~REQUIRES PARKING LAYOUT~~		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	(DROPPED KERB TO BE APPLIED FOR) CONSERVATORY FINAL DESIGN TO BE CONFIRMED.	Other to check.	

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map

OTHERS

~~No pre-app~~ Pre-app attached

ADDRESS 21 GLEBELANDS ROAD PARISH WOKINGHAM

PLOT No. Lt 9 ORD. SHEET No. SU.8169 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP.660 3606	MR.G.V.NEAR	BUNGALOW & GARAGE	31.12.53	APP. C/A
TP.743 5677	MRS.M.A.NEAR	"	24.6.54	APP. C/A
R/69/69 7637	MR.S.R.NICHOLLS	ADDITIONS & ALTERATIONS	5.6.69	APP. C/A
GR 6805	M.P.FRANKUM	GARAGE "	13.7.77	APP N/A
06717	M.P Frankum	" "	27.10.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 03.DEC.2001* 5561

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	PETER MARK NICHOLSON 21 GLEBELANDS RD WOKINGHAM BERKS RG40 1DY 01189 780431
	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.	21 GLEBELANDS RD WOKINGHAM BERKS RG40 1DY.
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION TO INCLUDE GARAGE CONSERVATORY AND RAISING ROOF TO FORM ROOMS IN ROOF SPACE.
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.	MARSHALLS ROCHESTER BLEND BLOCKS REDLAND FARMHOUSE/RUSTIC TILES LIGHT OAK TIMBER/WINDOWS LIGHT COLOURED RENDER
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: 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: P Nicholson

on behalf of

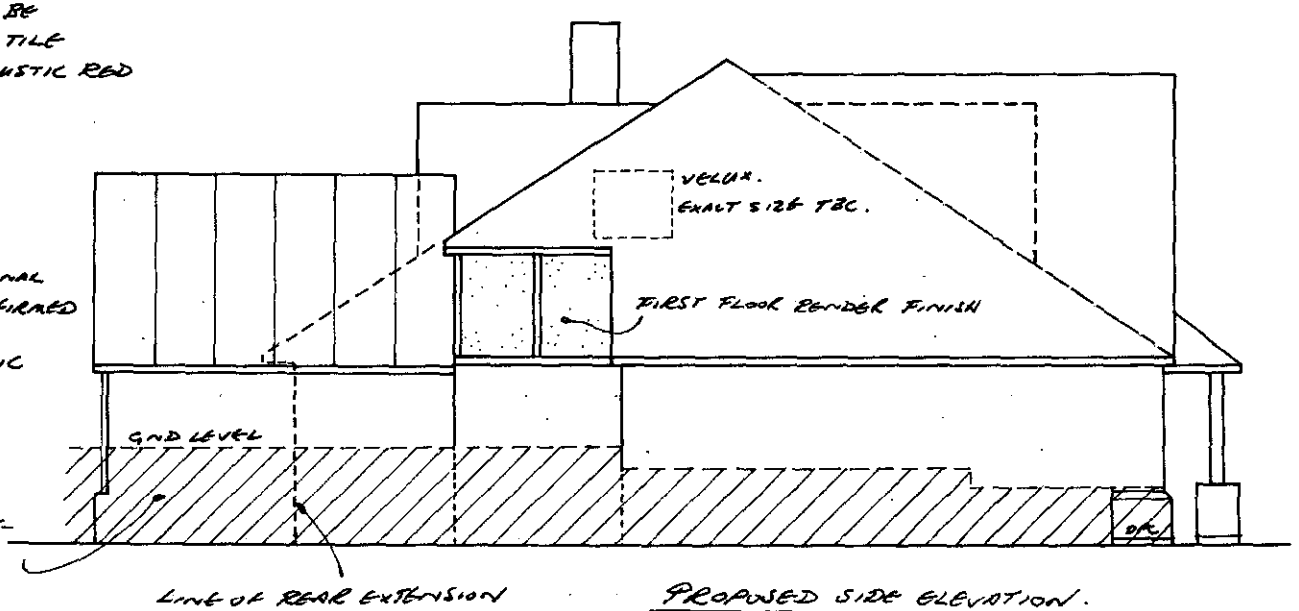
Date 2-12-01

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

ROOF FINISH TO BE REDLAND PLAIN TILE FARMHOUSE OR RUSTIC RED

CONSERVATORY FINAL DESIGN TO BE CONFIRMED BY SUPPLIER. FINISH TO BE UPVC IN LIGHT OAK.

GROUND LEVEL WALLS TO BE RETAINING WITH SUITABLE DPM



PROPOSED SIDE ELEVATION.

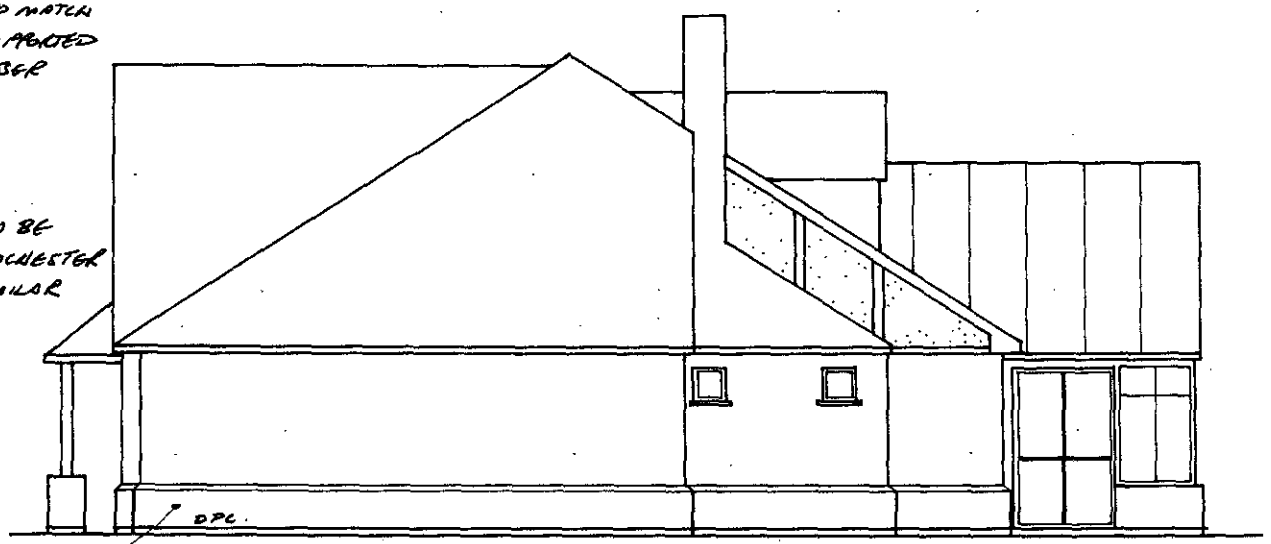
APPROVED

0 1 2 3 4m

SCALE.

PORCH ROOF TO MATCH MAIN ROOF. SUPPORTED ON 200m² TIMBER COLUMNS.

BRICKWORK TO BE MARSHALLS ROCHESTER BLEND OR SIMILAR



FEATHER PLYNTH

PROPOSED SIDE ELEVATION

03 DEC 2001

5361

PROPOSED EXTENSION*
21 GLEBELANDS RD
LOCKINGHAM
BERKS RG40 1DX

SCALE. 1:100

PROPOSED ELEVATIONS

20/3/02

PN NOV 01 DWG 002

ROOF FINISH TO BE REDLAND PLAIN TILE FARMHOUSE OR RUSTIC RED. DORMA SIDES TO BE TILE HUNG. DORMA FRONT TO BE RENDERED.

BRICKWORK TO BE MARSHALLS ROCHESTER BLEND OR SIMILAR TO GROUND FLOOR 1ST FLOOR TO BE LIGHT RENDER / OAK TIMBER.

GARAGE DOORS/FRONT DOOR TO MATCH OTHER TIMBER FINISHES.

ALL EXTERNAL TIMBER TO BE LIGHT OAK COLOUR

APPROVED



RENDERED RELIEF.

PROPOSED FRONT ELEVATION

0 1 2 3 4m

WINDOWS AND CONSERVATORY TO BE LIGHT OAK UPVC DOUBLE GLAZED UNITS.

EXISTING BRICKWORK TO BE CLAD WITH A 2ND SKIN OF MARSHALLS ROCHESTER BLEND OR SIMILAR.



PROPOSED REAR ELEVATION

HATCHED AREA SHOWS GROUND LEVEL. WALLS TO BE RETAINING WITH SUITABLE DPM.

03 DEC 2001

PROPOSED EXTENSION
21 GLEBELANDS RD
WOKINGHAM
BERKS RG40 1DE

SCALE 1:100

PROPOSED ELEVATIONS

PN NOV 01 DNG 001

20/3/02

03.DEC.2001* 5361

APPROVED

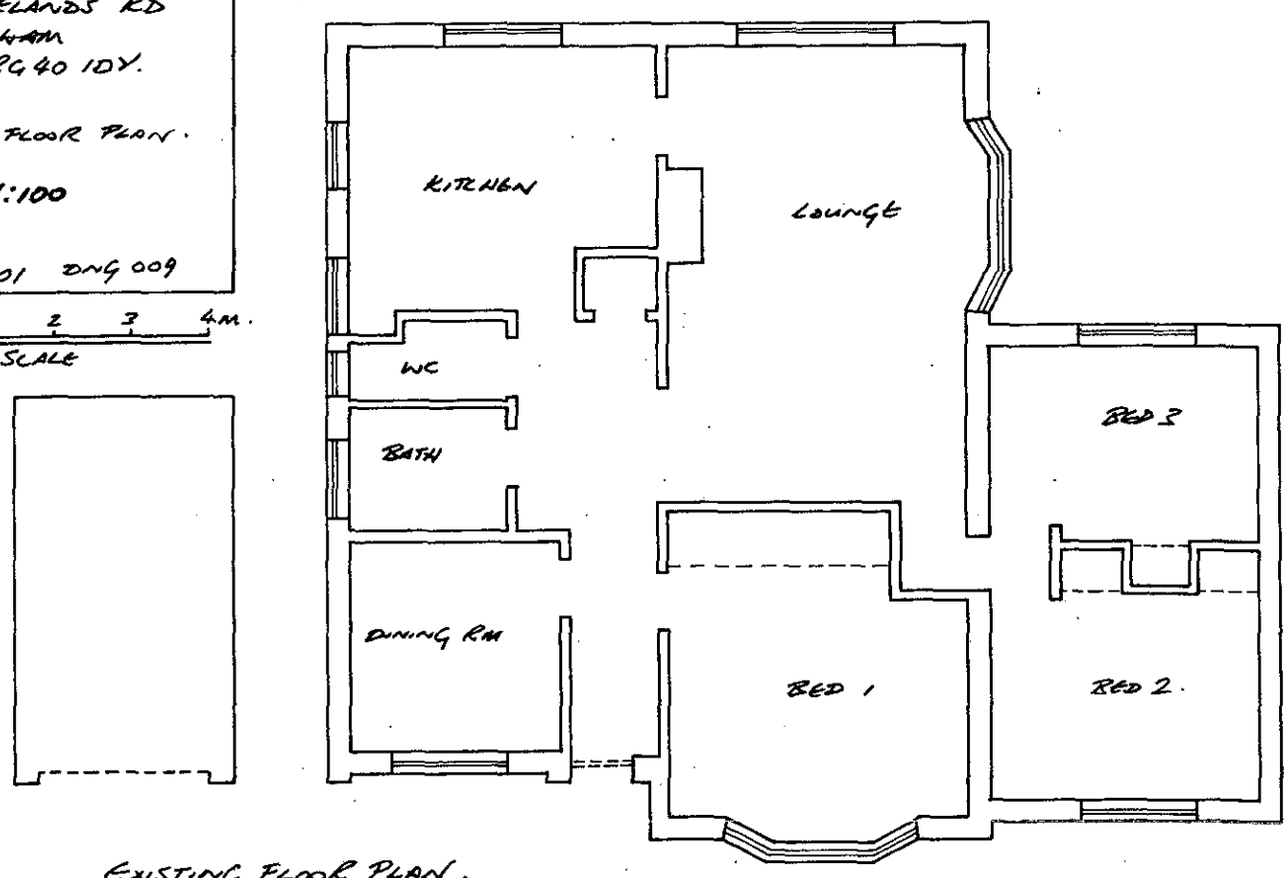
PROPOSED EXTENSION
21 GLEBELANDS RD
WOKINGHAM
BERKS RG40 1DY.

EXISTING FLOOR PLAN.

SCALE 1:100

PN AUG 01 DNG 009

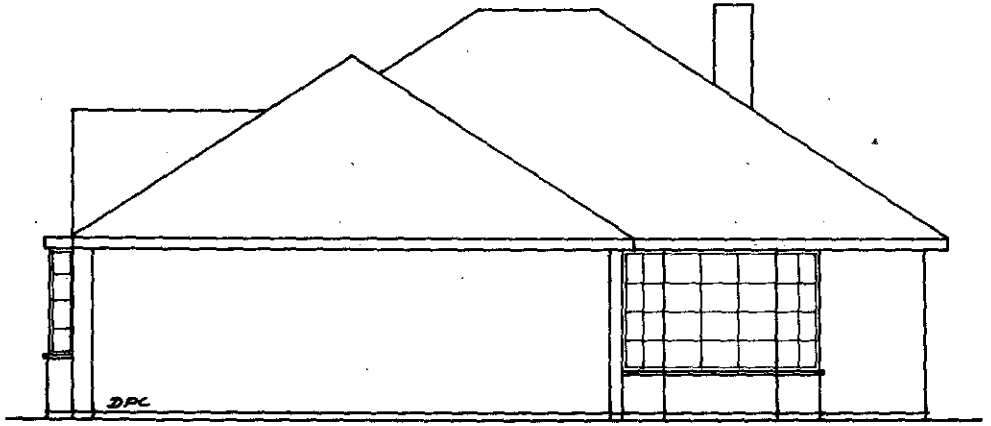
0 1 2 3 4M.
SCALE



EXISTING FLOOR PLAN.

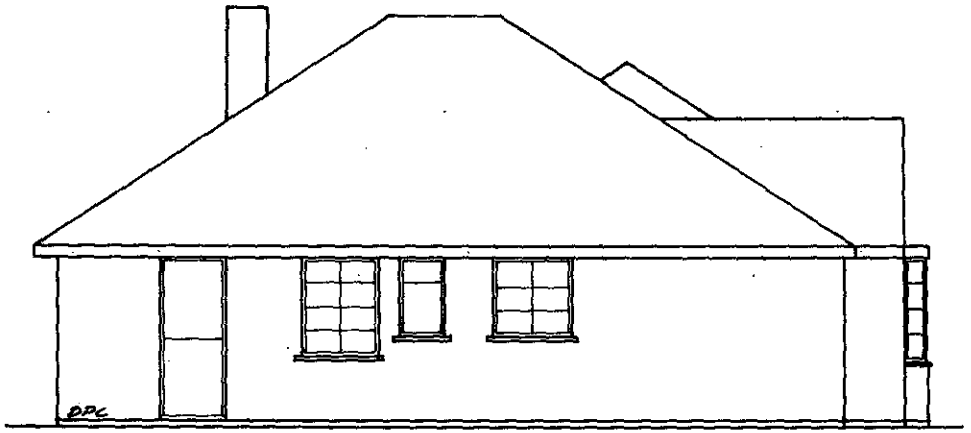
03.DEC.2001 * 53611 -

APPROVED



SIDE ELEVATION.

0 1 2 3 4
SCALE METRES.



ELEVATION FINISH
WHITE PAINTED
BRICKWORK.
WHITE WINDOWS
WITH SINGLE GLAZING

SIDE ELEVATION - GARAGE NOT SHOWN FOR CLARITY

PROPOSED EXTENSION
21 GLEBELANDS RD
WOKINGHAM
BERKS RG40 1DY

SCALE. 1:100

EXISTING ELEVATIONS

PN AUG 01 DNG 007

03.DEC.2001 * 5361

APPROVED



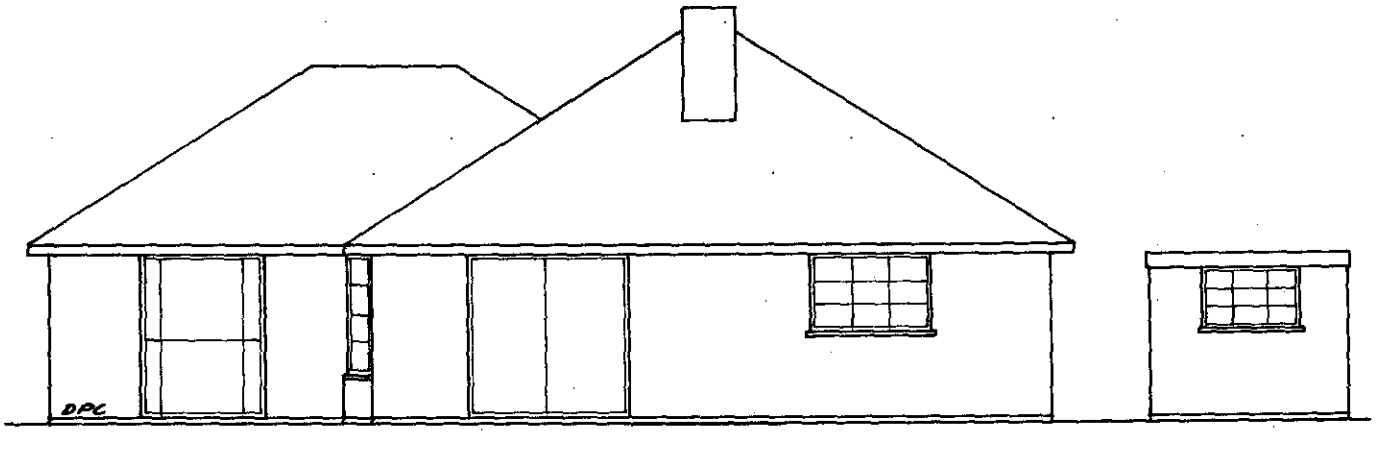
ELEVATION FINISH;
WHITE PAINTED BRICKWORK

EXISTING FRONT ELEVATION.

EXISTING WINDOWS
SINGLE GLAZED
METAL FRAME NON
LOCKING.

0 1 2 3 4M

SCALE.



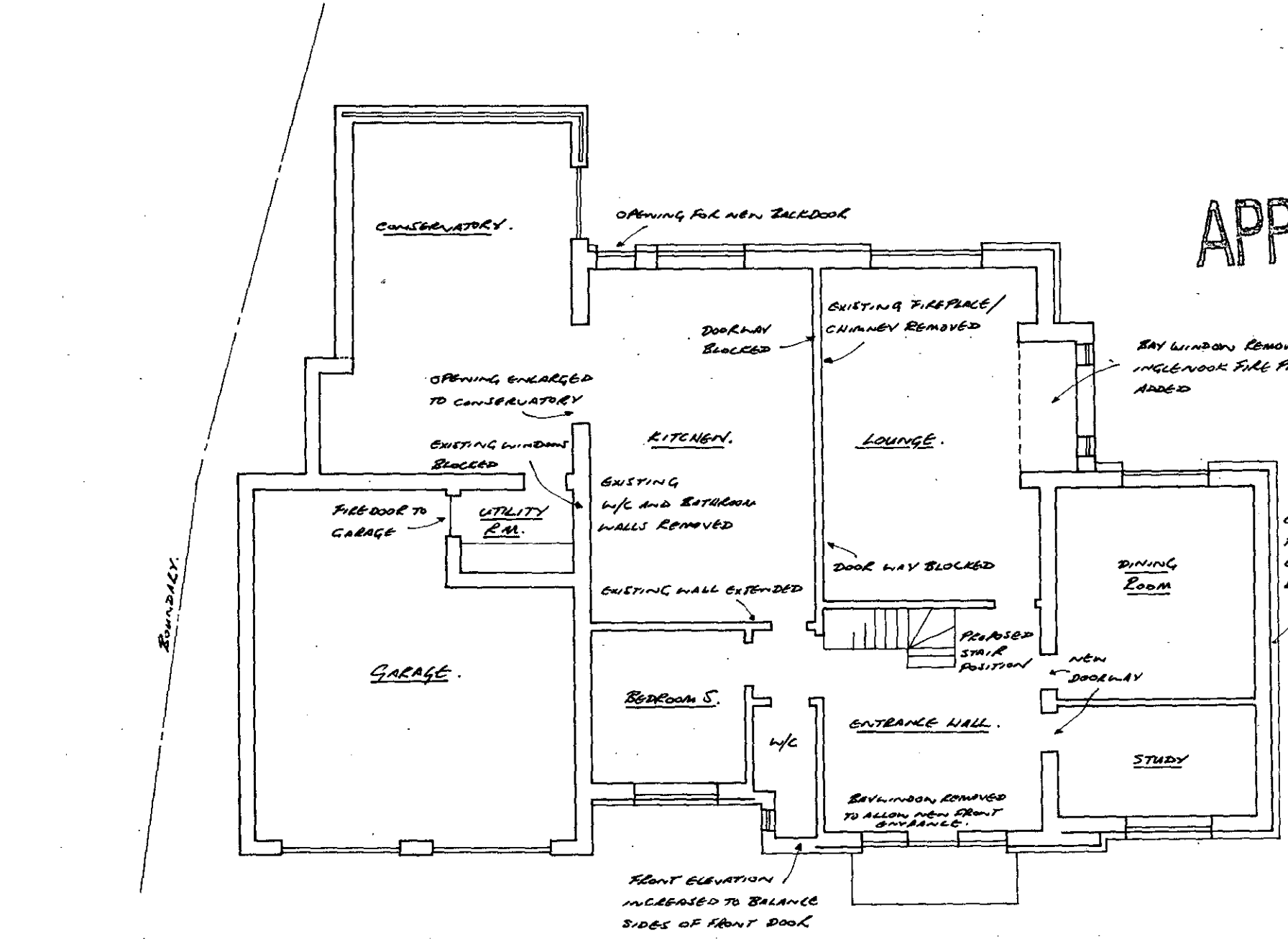
EXISTING REAR ELEVATION.

PROPOSED EXTENSION
21 GLEBELANDS RD
WOKINGHAM.
BERKS RG40 1DY.

SCALE. 1:100

EXISTING ELEVATIONS.

PN AUG 01. DNG 006



APPROVED

03.DEC.2

PROPOSED GROUND FLOOR

20/3/02

PROPOSED EXTENSION
21 CLEEVELANDS RD.
WOKINGHAM
BERKS RG40 1QY.

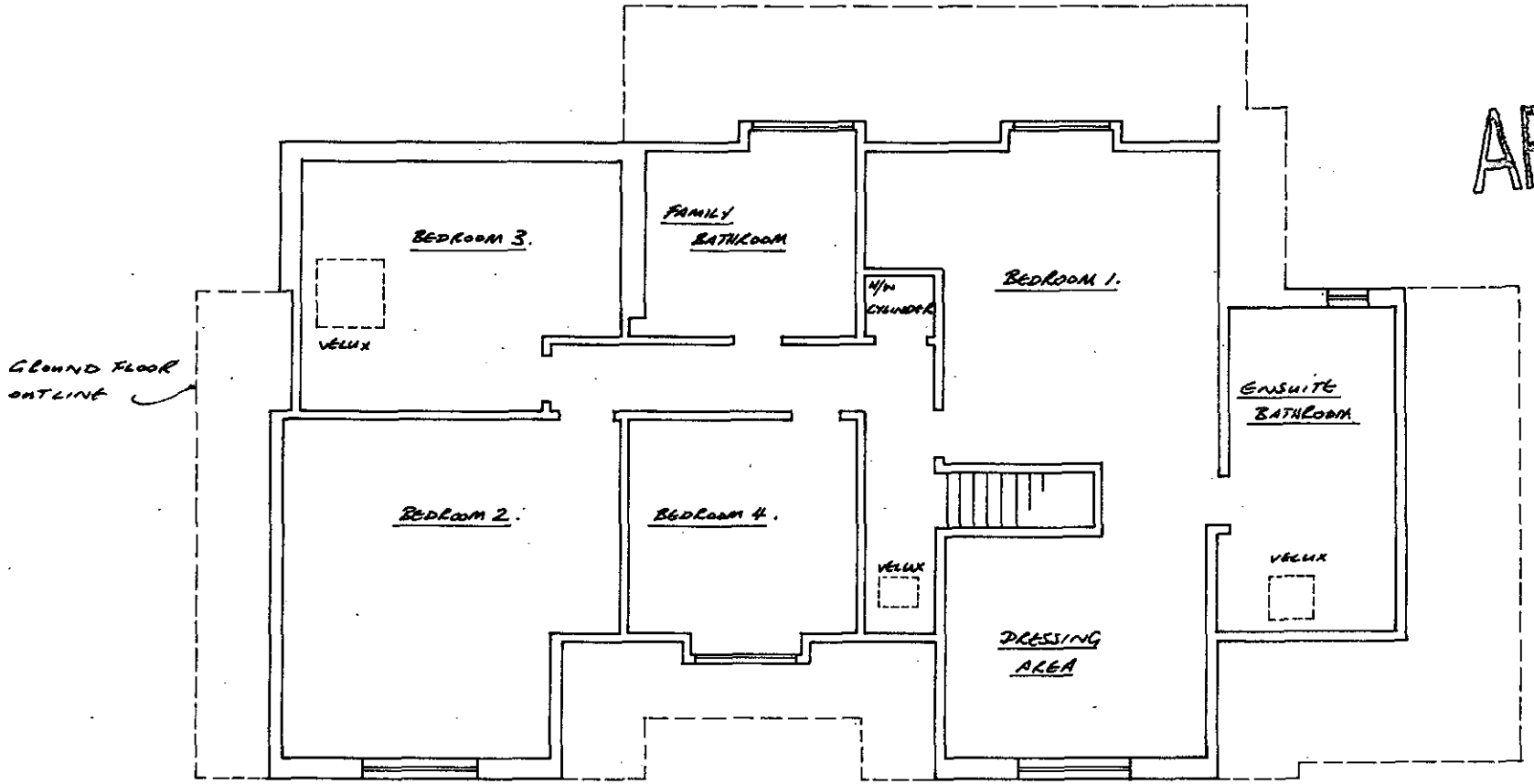
SCALE 1:100

PROPOSED GROUND FLOOR

PW NOV 01 DWG 003

03.DEC.2001 * 5361

APPROVED



ALL INTERNAL WALLS.
100MM STUD PARTITION.

0 1 2 3 4m
SCALE.

PROPOSED FIRST FLOOR PLAN.

PROPOSED EXTENSION
21 GLEBELANDS RD
WOKINGHAM
BERKS RG40 1DY

SCALE 1:100

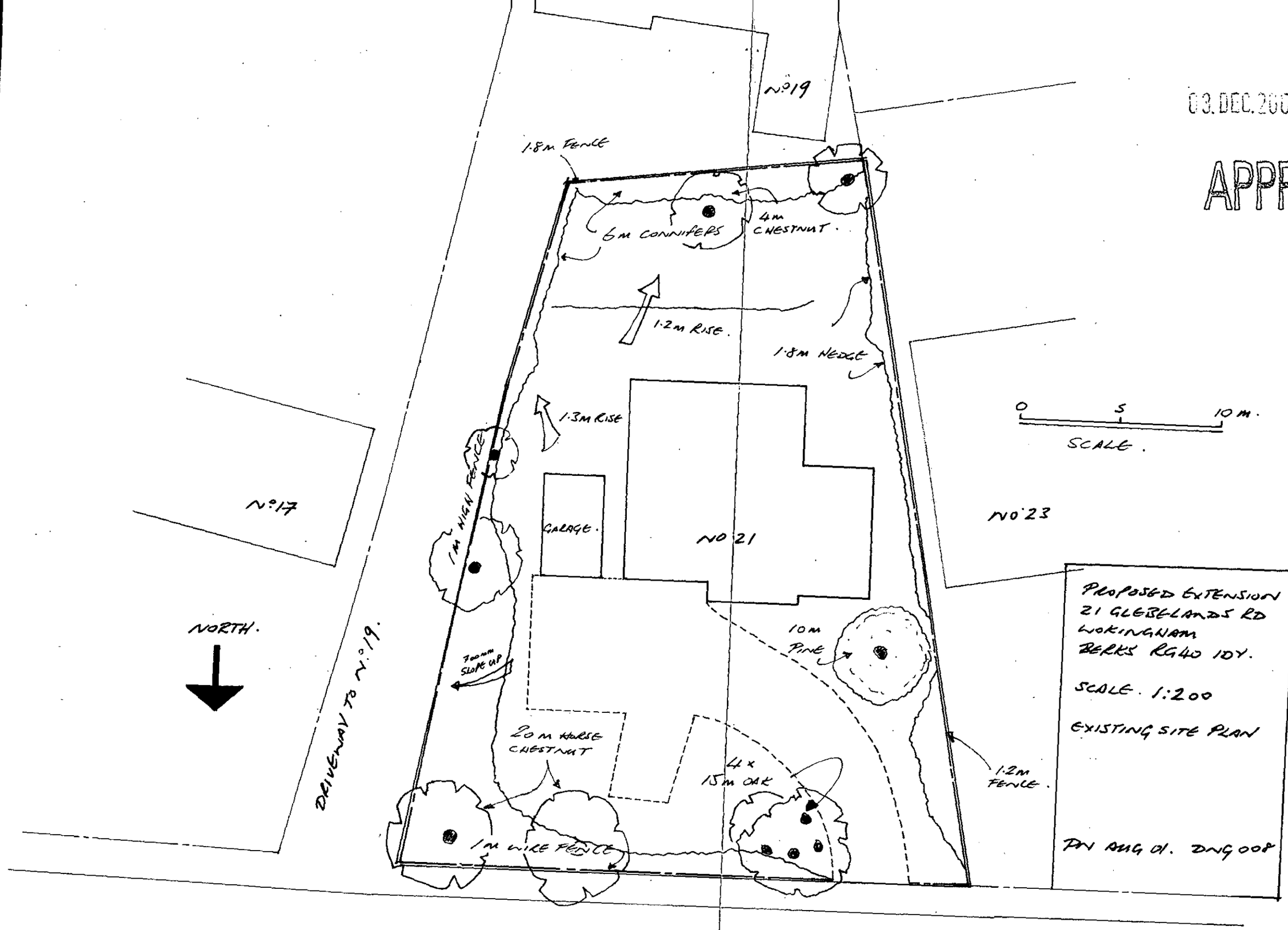
PROPOSED FIRST FLOOR PLAN

PN NOV01 DNG 004

20/3/02

03.DEC.2001* 5361

APPROVED

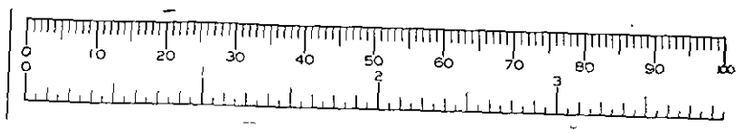


Proposed Extension
21 Glebelands Rd
Wokingham
Berks RG40 1DY.

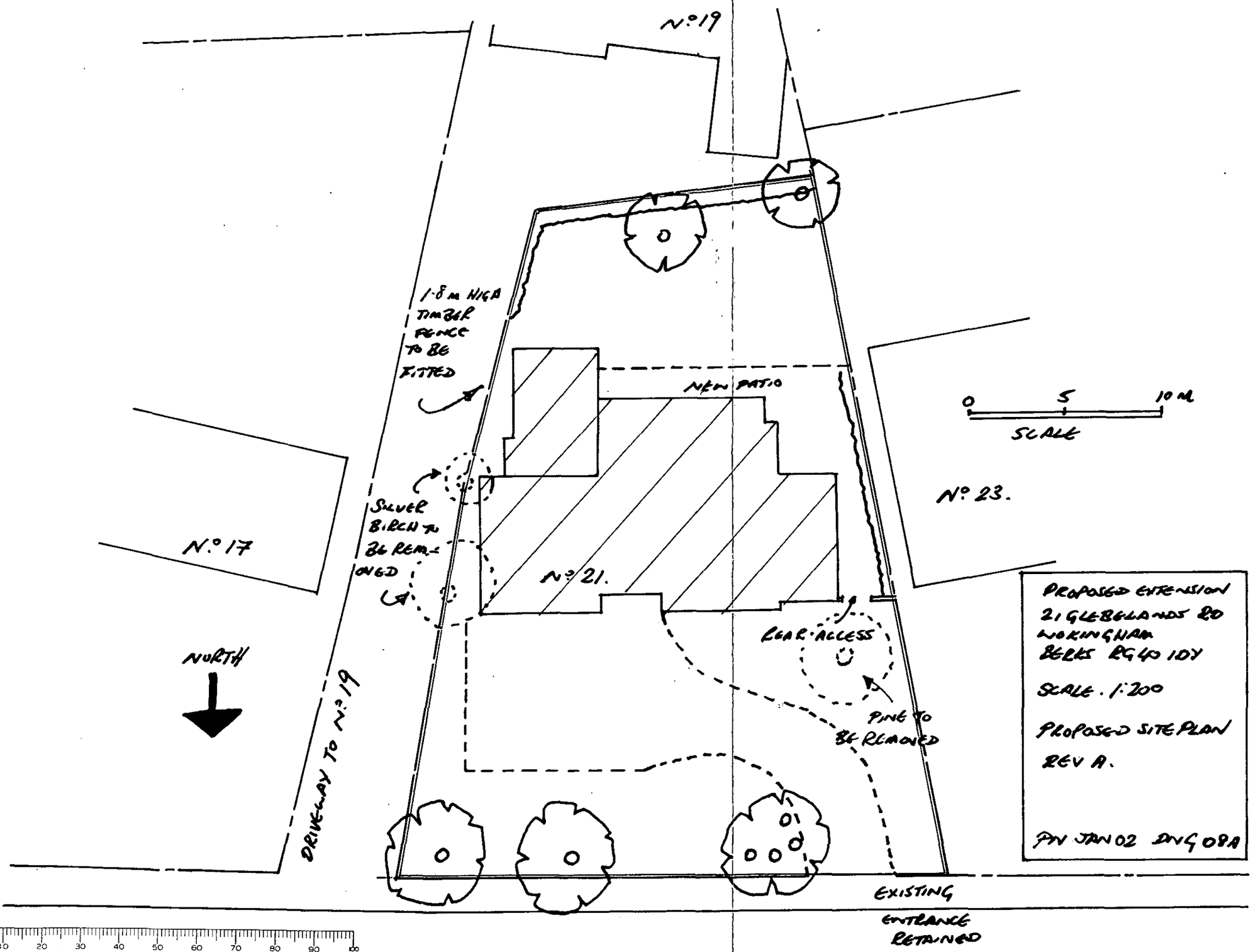
SCALE. 1:200

EXISTING SITE PLAN

PW Aug 01. DWG 008



APPROVED



REVISED PLAN

5361 - 1

20/3/02

03.DEC.2001* 5361

SUPERSEDED

N°19

1·8m HIGH TIMBER FENCE TO BE FITTED

NEW PATIO.

SILVER BIRCH TO BE REMOVED.

0 5 10M

SCALE

N°23

N°17

N° 21

NORTH

DRIVEWAY TO N°19

ACCESS TO REAR

RETAINING WALL TO THIS SIDE OF DRIVE.

PINE TO BE REMOVED

PROPOSED EXTENSNN
21 GLEBELANDS RD
WOKINGHAM
BERKS RG40 1DY

SCALE 1:200

PROPOSED SITE PLAN

PN NOV01 DNG 005

0 10 20 30 40 50 60 70 80 90 100

NEW ENTRANCE. DROP CURB TO BE APPLIED FOR.

BRICK/TIMBER WALL DESIGN TBC.

PROPOSED EXTENSION
21 GLEBELANDS RD.
WOKINGHAM
BERKS RG40 1DY.

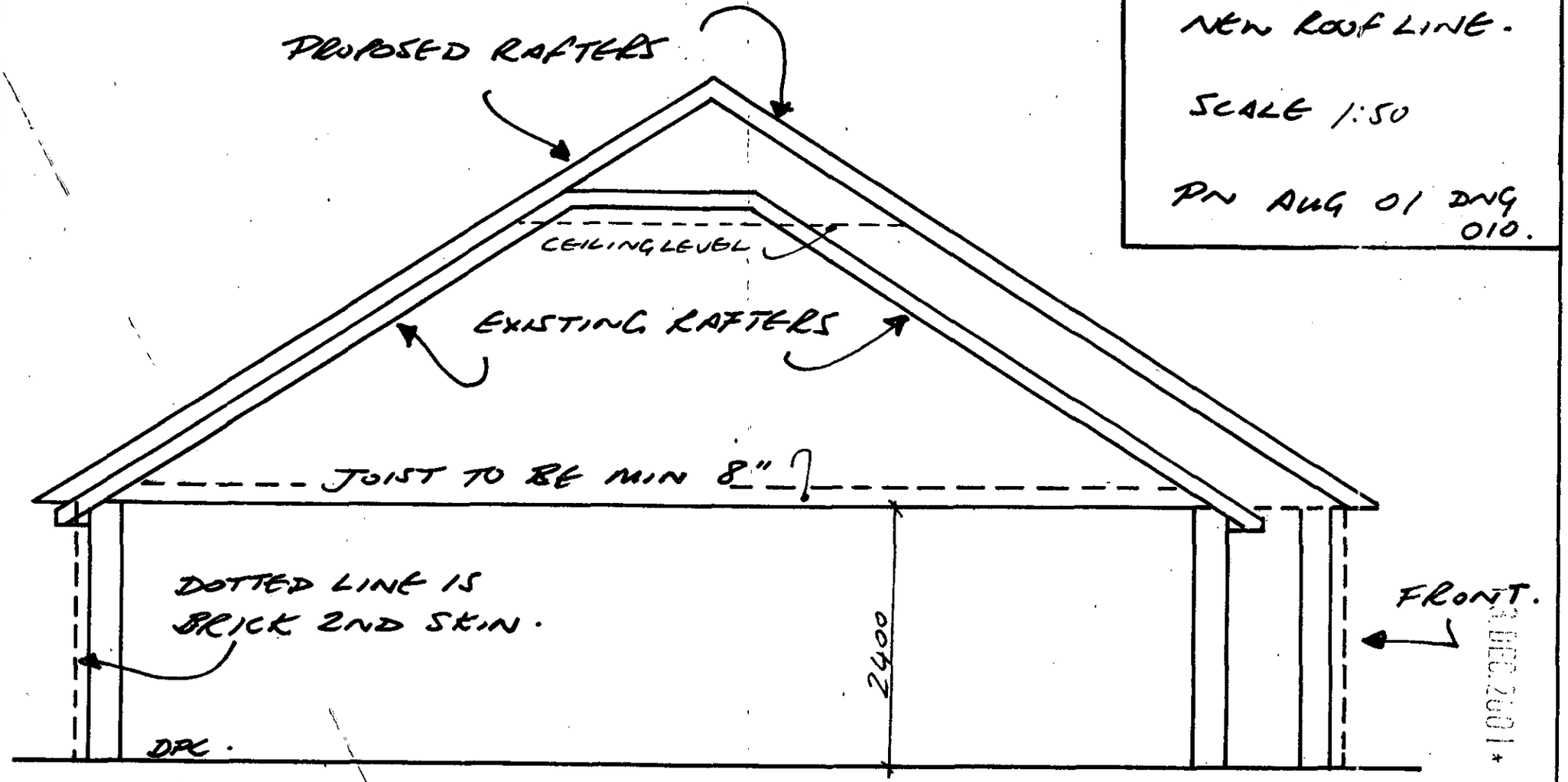
APPROVED

NEW ROOF LINE.

SCALE 1:50

PN AUG 01 DNG 010.

0 1 2 3 4 M
SCALE



SECTION VIEWED FROM GARAGE SIDE.

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Site Plan, Scale: 1 to 2500

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Date: 21 February 2001

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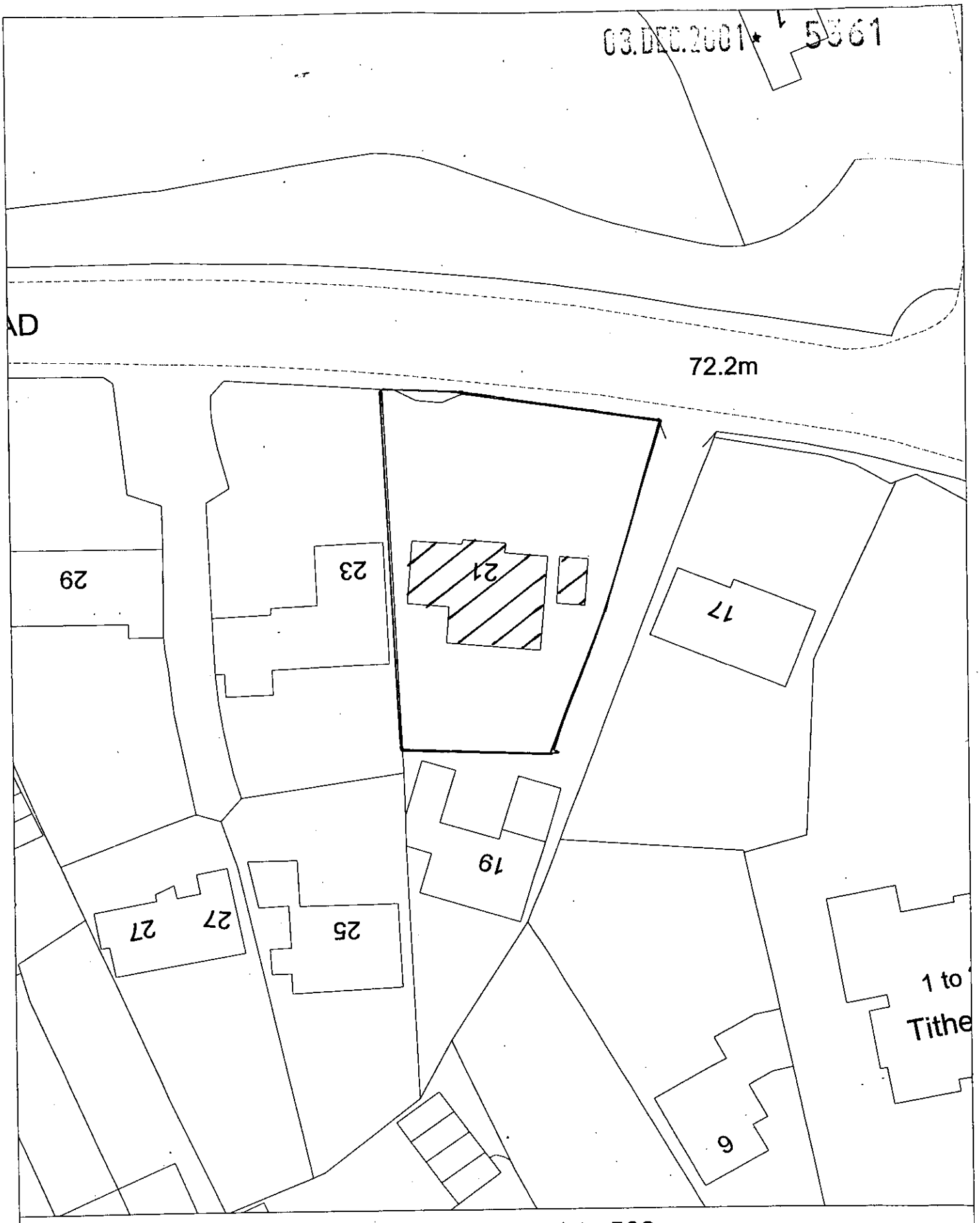

Site Plan, Scale: 1 to 500

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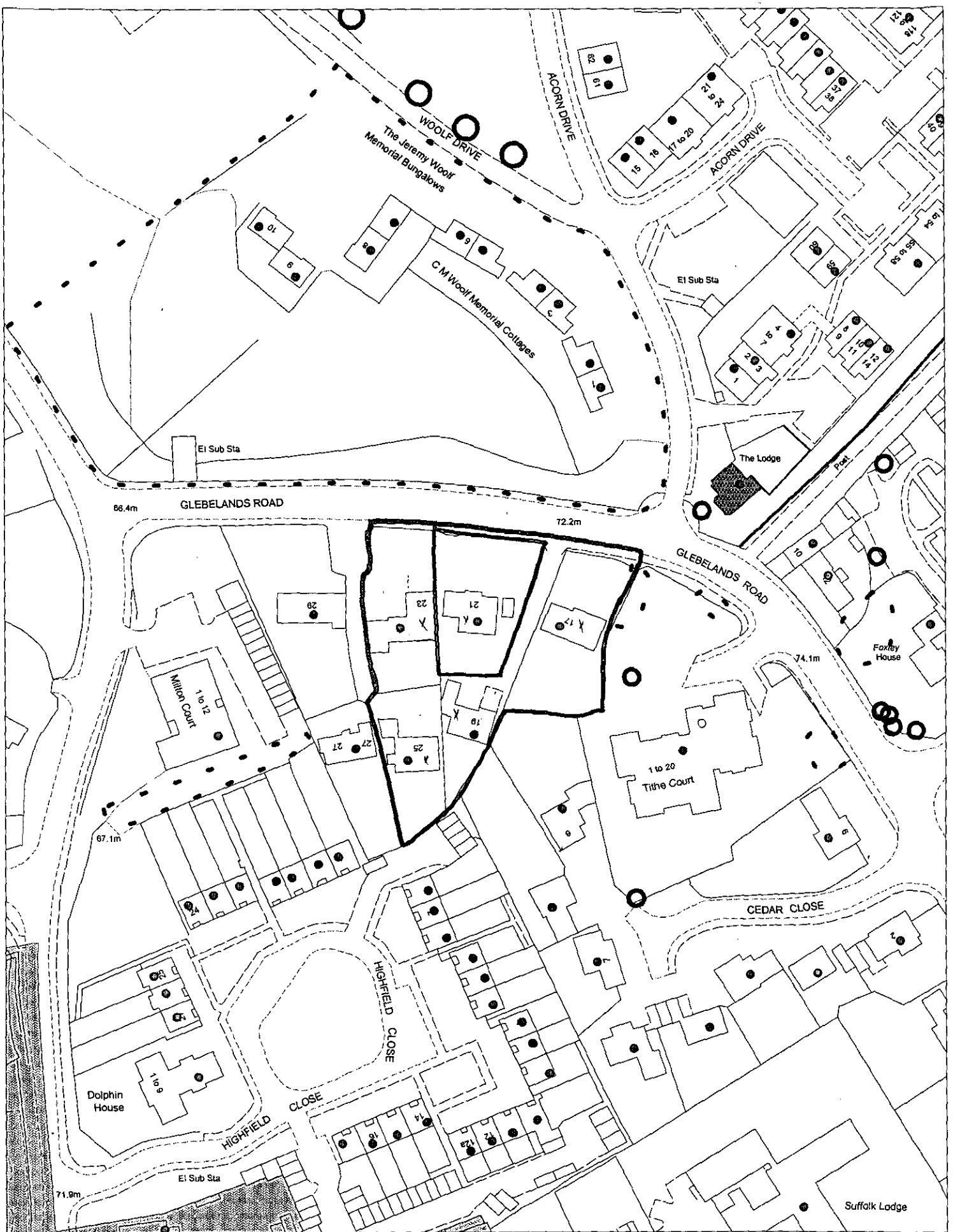

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6 December 2001

Scale: 1 : 1250

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