APPLICATION NO:
**F/2001/5381**

LOCATION:
**5 St. Helier Close, Wokingham.**

APPLICANT:
**Mr R Sanderson C/O Mr G C Freer**

PROPOSAL:
**Proposed first floor side extension to dwelling**

EARLIEST DATE FOR DECISION: **04/01/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**29/01/2002**

CASE OFFICER: **Louise Smith**

APPROVED

491
00

RAILEX
Marbleboard

EASIFILE EP7

(LS)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr R Sanderson**
**C/O Mr G C Freer**
**Orchard House**
**Elizabeth Road**
**Henley**
**Oxon**
**RG9 1RJ**

**Application Number: F/2001/5381**

**Parish:** **WOKINGHAM**

**Location:** **5, St. Helier Close, 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 first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

**Condition**
4. 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**
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

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

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

**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 Policies LD3 and EN1.
South East Area Local Plan Policies STV1, ST3, ST5, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WT7, WT6, WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 23/01/2002

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.**

Refused

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

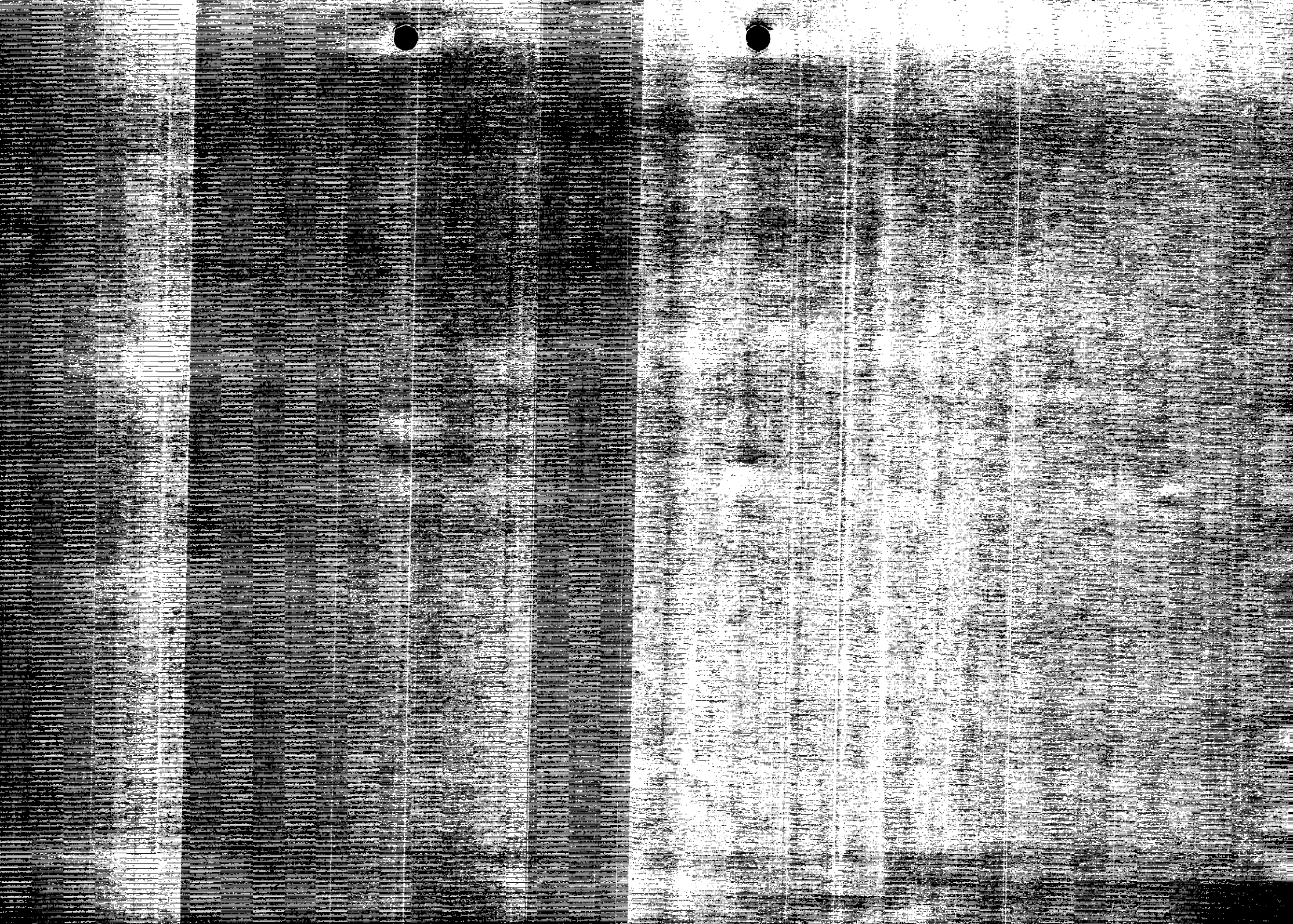
| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 5381 | Louise Smith |
| BUILDING CONTROL NUMBER | BC 2002/2797 South | |
| ~~APPLICANT~~/AGENT | Geoffrey C Freer | |
| ADDRESS OF SITE | 5 St Helier Close YOKINGHAM. | |
| DESCRIPTION OF PROPOSED WORK | First floor side ext. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | No 1A | No 1 |
| ELEVATIONS | No 3A No 4A | No 3 No 4 |
| FLOOR PLANS | No 2A | No 2 |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 23/1/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Slight | |
| IF YES, WHAT ARE THE DIFFERENCES ? BC - | rear window deleted. | |
| DATE | 13/3/02. | |

| 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/2001/5381 | C D Halford<br>Oak House<br>6 St. Helier Close<br>WOKINGHAM.<br>RG41 2HA |
| Application Approved | Letters sent 28.01.02 |

**WOKINGHAM UNITARY**
Aiming for Excellence

**WORK SHEET FOR :** Louise Smith

**Application Number :** F/2001/5381

**Applicant :** Mr R Sanderson C/O Mr G C Freer.

**Location :** 5, St. Helier Close, , Wokingham.
**Proposal :** Proposed first floor side extension to dwelling

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 15/12/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 7/1/2.....

**Date Registered : 04/12/2001**

**Earliest Date for Decision : 04/01/2002**

**Latest Consultation Date/Site Notice Expiry Date : 04/01/2002**

**This application will have expired on: 29/01/2002. 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 :**

Highways - conditional approval.

Neighbour - (No 6) no objection
but if side windows were proposed wishes that they be obsured glass.

**Planning Issues :**
Identified Settlement
Impact on Streetscene
Impact on Neighbours
Highways and Parking.

**Application Number: F/2001/5381- 5 St Helier Close**

**Appraisal:**

Development

The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a first floor extension to the dwelling. This would infill above the existing ground floor extension, forming a gable roof in the side elevation. Windows are proposed in the front and rear elevations.

1. Impact upon neighbouring properties

   As the proposed extension would infill above the ground floor extension, it is not felt that the increase in bulk would be too great. The two garages located between No's 5 and 6 are felt to reduce the impact of massing, especially since No 6's garage has a steeply pitched roof to the height of the dwelling's first floor window sills. The development is thus not considered to exert an overbearing influence.

   A 1.7m hedge and the two garages mark the boundary between No 5 and 6 St Helier Close. The extension itself would lie 14m from this neighbouring dwelling. No 6 has first floor bedroom and ground floor storeroom windows in the side elevation being considered. The former window is not the main light source into the room and their highly pitched garage already overshadows the latter. As the extension would infill to the existing roof line (which lies at right angles to No 6), it would not provoke a considerable amount of overshadowing.

   Windows are proposed in the rear and front elevations of the extension, which would be set at the same height as those in the existing first floor. Sufficient distance is seen between rear and front neighbours so as not to provoke overlooking. A 2m close-boarded fence marks the rear boundary with deciduous trees beyond.

2. Impact upon the character of the area

   St Helier Close supports reasonably large housing plots and many of the dwellings have had extensions to take advantage of this additional space. Notably No's 6, 8 and 2 have two storey side extensions of a considerable size. As such, the proposed extension would not detract from the character of the area, materials are also planned to match those existing.

3. Impact upon highway safety (parking provision)

The proposed extension would convert this 3 bedroom property to that of a 4 bedroom. However, the additional car parking space required is sufficiently met by the existing driveway and garage. Highways have no objections on the condition that these spaces are retained.

**Approval:** ~~**Refusal:**~~

✓

## Application Number F/2001/5381
## 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 side elevation |
| | | | ~~unless obscured glazing~~ |
| 4 | C049 | R049 | |
| 5 | C122 | R122 | |
| | | | |
| | | | |
| | |

No 8 - 2 storey side extension - wonderful site.
No 2 - 2 storey side extension
No 6 - 2 storey side extension

SE Area Local Plan - id'd settlement

# RECORD OF SITE VISIT

**SITE ADDRESS:** 5 St. Helier Close Wokingham.

**APPLICATION NUMBER:** F/2001/5381

**OFFICER:** Louise Smith

**DATE OF SITE VISIT:** 7/1/2

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Y - Lamp post.

**2. DESCRIPTION OF SURROUNDINGS** Residential cul-de-sac. Lg detached 2 storey houses, mixture of styles and materials red brick + brown concrete roof tile, + white render + grey roof tile

**3. DESCRIPTION OF SITE/BUILDING**
Red brick 2 storey detached, conservatory. side ground floor extension pitched roof.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
Boundary No 6 hedge 1.7m tall + gge.
Rear Gge + fence (cb) 2m tall with trees beyond. deciduous.

See drawings for additional information

No 6 -

**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING** Need for 3 spaces. - 2 in gge + 2 driveway.

**LEVELS** - same.

**BOUNDARY TREATMENT**

**OTHERS**

Overshadowing - screened by existing bulk of dwelling - no additional => OK Gge.
Overlooking - no new windows on side elevation proposed.

OK

**Ian Jordan**

**From:** WebComments@wokingham.gov.uk
**Sent:** 18 December 2001 16:14
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications

**********

NatureofEmail: Comment
ApplicationNumber: F/2001/5381
Correspondent_FullName: C D Halford
Correspondent_StreetAddress: Oak House
Correspondent_Address2: 6 St Helier Close
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 2HA
Correspondent_Telephone: 01189892782
Correspondent_Email: chris@oakhouse6.freeserve.co,uk

Comments:

I have no objection to the application as it stands.
I would suggest that if a second floor window was ever proposed (above drive / side of house facing No6) then obscured glass was used)~ currently no window on this elevation (2nd floor) is shown.

**HIGHWAYS CONSULTATION SHEET**

**From:** Louise Smith **Date:** 11 December 2001

**Application Number:** F/2001/5381

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

**Parish:** WOKINGHAM TOWN

**Site Address:**
5, St. Helier Close, , Wokingham.

**Applicant:**
Mr R Sanderson C/O Mr G C Freer.

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:** AC 13/12/01

# Environmental Services

For office use only.
Application number:

04.DEC.2001 * 5381

## 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 | MR R. SANDERSON |
| | Address and postcode | C/O 233 GREYS ROAD<br>HENLEY on THAMES<br>OXON<br>RG9 1QN |
| | Phone number | 01491 575833 |
| | Agent's Name | GEOFFREY C. FREER |
| | Address and postcode | ARCHITECT<br>ORCHARD HOUSE<br>ELIZABETH ROAD<br>HENLEY on THAMES RG9 1RJ |
| | Phone number | 01491 572772 |
| 3 | Site<br>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. | 5, ST. HELIER CLOSE<br>WOKINGHAM<br>BERKSHIRE<br>RG11 3HA |
| 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?<br>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 ☐<br>NONE TO BE CUT DOWN |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | BRICKWORK AND ROOF TILES TO MATCH EXISTING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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 |
|---|---|---|
| MR R.T. ROBINSON | 5, ST. HELIER CLOSE WOKINGHAM, BERKS RG11 3HA | 3 DEC 2001 POSTED. |

None of the land forms part of an agricultural holding.

Your signature: A. C. Fraser on behalf of MR R. SANDERSON

Date 3 DEC 2001

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

ADDRESS 5 St Helier Close PARISH WOK

PLOT No. ORD. SHEET No. 83

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/9/58 | Motion | Res Dev Supply 0/5/60 | 12/6/58 | C/A |
| 0/5/60 | do | Res Dev | 10/3/60 | C/A |
| | | | | |
| B/20/60 | H. G. Adams | Erect 10 dist houses | 11/5/60 | App |
| 30864 | R. ROBINSON | REPL. GARAGE TUTILITY | 10.8.58 | C/A |
| 41374 | " | " " | 29.7.93 | C/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

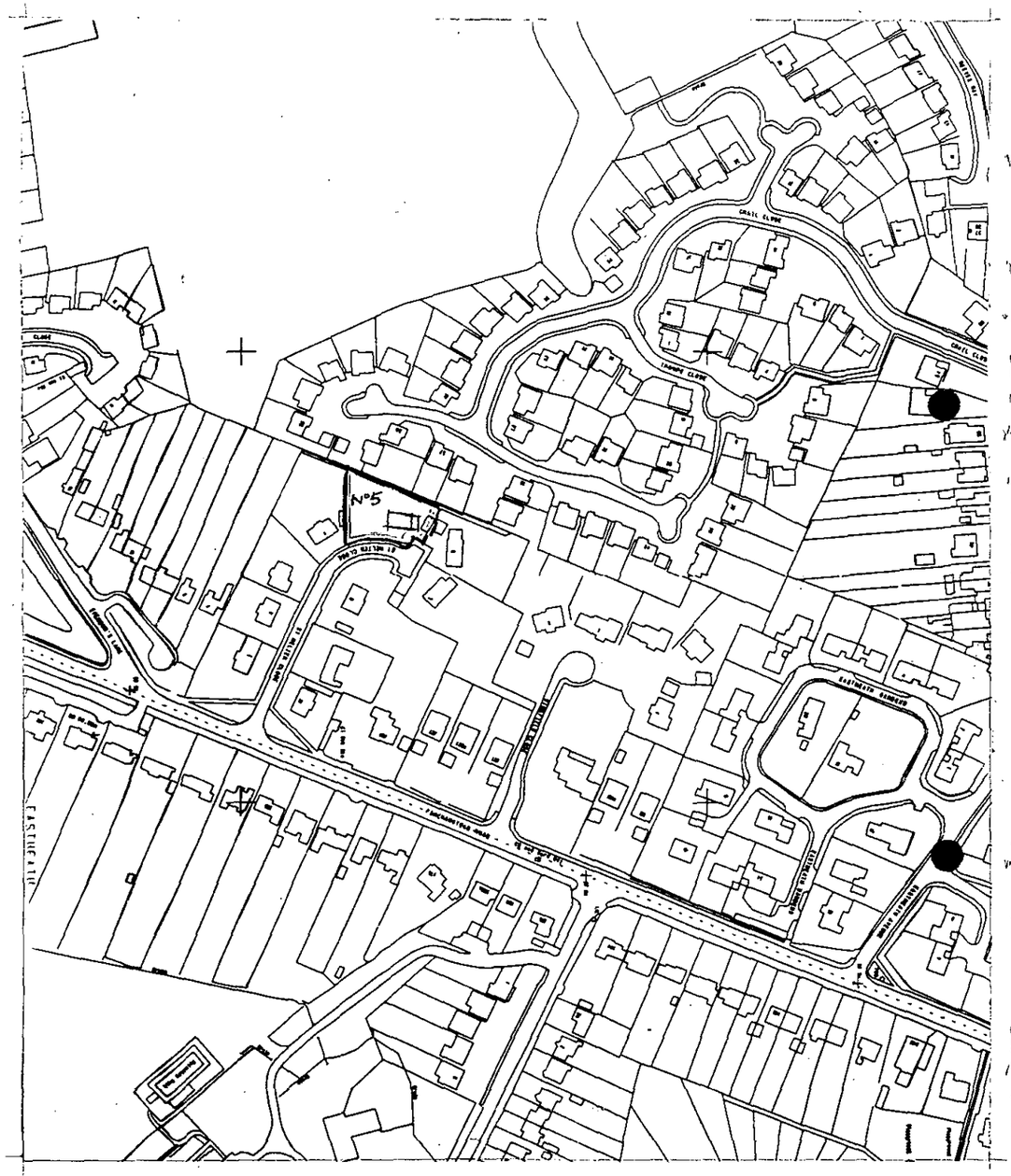
MINISTRY DECISION

SPECIAL ORDERS PD Eng. - proposed erection porch - Mr Robinson - 15.09.00

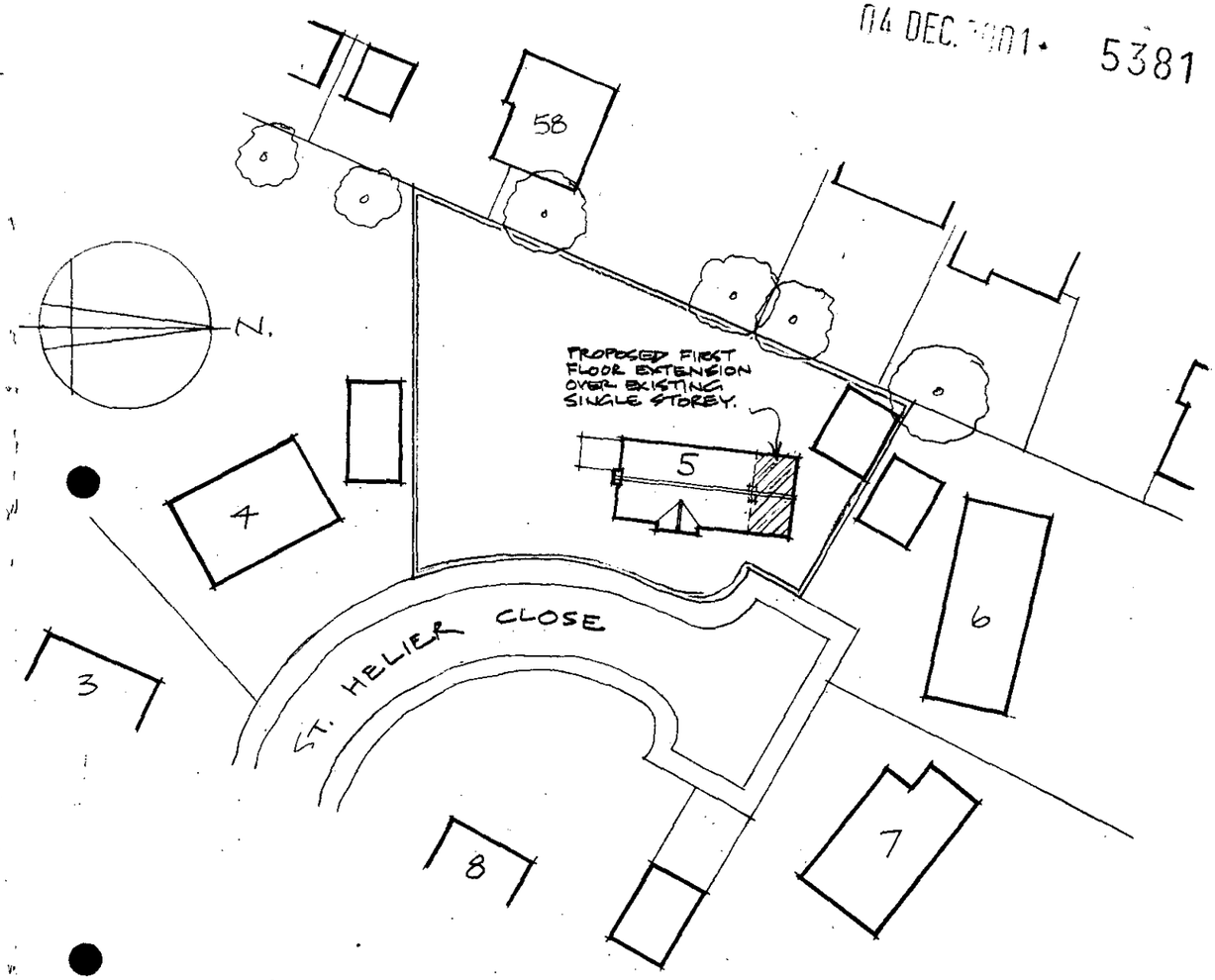
DRAINAGE

091074

04 DEC. 2001 • 5381

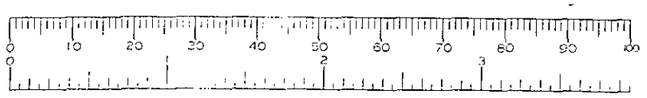



LOCATION PLAN.
1/2500




SITE LAYOUT PLAN.
1/500
TRACED FROM SITE PLAN OF A PREVIOUS APPLICATION.

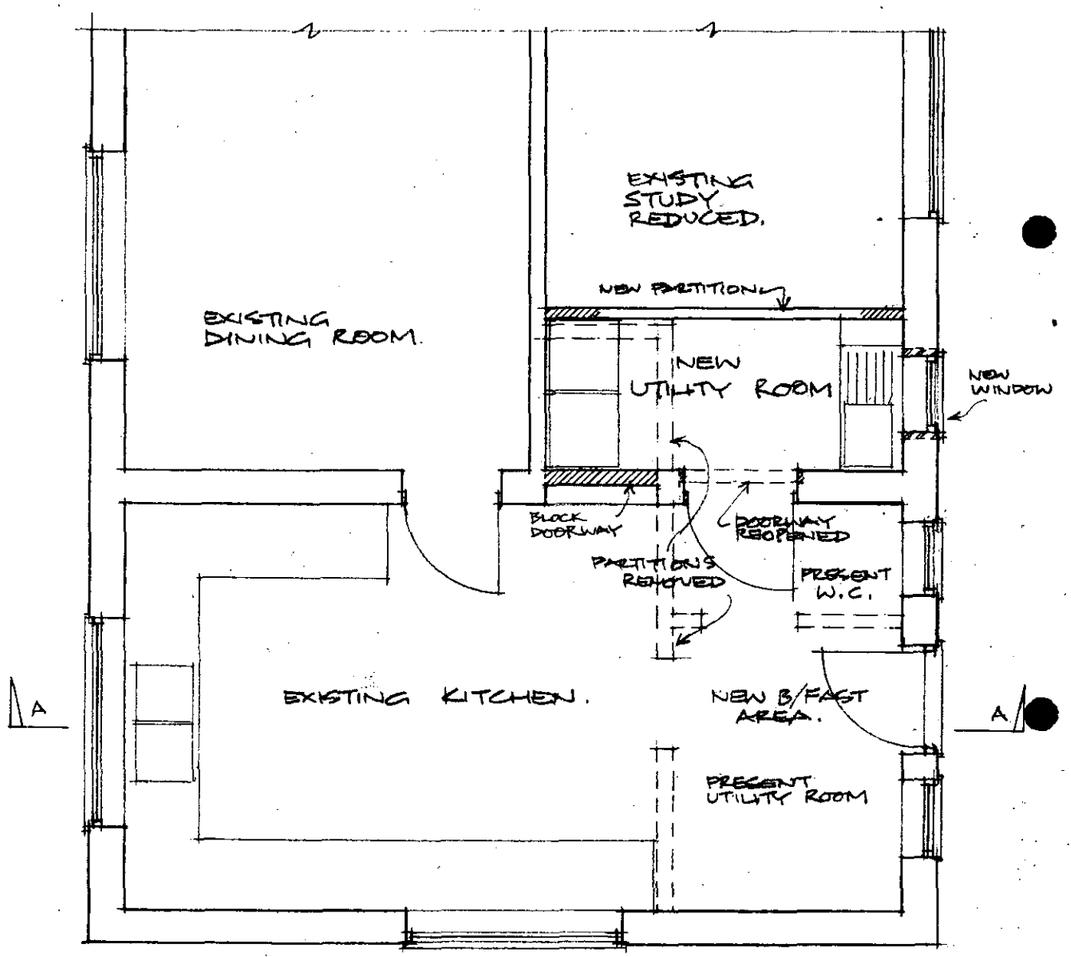
5, ST. HELIER CLOSE,
WOKINGHAM, 30 NOV 01
SCALES 1/500 AND 1/2500.
DWG. No. 1



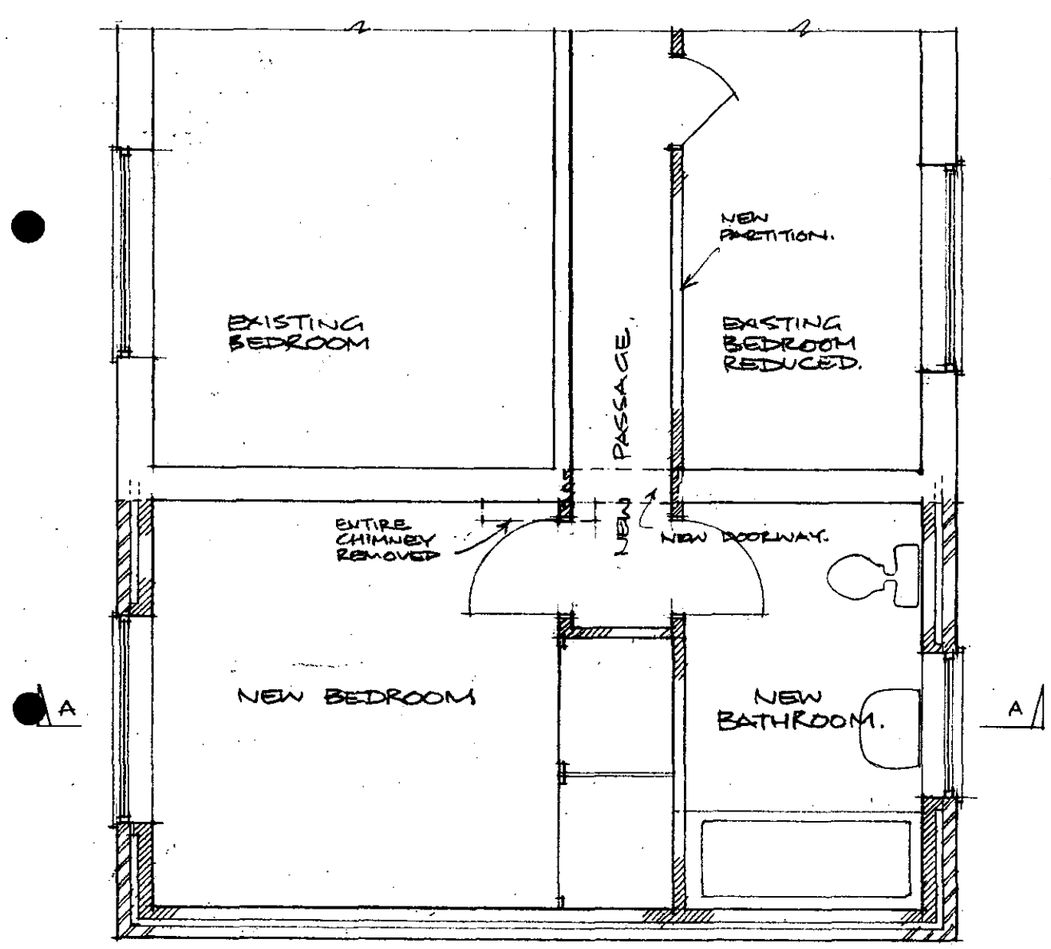
EXISTING.

PROPOSED.

REMOVED.

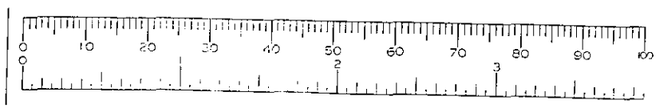


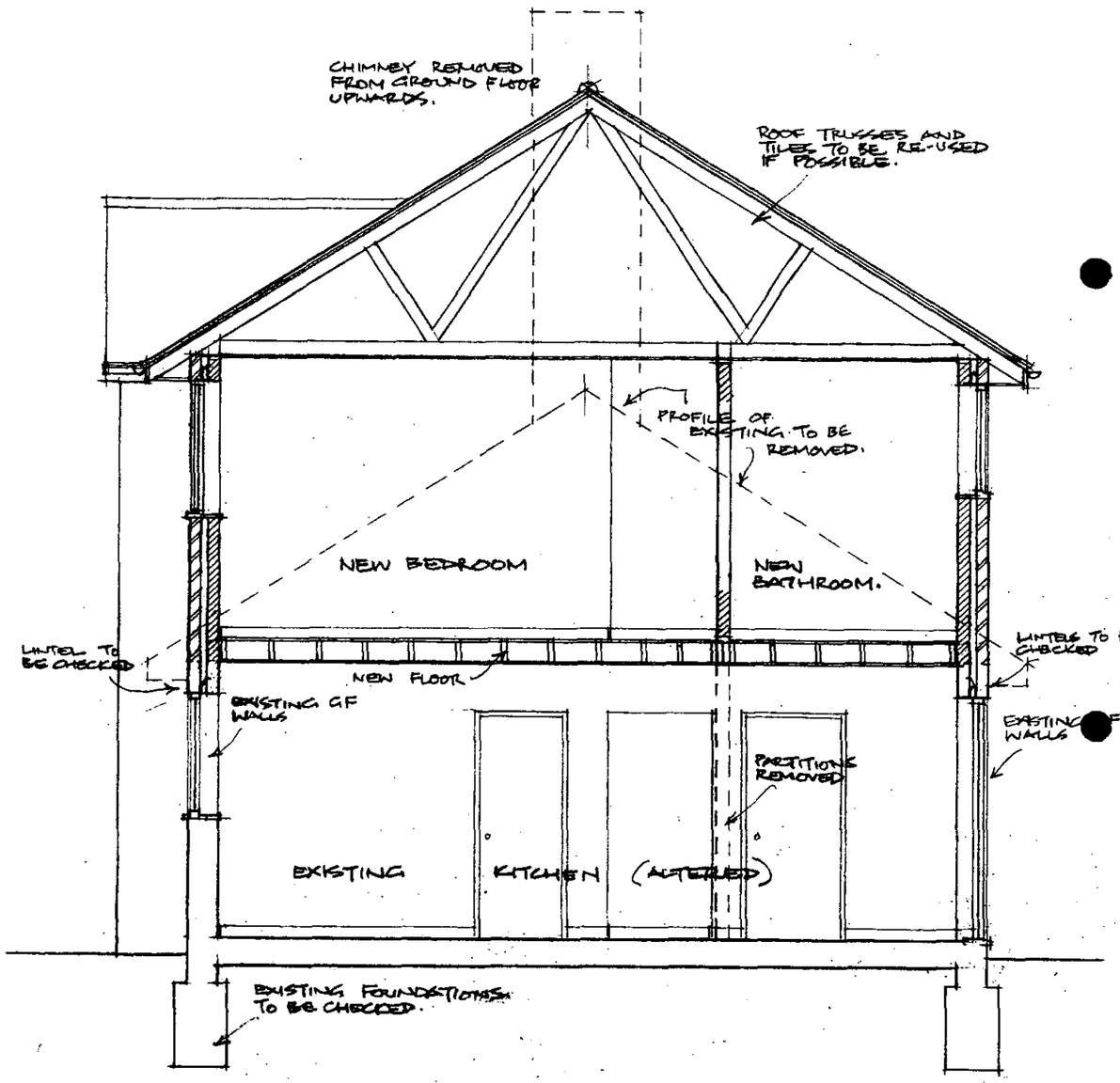

GROUND FLOOR PLAN
EXISTING/ALTERED.



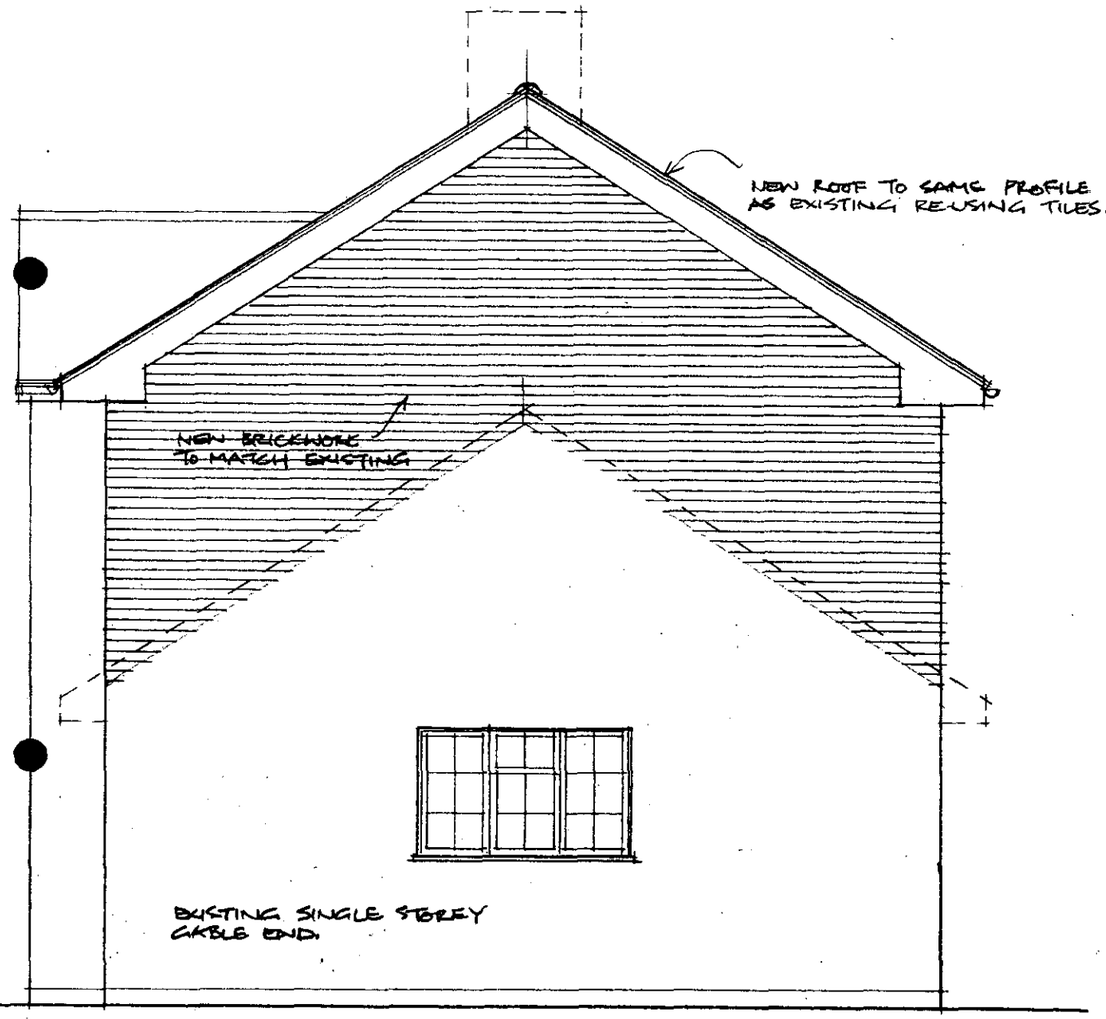

FIRST FLOOR PLAN.
PROPOSED EXTENSION.

5, ST. HELIER CLOSE,
WOKINGHAM.
SCALE 1/50 30 NOV 01.
DWG Nº 2





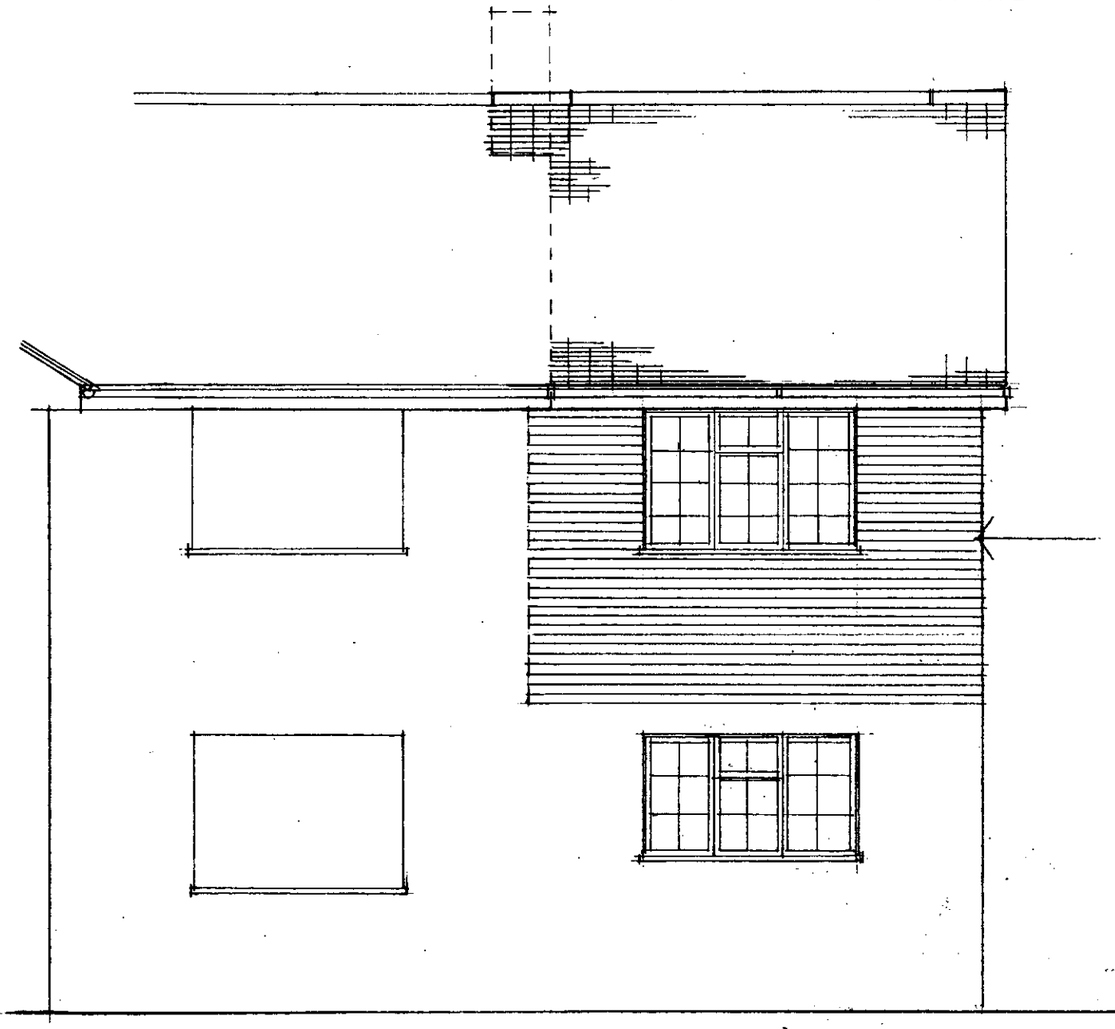

SECTION A-A



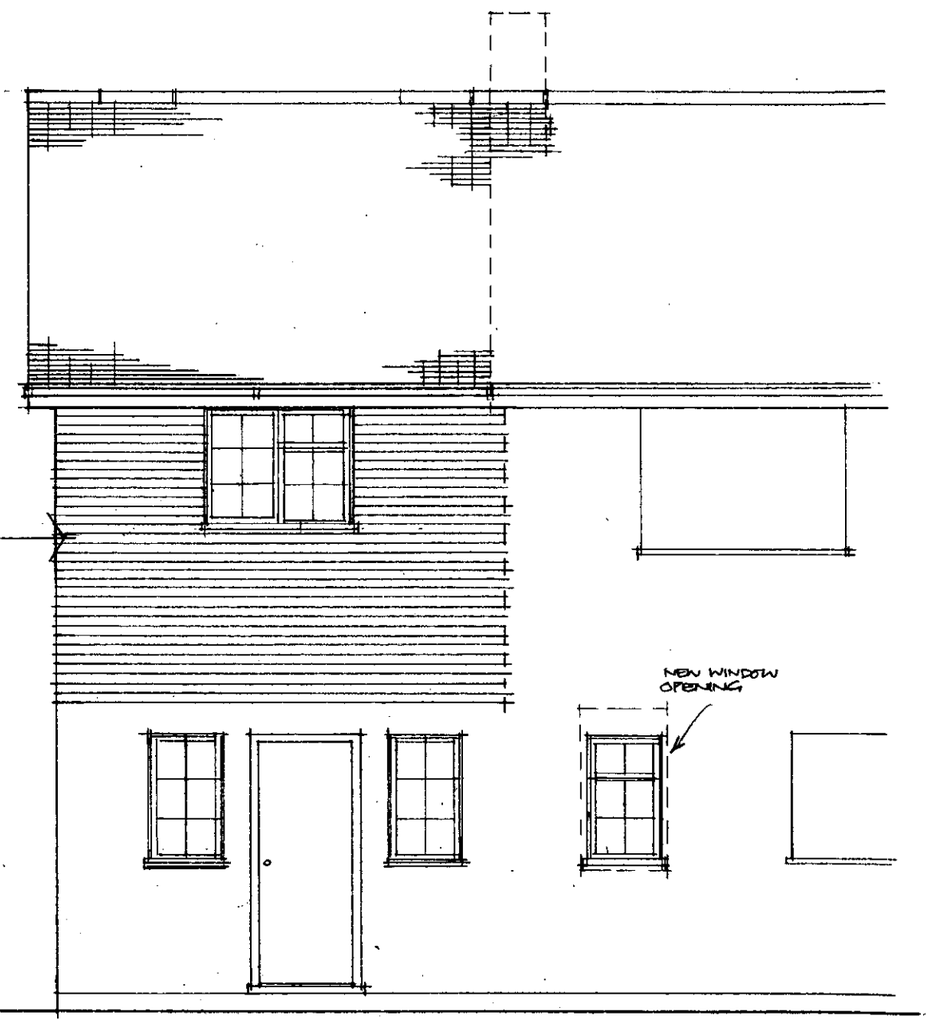

END ELEVATION AS PROPOSED.

5 ST. HELIER CLOSE, WOKINGHAM.
SCALE 1/50 30 NOV 01
DWG. Nº 3

ALL NEW MATERIALS AND WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.



PROPOSED NEW UPPER STOREY ABOVE EXISTING SINGLE STOREY.




PART FRONT ELEVATION AS PROPOSED.

PART REAR ELEVATION AS PROPOSED.

5 ST. HELIER CLOSE.
WOKINGHAM.
SCALE 1/50 30 NOV 01
DWG. Nº 4

**Received by Wokingham District Council**

# Application No: F/2001/5381

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

**Location:**
5, St. Helier Close, , 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/2001/5381 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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**

**11 December 2001**

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

Tel: (0118)0974 6444

Date: **11 December 2001**

My ref: F/2001/5381

**CONFIDENTIAL**

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY


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/2001/5381**
**5, St. Helier Close, , 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 **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

*Louise Smith*

Development Control Officer

---

**LISTING FORM**

Case officer: **Louise Smith** Application Number: **F/2001/5381**
**5, St. Helier Close, , 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 Marinos

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

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

Tel: (0118)0974 6444

Date: **11 December 2001**

My ref: F/2001/5381

**CONFIDENTIAL**

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR


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/2001/5381**
**5, St. Helier Close, , Wokingham.**
**Proposed first floor side extension to dwelling**

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Yours faithfully,

*Louise Smith*

Development Control Officer

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**LISTING FORM**

Case officer: **Louise Smith** Application Number: **F/2001/5381**
**5, St. Helier Close, , 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 Morgan

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

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

Tel: (0118)0974 6444

Date: **11 December 2001**

My ref: F/2001/5381

**CONFIDENTIAL**

Councillor King
C/O Wokingham District Council


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/2001/5381**
**5, St. Helier Close, , 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 **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

*Louise Smith*

Development Control Officer

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**LISTING FORM**

Case officer: **Louise Smith** Application Number: **F/2001/5381**
**5, St. Helier Close, , 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 King

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

**Received by Wokingham District Council**

# Application No: F/2001/5381

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

**Location:**
5, St. Helier Close, , 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/2001/5381 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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**

**11 December 2001**

F

| | |
|---|---|
| **Application Number : ~~NEW~~/2001/5381** | **Map No :** 83 |
| **Case Officer :** LS | **Site Area :** 0·09 |
| **Valid Date :** 14 DECEMBER 2001 | **Received Date: 04/12/2001** |

**Level : Delegated Application**

(F) **Description : Proposed first floor side extension to dwelling**

**Location : 5, St. Helier Close, , Wokingham.**

**Parish : WK** **Ward : EVENDONS** 11/Rb1-B.

**Applicant : Mr R Sanderson C/O Mr G C Freer.**

**Fee Required: £95** **Fee Received: £95** (8)

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

**Enforcement Section to be notified** ☐ (tick if required)

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**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | parking layout | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**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

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## INTERNAL CONSULTATIONS 11/12/01 -B.

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

+ Site inside red line

## OTHERS

No pre-apps.

ADDRESS 5 St Helier Close PARISH WOK

PLOT No. ORD. SHEET No. 83

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/9/58 | Motion | Res Dev Supply 0/5/60 | 12/6/58 | C/A |
| 0/5/60 | do | Res Dev | 10/3/60 | C/A |
| | | | | |
| B/20/60 | H. G. Adams | Erect 10 dot houses | 11/5/60 | App |
| 30864 | R. ROBINSON | REPL. GARAGE FUTILITY | 10.5.88 | C/A |
| 41374 | " | " " | 29.7.93 | C/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

No relevant conditions to new proposal

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PO Eng. - proposed erection porch - Mr Robinson - 15.09.00

DRAINAGE

091074

# Environmental Services

For office use only
Application number: 04 DEC 2001 * 5381

## 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 | MR R. SANDERSON |
| | Address and postcode | C/O 233 GREYS ROAD<br>HENLEY on THAMES<br>OXON<br>RG9 1QN |
| | Phone number | 01491 575833 |
| | Agent's Name | GEOFFREY C. FREER |
| | Address and postcode | ARCHITECT<br>ORCHARD HOUSE<br>ELIZABETH ROAD<br>HENLEY on THAMES RG9 1RJ |
| | Phone number | 01491 572772 |
| 3 | Site<br>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. | 5 ST. HELIER CLOSE<br>WOKINGHAM<br>BERKSHIRE<br>RG11 3HA |
| 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?<br>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 ☐<br>NONE TO BE CUT DOWN |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | BRICKWORK AND ROOF TILES TO MATCH EXISTING. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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 |
|---|---|---|
| MR R.T. ROBINSON | 5, ST. HELIER CLOSE WOKINGHAM, BERKS RG11 3HA | 3 DEC 2001 POSTED. |

None of the land forms part of an agricultural holding.

Your signature: G.C. Fraser. on behalf of MR R. SANDERSON

Date 3 DEC 2001

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

07 DEC 2001 5381




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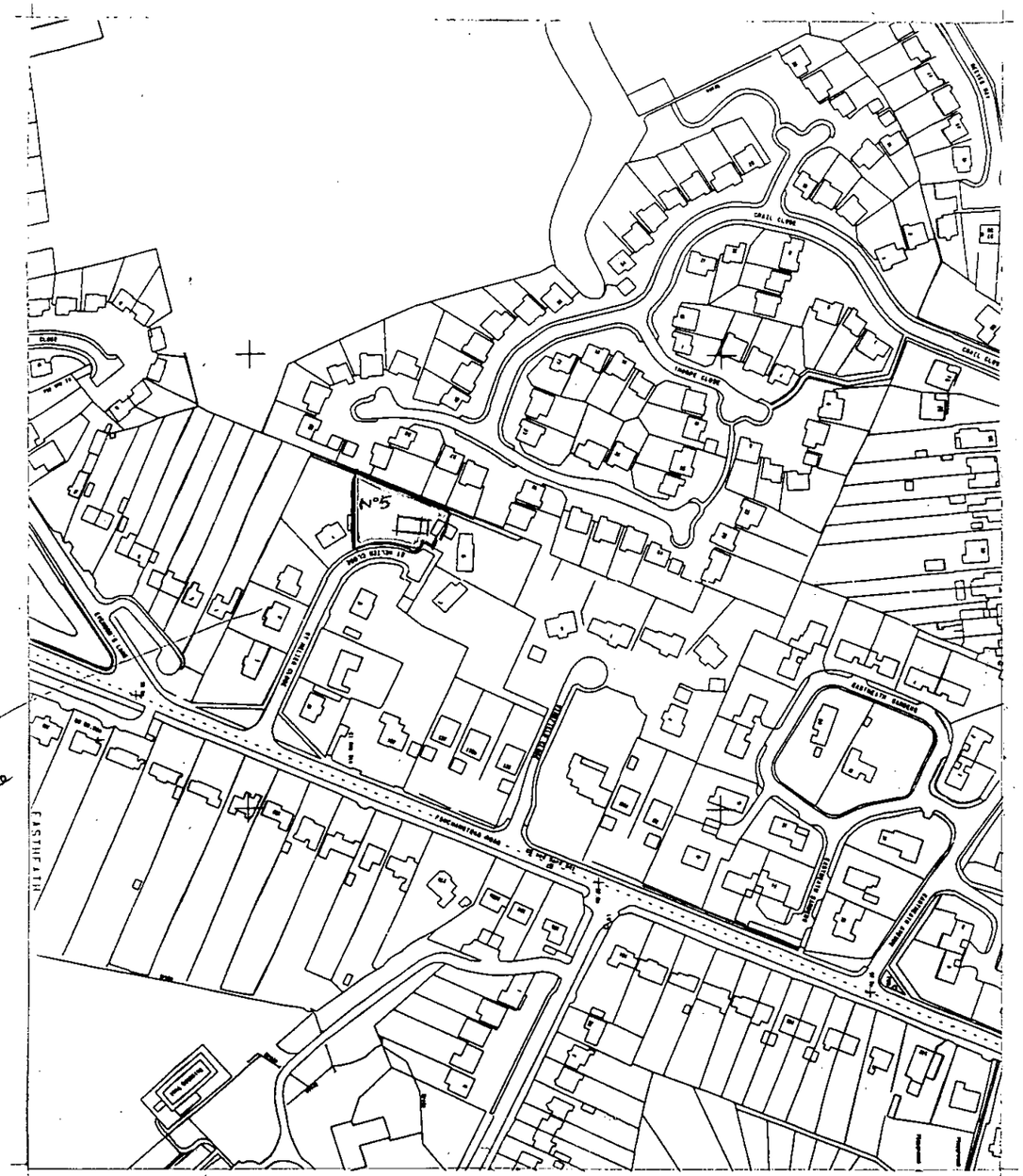
Development Control Section, Environmental Services, Wokingham District Council.

7 December 2001 Scale: 1 : 1250

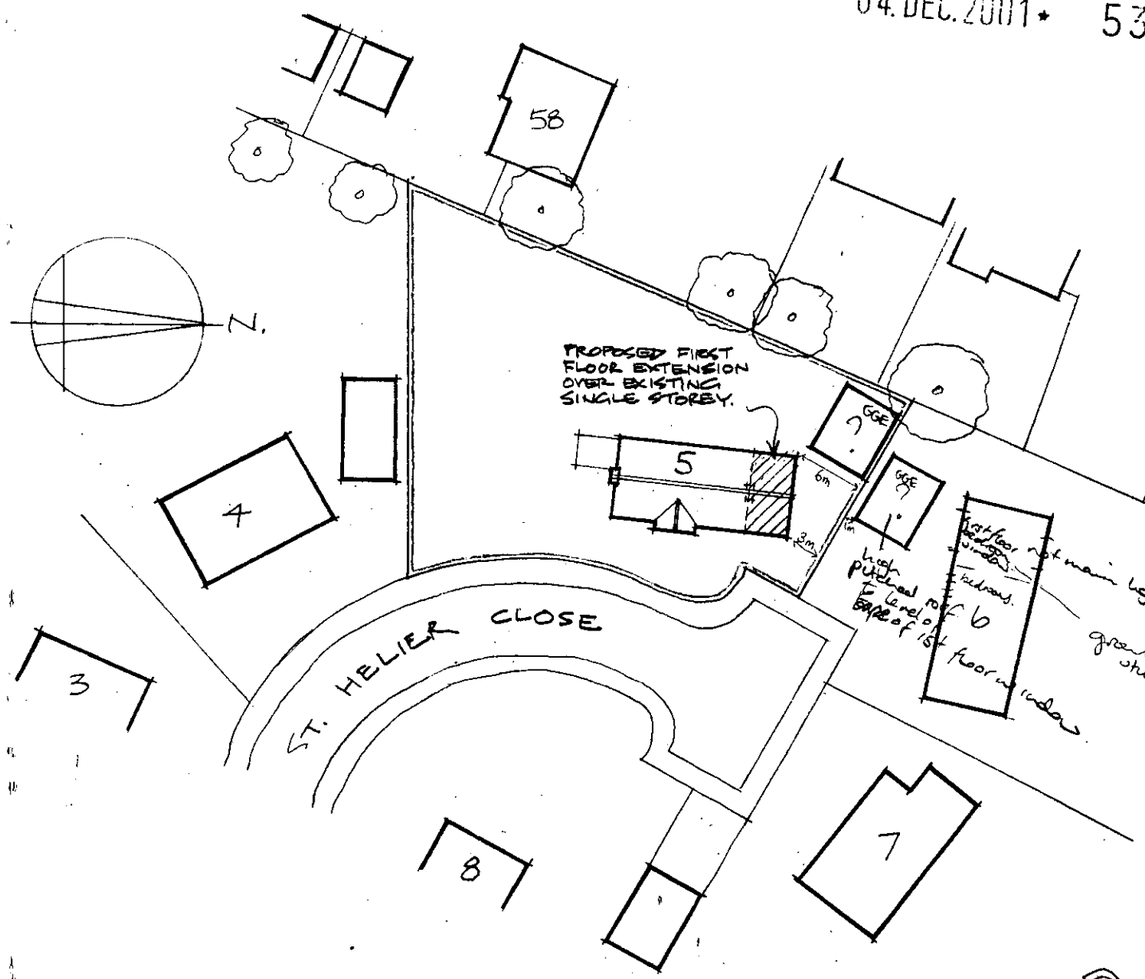
N W E S

04. DEC. 2001 * 5381




prev. approved application put in for again same as No 5.

LOCATION PLAN.
1/2500




SITE LAYOUT PLAN.
1/500
TRACED FROM SITE PLAN OF A PREVIOUS APPLICATION.

APPROVED

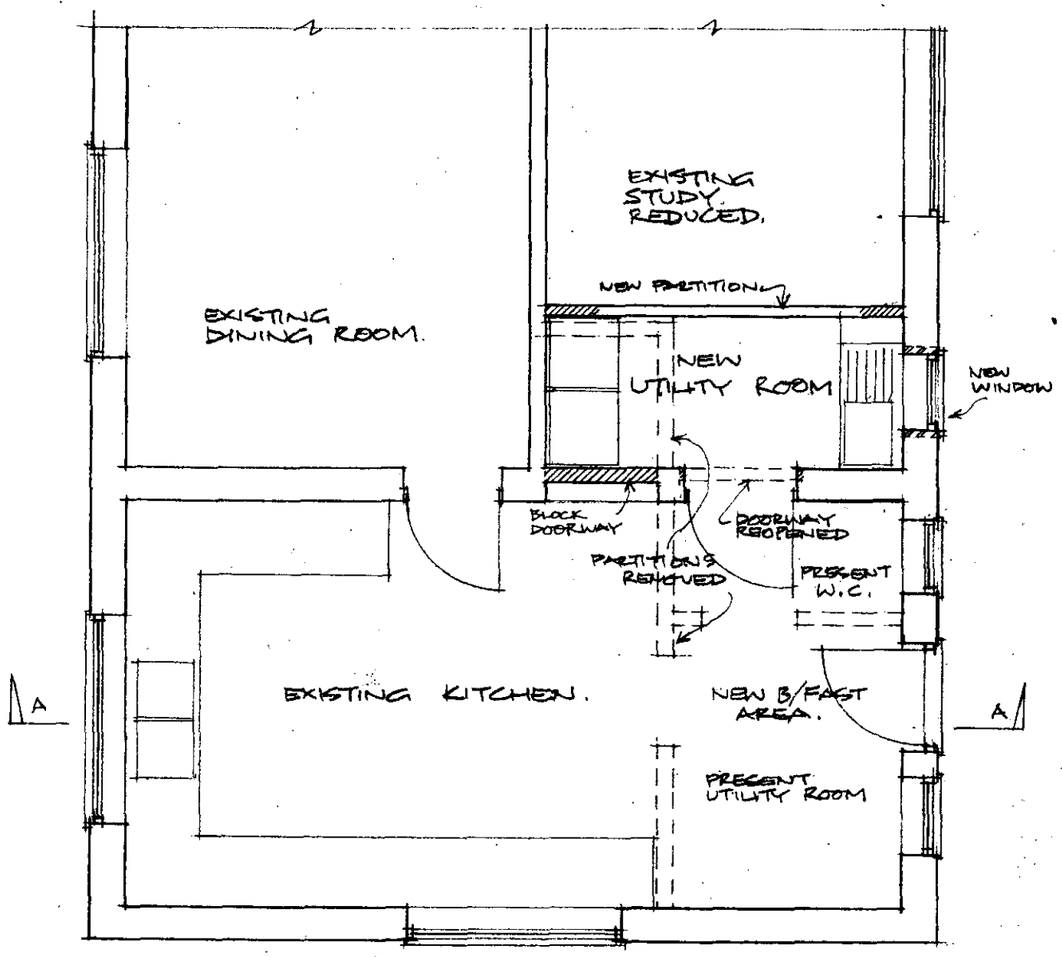
5, ST. HELIER CLOSE,
WOKINGHAM, 30 NOV 01
SCALES 1/500 AND 1/2500.
DWG. No. 1

13/3/01

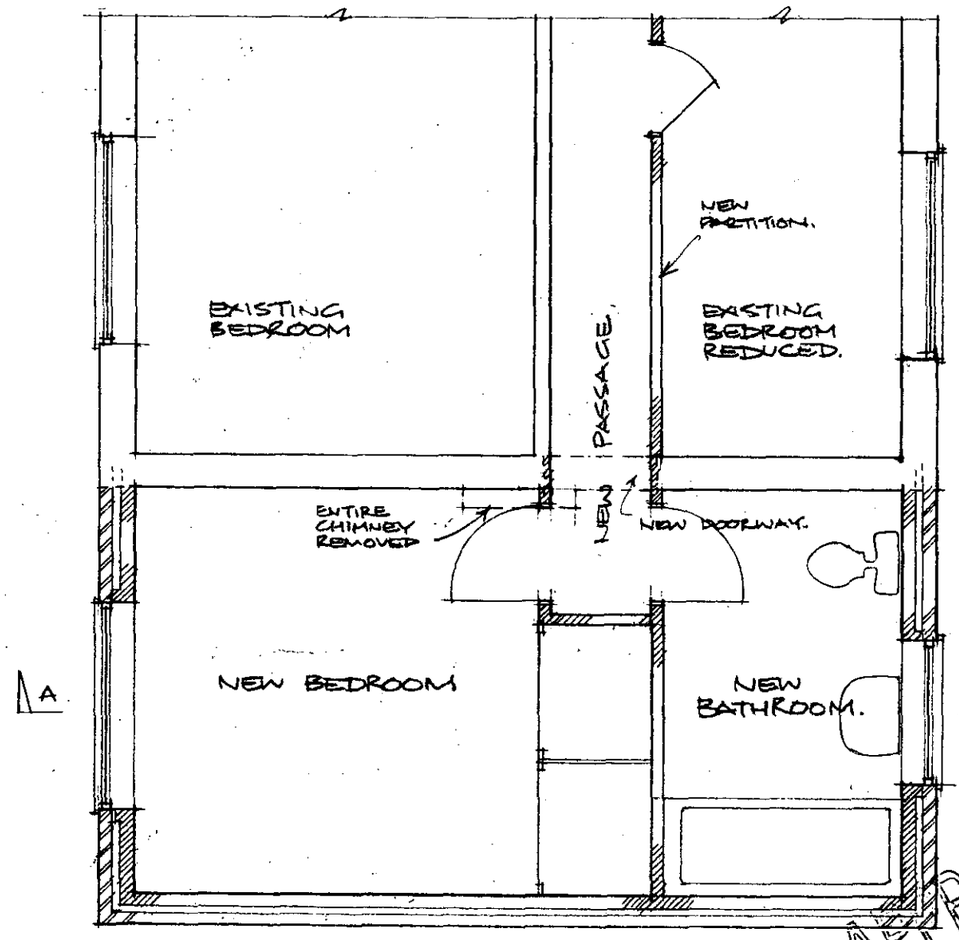
EXISTING.

PROPOSED.

REMOVED.




GROUND FLOOR PLAN
EXISTING/ALTERED.

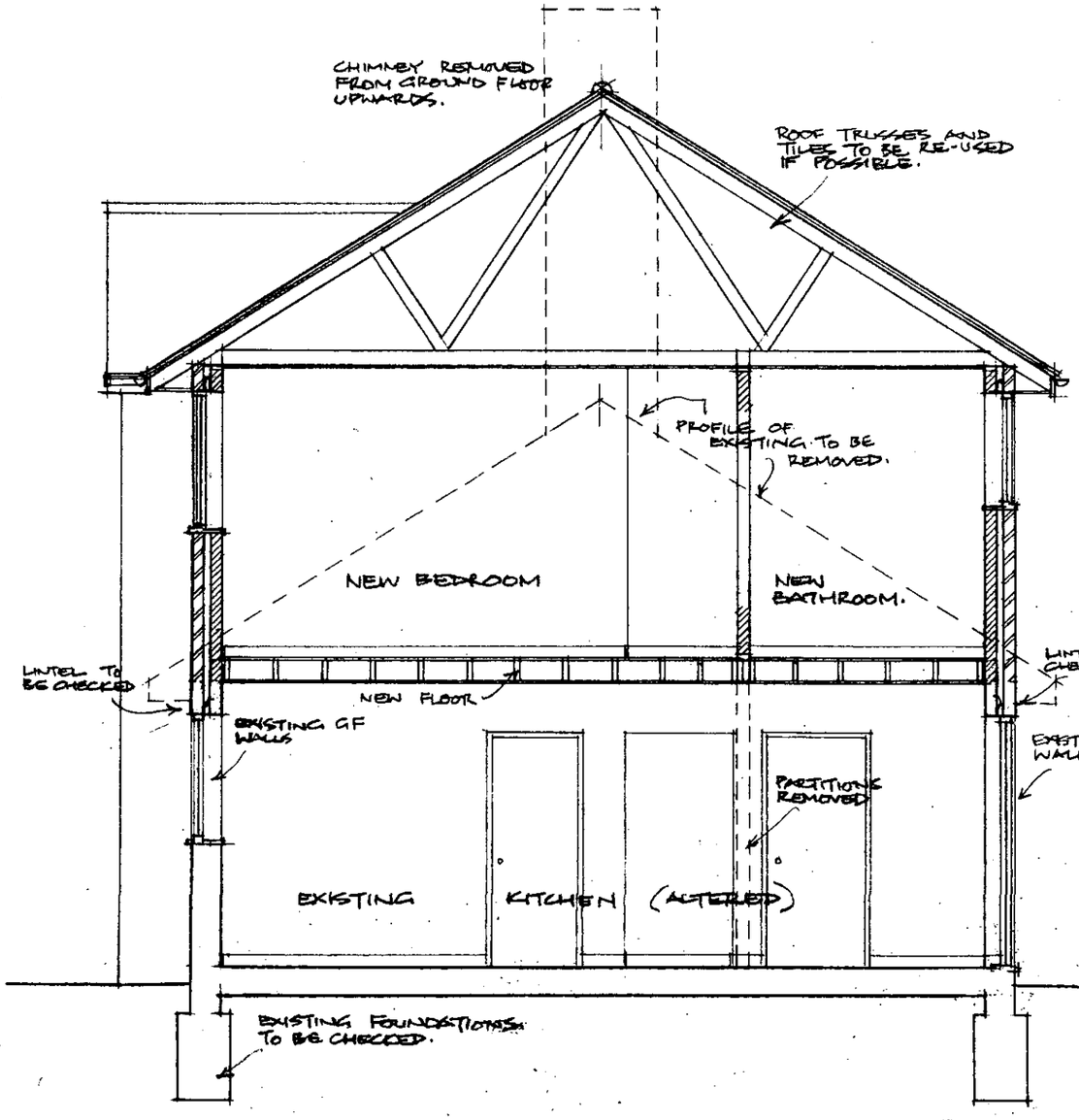



FIRST FLOOR PLAN.
PROPOSED EXTENSION.

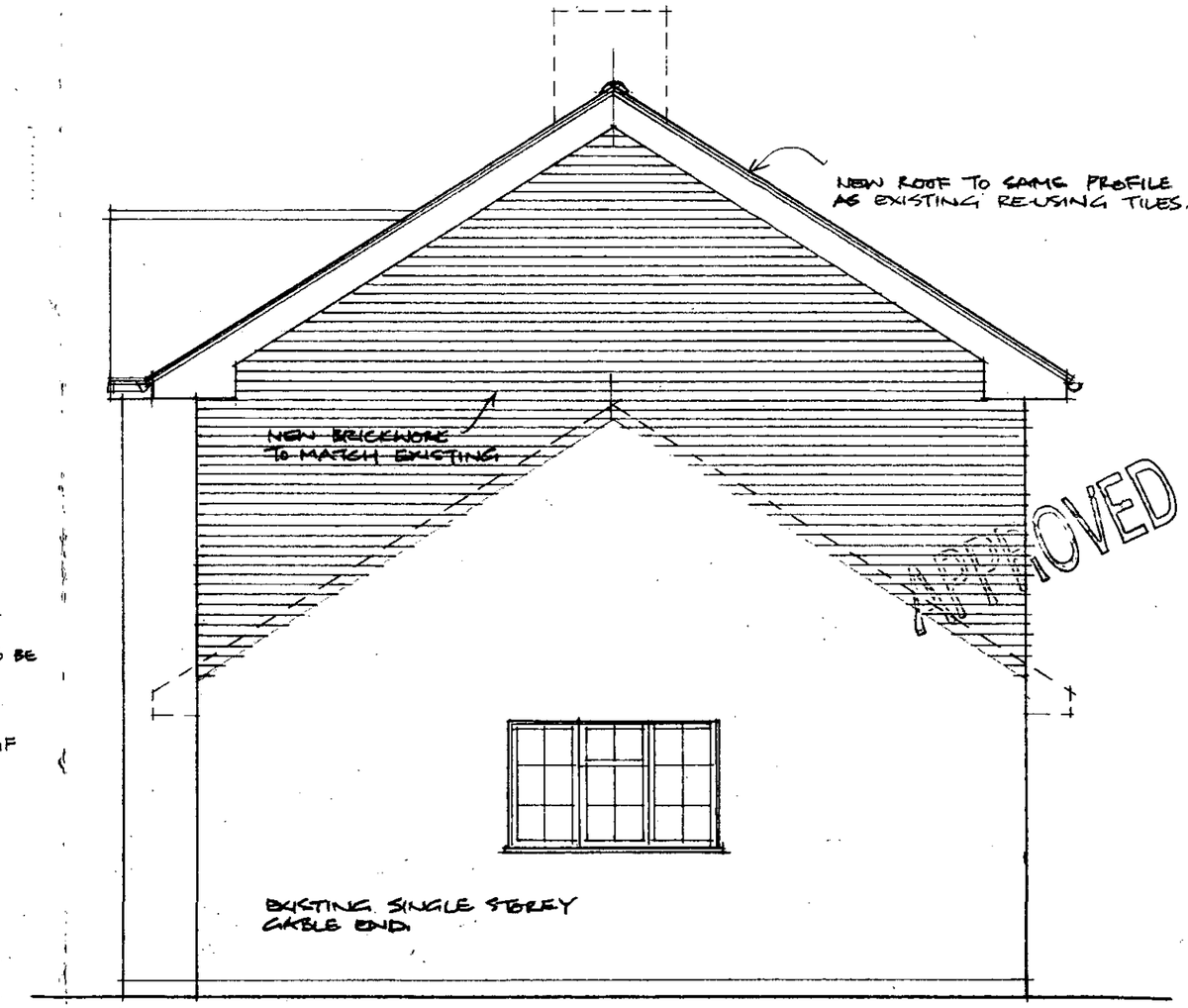
APPROVED

5. ST. HELIER CLOSE,
WOKINGHAM.
SCALE 1/50 30 NOV 01.
DWG N° 2

13/3/02




SECTION A-A

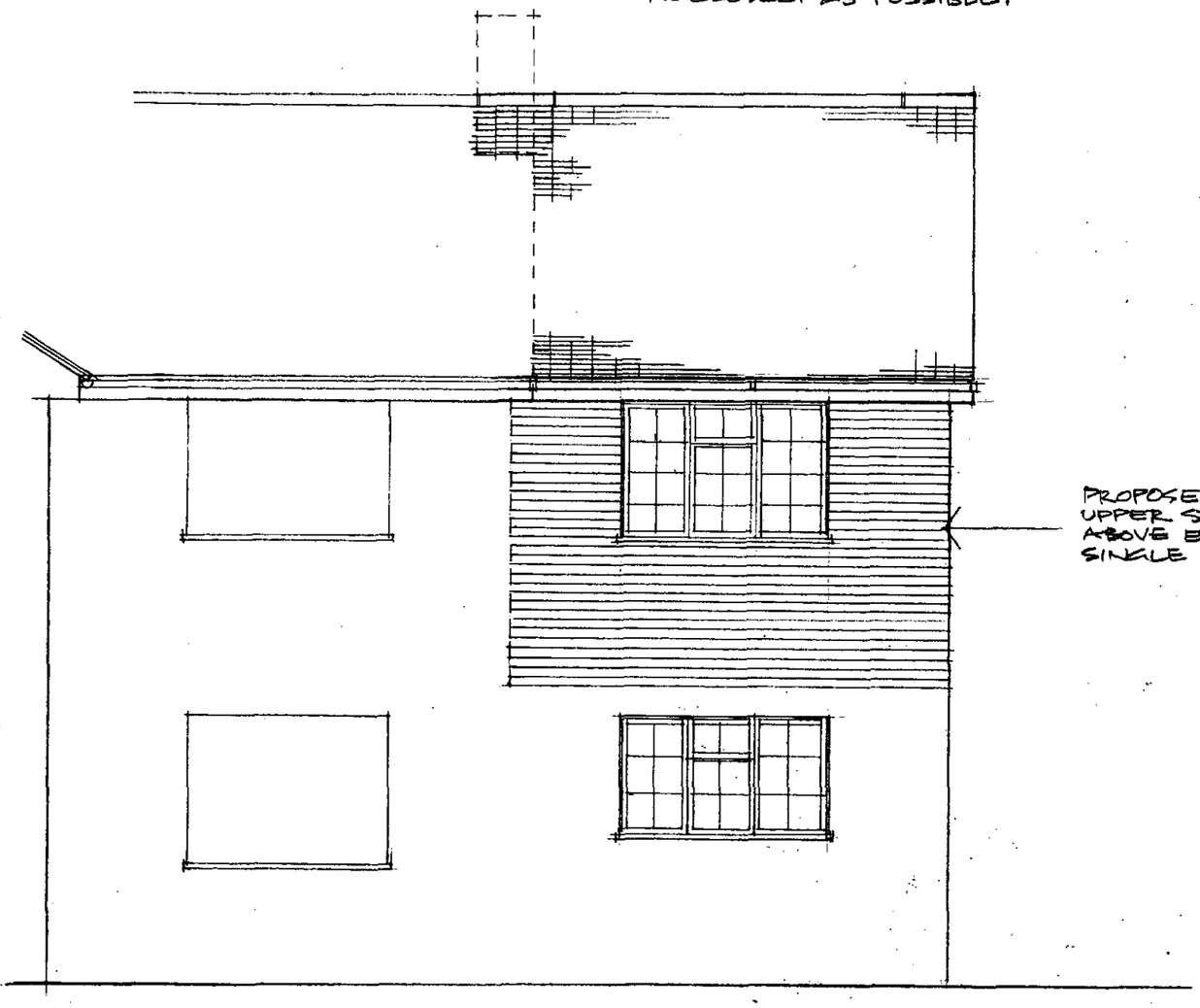



END ELEVATION AS PROPOSED.

5 ST. HELIER CLOSE, WOKINGHAM.
SCALE 1/50 30 NOV 01
DWG. Nº 3

13/3/02

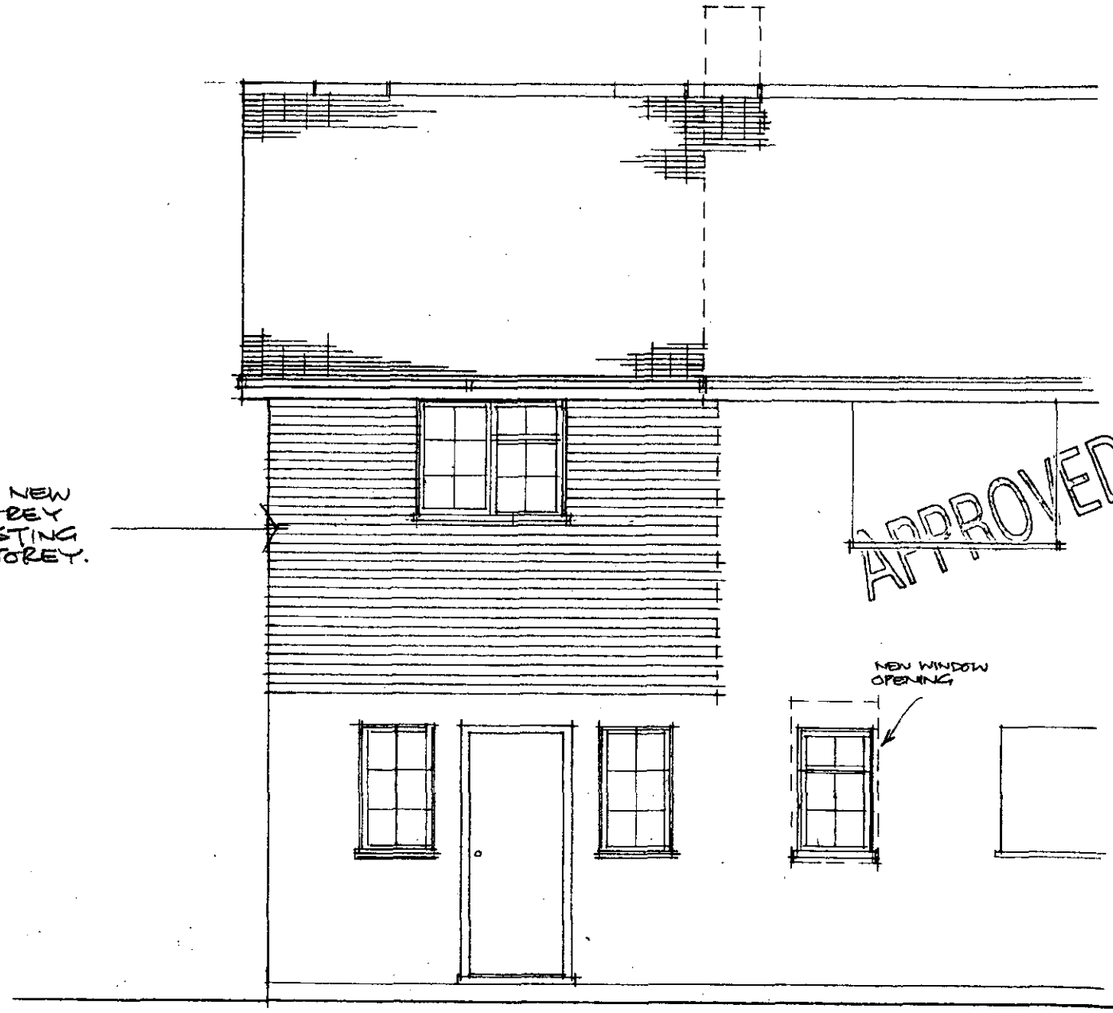
ALL NEW MATERIALS AND WINDOWS TO MATCH EXISTING AS CLOSELY AS POSSIBLE.



PROPOSED NEW UPPER STOREY ABOVE EXISTING SINGLE STOREY.

PART FRONT ELEVATION AS PROPOSED.




PART REAR ELEVATION AS PROPOSED.

5 ST. HELIER CLOSE.
WOKINGHAM.
SCALE 1/50 30 NOV 01
DWG. Nº 4

13/3/02