X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0605

LOCATION:
28 Froghall Drive, Wokingham.

APPLICANT:
Mr & Mrs Lock C/O G R Tournoff

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus single storey front extension · demolition of existing extension

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lock
C/O G R Tournoff
79 Upper Hale Road
Farnham
Surrey
GU9 0JN

Application Number: F/2000/0605

Parish: **WOKINGHAM**

Location: **28, Froghall Drive, Wokingham.**

Proposal: **Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension**

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. This permision relates to the application as amended by and shall be carried out in accordance with revised plan 6999-2 submitted to the Local Planning Authority on 07/04/00.

Condition
3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. The ground floor cloakroom and first floor bathroom windows in the north elevation and the first floor study/bedroom window in the south elevation of the proposed development shall be unopenable, with the exception of a fanlight, and obscure glazed and shall be maintained as such thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the north and south elevations.

Condition
6. The area shown on the permitted drawings for vehicle parking, turning and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

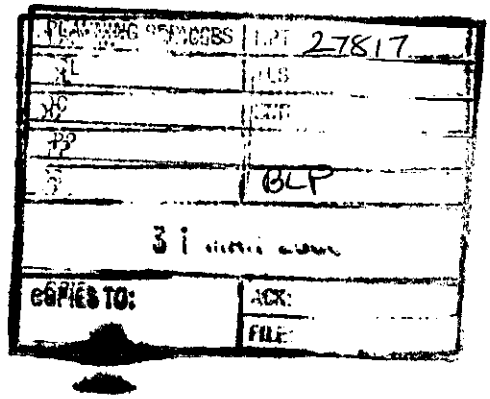
John Mitchell

John Mitchell
Development Control Manager
Date: 31st May 2000.

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.

BP.

Application number F/2000/0605



Steve & Christine Lock
28 Froghall Drive
Wokingham
Berkshire
RG40 2LF
Tel. 0118 978 3292
e-mail chrislock@lineone.net

28th March 2000

Mrs B Polnik
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

Application number F/2000/0605

We have received the letter from the Wokingham Town Clerk and have now been able to obtain a copy of the document written by Mr & Mrs Inglis's planning consultants setting out objections to our planning application. We should like to comment on those objections.

Our reason for wishing to extend the property is in order to accommodate a recently-widowed mother. It is, of course, current Government policy to increase care of the elderly in the home environment, so reducing the burden on Social Services. Indeed, the Home Secretary's statement earlier this month stressed the importance for older generations to nurture the new as well as each new generation taking responsibility for looking after the previous one, so strengthening family life and society. Our own family includes four children and therefore requires fairly extensive accommodation.

Almost without exception, every house of this style in Froghall Drive has been extended in some way. We do not consider this extension to be unduly large in comparison with others in the area. It is, in fact, approximately the same size as that at no. 30 and will extend no further eastwards than that at no. 26 (both of which were built during the time we have lived here and neither of which received any objection from us). The planned extension at no. 32 (which was recently approved) will be larger and less in keeping with the style of the original houses and will encroach far more on the privacy of its neighbours. Our proposed extension has been designed to restore the original gap between our property and no. 26 (with the minor exception of the entrance porch, which is similar to the extended side entrance on the north side of no. 26).

It is inevitable that the first floor rear bedrooms of any house overlook the rear gardens. The window of the bedroom in the extension of no. 26 therefore overlooks the garden of our property. It cannot be possible to legislate against this occurrence.

Mr & Mrs Inglis have complained of loss of light to their patio area. Whilst there may inevitably be loss of some sunlight towards the end of the day, this will be temporary and would also occur whatever the size of the extension. We are very fortunate in this road to have unusually long rear gardens, where it is possible to find sunlight and privacy throughout the day, even if it means moving away from the house itself.

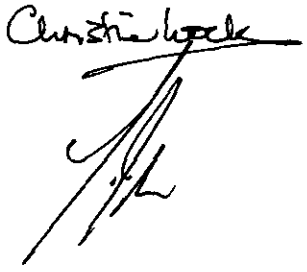
The fact that the extension would be constructed over the foul sewer would cause no more problems to this property than it did to either of its neighbours. Our architect is aware of this and the appropriate instructions will be issued to the builders in due course.

The proposed "compromise" amendment to the plans would be totally inappropriate for us, since it would remove the bedroom required for our elderly relative. In order to accommodate her, we shall already be compromising our living accommodation by the demolition of our existing dining room and study, which will have to be re-sited elsewhere on the ground floor.

The enclosed photographs illustrate the present views from our property. They demonstrate the overshadowing effect of the neighbouring extensions and show that the proposed extension will not overstep the newly created building line at the rear of the properties.

Thank you for the careful consideration which you are giving to our application.

Yours sincerely,



Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 14 December, 2000
My ref. BC/DC/2000/0605
Your ref.

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

Mr & Mrs S Lock
c/o G R Tournoff RIBA
79 Upper Hale Road
Farnham
Surrey
GU9 0JN

Dear Sirs

PLANNING PERMISSION 2000/0605
SITE: 28 FROGHALL DRIVE, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0605 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

BASIA POLNIK
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0605	BP
BUILDING CONTROL NUMBER	FP 2000/1368	Forward
~~APPLICANT~~/AGENT	G. R. Townsend.	
ADDRESS OF SITE	28. Froghall Drive WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side + rear exts + s/s front ext demolish existing ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	6999-2	6999-2
FLOOR PLANS	- c	- c

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/12/00.	

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	

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 7 June 2000
My ref. JM/SB/0605
Your ref.

29923

Mr & Mrs M Inglis
26 Froghall Drive
WOKINGHAM
Berkshire
RG40 2LF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Inglis

PLANNING APPLICATION 0605

I refer to your letter of 22 May 2000 which has been passed to me for reply by the Chief Executive.

I am sorry that you feel aggrieved by the handling of the above planning application.

In common with most local planning authorities, the Council operates a scheme of delegation of certain decisions to officers. This is because there are many straightforward planning applications which do not require the close attention of Council Members. The system operated by this local Council enables Ward Members to "call in" a planning application for determination by Committee which would otherwise be determined under delegated procedures for whatever reasons that Member may consider suitable. Normally this is only done where there are matters of fine judgement or the application gives rise to considerable local opposition or comment. In this case you sought the leave of both of your Ward Members to call in this planning application but it appears that neither were prepared to do so. I think you sum up the position in your second paragraph where you state that there was no contravention of planning regulations.

Planning permission for the side and rear extensions was granted on 31 May 2000. A number of conditions were imposed to ensure the privacy of yourselves and other nearby occupiers, including the use of obscure glazing to certain windows and the prevention of the insertion of windows in other elevations.

I am sorry if you feel aggrieved by the procedure that has been followed but I can assure you that your views were taken into account in reaching the decision.

I hope you find this information helpful. Please do not hesitate to contact me if you wish to clarify any points.

Yours sincerely

JOHN MITCHELL
Development Control Manager

cc: Jane Earl, Chief Executive
Karen Satterford, Director of Environmental Services

Des May/38

WOKINGHAM DISTRICT COUNCIL

26 MAY 2000

DIRECTOR OF ENVIRONMENTAL SERVICES

FROM: CHIEF EXECUTIVE'S OFFICE

The attached correspondence has been forwarded to you from the Chief Executive either for action or information. Please contact Neil on 6023 should you have any queries.

Date Received:	23/5/00	Date Passed:	25/5/00
Ref. No.:	CE/3/1/62	Reply to Enquirer by:	2/6/00

Name/Location	For Info	For Action
Karen Satterford	☐	☑
John Mitchell -		
direct reply please		
+ copy to me + JE. KL		

Please deal with on behalf of the Chief Executive and ***return this sheet*** with draft response ***Or***	☐
copy of direct response	☑

IF MARKED "FOR ACTION" PLEASE COMPLETE BELOW:

	Date	File Ref:
Minimal Reply Sent	25/5/00	HKG
Substantive Reply Sent		
Other (eg. telephoned)		

COMMENTS:

Stage 1
Stage 2
Stage 3

PLEASE RETURN THIS SHEET TO:

Helen Gates
PA to the Chief Executive

Hello
Please acknowledge → KS

82

26 Froghall Drive
Wokingham
Berkshire
RG40 2LF

Tel: 0118 978 0015

22 May 2000

REPLY REQUIRED 29923 7/6

Ms J Earl
The Chief Executive
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1WR

Dear Ms Earl

Planning Application 0605

We have recently registered a formal objection to this Planning Proposal. We were informed on May 16th that the Planning Officer had recommended passing this application. We realise that our objections, particularly those concerning massing and detrimental effect on street scene were largly subjective issues and so we hoped that we would be able to list our objection and put our case to the Planning Committee

We had been very grateful to the Town Council when they listened to both us and our neighbour and then subsequently wrote to the District Council urging that note be taken of our objection. As far as we are aware the application was passed simply because there was no contravention of Planning Regulations.

Our objections were made in relation to the Strategic Plan and the quality of development planned for Wokingham and feel that this decision should not have been made entirely under delegated powers. We approached our Councillors Bob Wyatt and John Green with a view to listing our objection, but both refused to do so on the grounds that there were no planning reasons against the development. If we had lived in Bracknell or West Berkshire then our objection would have automatically meant that we could have put our case to the Committee.

We are left with a feeling of frustration and disappointment - as much for the closed nature of the process that has to be followed as for the outcome. We would like to ask if you can at this late stage enable us to have the democratic opportunity to voice our point of view. Mr Green seemed under the impression that as the Town Council was sympathetic to our case they could list the case for us and recommended this course of action. We checked with the Town Clerk and this is not possible. We feel that we should not be denied the opportunity to put our case if our particular Councillors, for whatever reasons, are unwilling to apply for a listing.

Would it be possible for you to take this matter up with the Director of Planning Services?

Yours sincerely,

Malcolm Inglis

Malcolm & Jenny Inglis

cc. Chairman, Planning Committee

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0605

Applicant : Mr & Mrs Lock C/O G R Tournoff.

Location : 28, Froghall Drive, , Wokingham.
Proposal : Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		13.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 27.3.00

Date Registered : 16/02/2000

Earliest Date for Decision : ~~18/03/2000~~ 3.5.2000

Neighbour consultation on revised plan expires

Latest Consultation Date/Site Notice Expiry Date : ~~18/03/2000~~ 3.5.2000

Application Expiry Date: 12/04/2000

Consultation Responses :

- Highway Authority : no objection subject to condition re: parking, turning and garaging.
- Town Council : Town Councils Planning and Transportation Cttee urges that note be taken of Mr & Mrs Inglis's objection and request that the Town Council be notified of the decision.
  No objection to revised plan 6999/2.
- Letters of representation : 5 letters received

~~Planning Issues :~~

2 letters of objection from neighbour at no 26 together 2 letters from their planning agent. Objections can be summarised as follows:

- proposal would be unduly overbearing and oppressive
- loss of light and overshadowing of patio area
- lead to overlooking and loss of privacy
- increase in bulk and massing detrimental to streetscene and character of area.
- detracts from domestic character
- revised plans do not overcome objections
- to be built over foul sewer (Officer comment: not a planning matter)

Letter of no objection from neighbour at 30 subject to windows in side elevation facing no 30. to be obscure glazed.

PROPOSAL: (as shown on revised plan 6999-2 received 7.4.2000)

Demolition of existing flat roofed single storey rear extn. built close to boundary with no 26. and erection of a 2 storey extn. projecting 6.7m to rear of property (excluding bay window) together with a single storey lobby to side. Proposal also includes a single storey extension projecting 1m to the front in line with existing garage and canopy. Rear extension would provide additional family accommodation in addition to a 'granny annexe'.

APPRAISAL:

Site located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on amenities of neighbouring occupiers and visual amenity of area etc.

A. IMPACT ON STREETSCENE/VISUAL AMENITY OF AREA

Policies SBE1/2 of SEALP ; WBE1 of WDLP

No objection to single storey front extension as this would not project beyond the canopy and front of garage. The single storey side extn. (lobby area) would be in a similar position albeit smaller than existing side extension. With regard to the 2 storey extension this would be set in 4.3m from the front elevation and infill the area above the garage. There would still be a 2.5m gap to the boundary with no 26 and therefore a gap between dwellings at first floor level would still be retained. No 26 itself is set in 1.95m from this boundary. The design of the extn. reflects the design of the dwelling and is considered acceptable. Whilst the extension itself is large, measuring 10m along the north

Application Number: F/2000/0605

Appraisal :

elevation in terms of streetscene and visual amenity of the area there would be no adverse impact. There are other first floor / two storey side extensions along Frogmore Drive including no 30. although this is not as high as that proposed.

B. IMPACT ON RESIDENTIAL AMENITY OF NEIGHBOURING OCCUPIERS
Policies SBE1/2 of SEALP; WBE1 of WOLP

Impact on No 26 Frogholl Drive :
Properties are staggered and no 26 is set further back. Also has a 2 storey rear extension projecting 1.5m beyond rear of existing s/s extn. (to be demolished) of no 28. Flank wall of no 26. facing no. 28 contains 2 ground floor windows garage towards front of property and utility room and 1 high level obscure glazed secondary bedroom window with the primary window being in the rear elevation.
The proposed 2 storey extension would not project beyond the rear elevation (as extended) of no 26. and would be set in 0.9m from this elevation. Plans indicate that all windows in the north elevation facing no 26. to be obscure glazed.
Whilst there would be increased overlooking from 1st floor windows compared to existing situation as no 28. is set back it is not considered that the proposed relationship would so adversely affect the privacy of the occupiers of this property to warrant refusal. The relationship of the two properties would be similar to others in the road/area which are built in line with each other.
It is acknowledged that there would some loss of light to the windows in the flank elevation however other than the bedroom these are not habitable rooms and the bedroom has a second source of light in the east elevation. The loss of light is not sufficient to warrant refusal on these grounds. Also some overshadowing of the patio area due to the position and orientation when compared to of extn.

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

the existing situation but as with the issue of increased overlooking this is considered to be an acceptable relationship. This also applies to issues of the extn. being overbearing.

Impact on No 30 Frogholl Drive :

No 30 has a large 2 storey rear extn. projecting 4.5m beyond the existing rear elevation of no 28. The proposed extn. would therefore project 2.2m beyond the rear of this extn. and would be set in

a minimum of 5 m from the boundary. Although there is a first floor window proposed this is shown to be obscure glazed. Due to the position and relationship it is not considered that the amenities of the occupiers of this property would be adversely affected.

C. HIGHWAY ISSUES

Number of bedrooms would be increased from 3 to 5. Adequate on-site parking. Therefore no highway objection raised.

BP. 9.5.2000

* Please notify Wokingham Town Council of decision once issued (refer to letter dated 24.3.00) ✱ 9/5.

Application Number F/2000/0605
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC04	SR04	'permission ..... plan 6999-2 received by the LPA on 7.4.2000'
3.	SC53	SR12	'work'
4.	SC20	SR10	The ground floor cloakroom and first floor bathroom windows in the north elevation and the first floor study/bedroom window in the south elevation of the proposed development shall be unopenable, with the exception of a fanlight, and obscure glazed and shall be maintained as such thereafter.
5.	SC08	SR10	'north and south elevations'
6.	SC23	SR06	'parking, turning and garaging'
			INFORMATIVE:
			IN06

RECORD OF SITE VISIT

SITE ADDRESS: 28 Froghall Drive Wokingham.

APPLICATION NUMBER: F/2000/0605

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 27.3.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Mature residential area predominantly detached dwellings mainly 2 storey houses although some bungalows.

3. DESCRIPTION OF SITE/BUILDING

Extended 3 bedroomed house on eastern side of Froghall Drive.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan. Both neighbouring properties extended in the past.

5. SITE CONSTRAINTS

TREES -

ACCESS/PARKING refer to plan

LEVELS Patio 20cm lower than garden

BOUNDARY TREATMENT No 26/28 1.7m brick wall between properties and then 2-2.5m leylandii hedge.

OTHERS No 28/30 0.6 retaining wall with 1.2m CB fence plus 0.4 trellis above between properties.

A neighbour who has objected said you hadn't received the attached letter, so I have re-issued it with an additional week ~~fo~~, on behalf of

Bania Polnik

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 ~~6000~~
6445

Angela Odell.

With Compliments

Tel: 0118 974 6450

Date: 16.5.2000

My ref: F/2000/0605

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2000/0605
28 , Froghall Drive, , Wokingham.
Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐ under delegated powers.~~

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 19.5.2000

Yours faithfully

26.

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0605**
28 , Froghall Drive, , Wokingham.
Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 10.5.2000

My ref: F/2000/0605

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

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2000/0605
28, Froghall Drive, , Wokingham.
Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐ under delegated powers~~.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

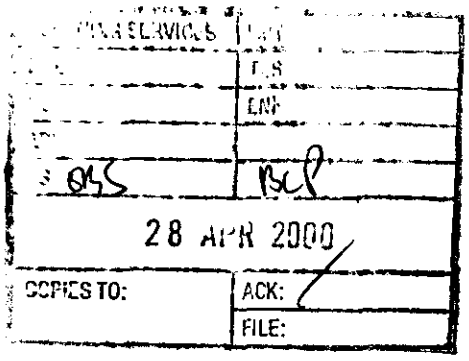
John Mitchell pp

Head of Planning and Transportation

Applicationo	Name & Address
F/2000/0605	Christopher Strang Associates 36 Donnington Square Newbury Berks RG14 1PP
F/2000/0605	M Inglis 26 Froghall Drive Wokingham Berks RG40 2LF
F/2000/0605	C Strang 36 Donnington Square Newbury Berks RG14 1PP
F/2000/0605	Mr & Mrs S Boardman 30 Frog Hall Drive Wokingham RG40 2LF

APP APPROVED,
LETTER SENT 01/06/00

Rec'd 3.40 PM 27-4-00



26 Froghall Drive
Wokingham
Berkshire
RG40 2LF

Tel: 0118 978 0015

26 April 2000

Mrs B Polnik,
Senior Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

Planning ref F/2000/0605 - Revised Alterations and Additions to 28 Froghall Drive

Thank you for your letter of 12 April 2000 notifying us of the revised plans submitted for this site.

We have examined the plans and were disappointed that the changes from the original proposal are very minor. The addition of obscure glazing on the southern side of number 28 does not affect number 26 which lies to the north.

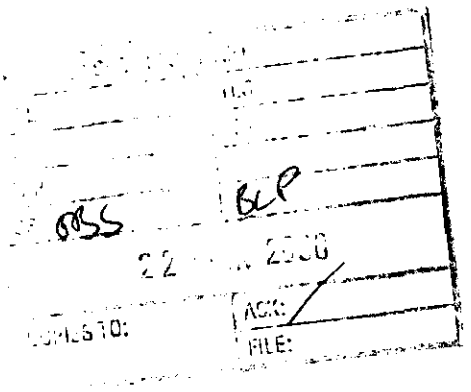
The proposed extension is still 2 storeys high and all but doubles the front-to-rear length of number 28. The 0.7 metre reduction in length from 8 metres is insignificant and in no way changes the adverse impact of the bulk and massing on the street scene referred to in point 2 of our previous objection. Moreover, the revised plans offer no relief from the the loss of privacy and light for us as the occupants of number 26.

A further point is that we believe the rear wall of the proposed extension now appears to be directly over the foul drain that runs along the back of the houses. Whilst we are aware this is not strictly a planning matter it could, if confirmed, complicate the construction of the proposed building.

We very much regret that our objections to the proposal still stand.

Yours sincerely,

Malcolm & Jenny Inglis



26 Froghall Drive
Wokingham
Berkshire
RG40 2LF

Tel: 0118 978 0015

21 March 2000

Director of Planning Services
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1WR

F/2000/0605

Dear Sir,

Planning ref 0605 - Alterations and Additions to 28 Froghall Drive

You will have received a letter dated 8 March from my agent, Christopher Strang Associates, objecting to the above planning proposal. In that letter there was a reference to some photographs which were to be forwarded at a later date and these are now enclosed.

The three pictures are numbered on the reverse side.

(Photo1) This shows the sunlight in our garden in the late afternoon as referred to in point 1 of the letter from our agent. If the proposed development takes place, it would eliminate this amenity.

(Photo 2) This is the view from our back garden showing on the left an already substantial development at number 30. In our view this has already degraded the general aspect at the rear of the houses. The extension to number 28 (centre) would greatly add to the overdevelopment of the area, as referred to in point 2 of Christopher Strang's letter. The corner of our house can be seen on the extreme right.

(Photo 3) This is a view from the road of the present gap between our house (on the left) and number 28 on the right. The proposed extension (which almost doubles the living area at number 28) would substantially fill this gap to the detriment of the Froghall Drive street scene. As stated in point 2 of our agent's letter, the proposed structure would create an overbearing effect which would destroy the balance of house separation that characterises Froghall Drive.

I would be grateful if you would acknowledge receipt of this letter.

Yours faithfully,

Malcolm Inglis

F/2000/0605

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berks RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181

PLANNING SERVICES | HPT
PO | TLS
BC | LNF
APP |
CS |
14 MAR 2000
COPIES TO: | ACK: ✓
FILE:

8 March 2000

Director of Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

ALTERATIONS AND ADDITIONS – 28 FROGHALL DRIVE, WOKINGHAM PLANNING APPLICATION

I am instructed by the occupiers of No. 26 Froghall Drive, to make objections to this proposal for the reasons as set out below. I would be grateful if you could take account of these objections in determining the application, and ensure that the Planning Committee is aware of them when they come to consider the proposal. My clients will be forwarding some photographs of the site within the next few days.

1. The extension to No. 28 lies on the south side of No. 26. It is a large, two-storey extension, sited close to the common boundary between the two properties. There are windows proposed in the rear, eastern elevation at first floor level.

As a consequence of this, the proposal will be unduly overbearing and oppressive to the occupants of No. 26, and will cause an unacceptable level of loss of light and over-shadowing to their sitting out, patio area, which is immediately to the rear of their property. It will lead to overlooking and loss of privacy from the two first floor bedroom windows proposed in the eastern elevation of the extension, onto the rear garden of No. 26.

As such, the proposal will be contrary to policy WOS.3 of the Deposit Draft Local Plan, in that the extension is inappropriate in scale and character to the area, and will cause detriment to the amenities of the adjoining land uses and occupier.

2. The proposal will increase significantly the bulk and massing of No. 28, which will be obvious in views from Froghall Drive. No. 26 was extended some time ago at first floor level, along its southern boundary, as was No.30. While those extensions were carried out sympathetically, and raised no objection from your Council, the current proposal to No. 28 is materially different, in terms of its siting and design and its relationship to No. 28.

As such, the size and scale of the extension will be detrimental to the street scene, by giving an overdeveloped and built-up appearance to this part of the Drive, when read together with the already extended Nos. 26 and 30.

Froghall Drive is an attractive residential area with high amenity value and has a regular spacing of houses, set in relatively generous plots. The proposed extension will detract from that character, and as such is contrary to Policy WBE.1, having an unacceptable visual impact and adversely affecting the local townscape.

3. In architectural terms, the proposed extension is poorly related to No. 28, being sited and designed in a way which detracts from the generally domestic character of No. 28. As such, the extension will be unduly dominant and detrimental to No. 28. The proposal is therefore contrary to WBE.1, in that it does not represent good contemporary design, which respects its local context.

4. The extension is to be built right across an existing foul sewer, which is bound to cause problems both for the applicant and for those living in the area.

I am instructed to inform you that my clients would have less objection to an amendment to these plans, to delete the first floor section of the extension annotated as "dependent parents bedroom", which would then be single storey. While this would still be unattractive to my clients, it would go some way towards reducing the over-dominant and oppressive nature of the extension, and would also remove the objection on first floor overlooking. If there are to be any first floor windows facing No. 26, these should be obscure glazed and unopenable, or top fan-light only.

Finally, I would also comment that the plans do not appear to be accurately drawn, in that No. 26 is indicated as being located immediately abutting its southern boundary, when in fact there is a one to two metre gap at that point, and secondly, No. 30 also appears to have been wrongly plotted. It would appear also that the distance between my client's southern boundary, and the garage to be retained at No. 28, is also inaccurate. The 1:500 scale plan does not show the extensions which have been carried out both to No. 26 and to No. 30.

I would be grateful if you could acknowledge receipt of this letter.

Yours faithfully

CHRISTOPHER STRANG

Cc Mr and Mrs M Inglis

Christopher Strang Associates

TOWN & COUNTRY PLANNING CONSULTANTS

36 Donnington Square, Newbury, Berkshire RG14 1PP
Telephone: Newbury (01635) 580092 Fax: 01635 31181

PLANNING SERVICES	HPT
DC	TLS
APP	ENF
CS	
14 APR 2000	
COPIES TO:	ACK:
	FILE:

8 March 2000

Director of Planning Services
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
RG40 1WR

F/2000/0605

Dear Sir

ALTERATIONS AND ADDITIONS – 28 FROGHALL DRIVE, WOKINGHAM
PLANNING APPLICATION

I am instructed by the occupiers of No. 26 Froghall Drive, to make objections to this proposal for the reasons as set out below. I would be grateful if you could take account of these objections in determining the application, and ensure that the Planning Committee is aware of them when they come to consider the proposal. My clients will be forwarding some photographs of the site within the next few days.

1. The extension to No. 28 lies on the south side of No. 26. It is a large, two-storey extension, sited close to the common boundary between the two properties. There are windows proposed in the rear, eastern elevation at first floor level.

   As a consequence of this, the proposal will be unduly overbearing and oppressive to the occupants of No. 26, and will cause an unacceptable level of loss of light and over-shadowing to their sitting out, patio area, which is immediately to the rear of their property. It will lead to overlooking and loss of privacy from the two first floor bedroom windows proposed in the eastern elevation of the extension, onto the rear garden of No. 26.

   As such, the proposal will be contrary to policy WOS.3 of the Deposit Draft Local Plan, in that the extension is inappropriate in scale and character to the area, and will cause detriment to the amenities of the adjoining land uses and occupier.

2. The proposal will increase significantly the bulk and massing of No. 28, which will be obvious in views from Froghall Drive. No. 26 was extended some time ago at first floor level, along its southern boundary, as was No.30. While those extensions were carried out sympathetically, and raised no objection from your Council, the current proposal to No. 28 is materially different, in terms of its siting and design and its relationship to No. 28.

As such, the size and scale of the extension will be detrimental to the street scene, by giving an overdeveloped and built-up appearance to this part of the Drive, when read together with the already extended Nos. 26 and 30.

Froghall Drive is an attractive residential area with high amenity value and has a regular spacing of houses, set in relatively generous plots. The proposed extension will detract from that character, and as such is contrary to Policy WBE.1, having an unacceptable visual impact and adversely affecting the local townscape.

3. In architectural terms, the proposed extension is poorly related to No. 28, being sited and designed in a way which detracts from the generally domestic character of No. 28. As such, the extension will be unduly dominant and detrimental to No. 28. The proposal is therefore contrary to WBE.1, in that it does not represent good contemporary design, which respects its local context.

4. The extension is to be built right across an existing foul sewer, which is bound to cause problems both for the applicant and for those living in the area.

I am instructed to inform you that my clients would have less objection to an amendment to these plans, to delete the first floor section of the extension annotated as "dependent parents bedroom", which would then be single storey. While this would still be unattractive to my clients, it would go some way towards reducing the over-dominant and oppressive nature of the extension, and would also remove the objection on first floor overlooking. If there are to be any first floor windows facing No. 26, these should be obscure glazed and unopenable, or top fan-light only.

Finally, I would also comment that the plans do not appear to be accurately drawn, in that No. 26 is indicated as being located immediately abutting its southern boundary, when in fact there is a one to two metre gap at that point, and secondly, No. 30 also appears to have been wrongly plotted. It would appear also that the distance between my client's southern boundary, and the garage to be retained at No. 28, is also inaccurate. The 1:500 scale plan does not show the extensions which have been carried out both to No. 26 and to No. 30.

I would be grateful if you could acknowledge receipt of this letter.

Yours faithfully

CHRISTOPHER STRANG

Cc Mr and Mrs M Inglis

Stephen & Caroline Boardman

PLANNING SERVICES	IPT
POL	TLS
DC	ENF
APP	
CS SBS	BCP
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

Chris Wood
Head of Planning & Transportation
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

1st May 2000

Dear Mr Wood,

Application No: F/2000/0605 28 Frog Hall Drive

Thank you for your letter with regard to the planning application of our neighbours at No. 28.

We have no objections to the plans that our neighbours at no. 28 have shown us other than that we would prefer any windows that face directly on to our property to be obscured as we have had to do to our side windows.

However, I am astounded that you have bothered to write to us in this regard when we were shown no such consideration in the planning application for our other immediate neighbours at no. 32 (ref. 99/70053f). When their plans were originally refused, we had asked and expected to be notified of any amendments or revisions so that we may comment, since any extension of that property has huge impact on us due to the light. No correspondence or contact was forthcoming from your offices, we did not see any pink notification go up outside the property, nor did our other neighbours. When I phoned your offices on 18th January, I was told by Mr Vashi that they had **approved** amended plans sometime previously and that it was too late for us to have any say in the revised plans!!! We were horrified and feel as though the proper channels had not been used by our neighbours **or** the planning office. Perhaps it's a case of who you know not what you know.

Yours faithfully,

Caroline Boardman

Caroline & Stephen Boardman

30 Frog Hall Drive, Wokingham, Berkshire. RG40 2LF
Tel: 01189 891892

Date: 12 April 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0605

Location: 28, Froghall Drive, Wokingham.

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension.

Applicant: Mr & Mrs Lock C/O G R Tournoff.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan indicating 0.7m reduction in length of proposed extension, obscure glazing in first floor side window and amendments to position of neighbouring properties. Drawing no 6999/2.

Comments are required by 03/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

COMMENTS AS PREVIOUS - 2.3.00.

N.S. Tolley

25-4-00

Date: 12 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0605

Location: 28, Froghall Drive, Wokingham.

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension.

Applicant: Mr & Mrs Lock C/O G R Tournoff.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan indicating 0.7m reduction in length of proposed extension, obscure glazing in first floor side window and amendments to position of neighbouring properties. Drawing no 6999/2.

Comments are required by 03/05/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0605 (Planaps) / (Ludhouse) Date Rec. 7.4.00

Location: 28 FROGHALL DRIVE

Parish WOKINGHAM

Applicant: MR & MRS. LOCK

Description of attached plans Revised plan indicating 0.7m reduction in length of proposed extension, obscure glazing in 1st floor side windows and amendments to position of neighbouring properties.

Drawing No's: 6999/2

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS: 1. MR & MRS INGLES 26 FROGHALL DRIVE, WOK. RG40 2LF.

2. 30 FROGHALL DRIVE

3. CHRISTOPHER STRANG ASSOCIATES (refer to file for address)

Date for Responses 21 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 BP.

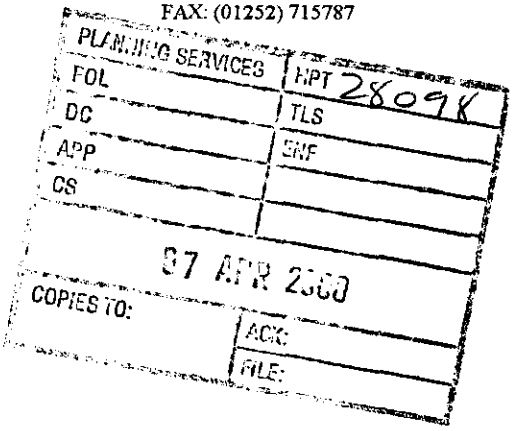
Consultations Sent by Admin. on 12.04.00.

Yellow - Part One Copy
Green - Officer's Copy

G. R. TOURNOFF

DIP Architecture (Kingston) Designer R.I.B.A

79 UPPER HALE ROAD
FARNHAM
SURREY
GU9 0JN
TEL: (01252) 715787
FAX: (01252) 715787



Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

4th April 2000,

F.A.O. Mrs B. Polnik.

Dear Sir/Madam,

Re: Application No.F/2000/0605 28, Froghall Drive, Wokingham.

I refer to our telephone conversation concerning the above application and your meeting with my clients on Friday 31st March 2000.

I now enclose 6 copies of drawing No.6999/2 which has been amended to take account of the matters raised at your meeting with my clients. The rear extensions has been reduced by 0.700mt as requested. The first floor window, to the study bedroom, facing South (looking at No.30) will be in obscure glass as requested. The outline of the houses to Nos. 26 and 30 has been amended to show their possitions correctly as on site.

I trust you will find the amended scheme acceptable to you and that the application can now progress to a satisfactory conclusion.

Yours faithfully

0605

REVISED PLAN

G.R.Tournoff.

28816

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0605

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey front extension – demolition of existing extension.

Site Address: 28 Froghall Drive, Wokingham

Applicant: Mr & Mrs Lock C/O G R Toumoff

Your observations are required in respect of this application by **03/05/2000**

No objection to revised plans - drawing no 6999/2

SIGNED: _____ **DATE:** 26/04/00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 23 February 2000

Application Number: F/2000/0605

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension.

Site Address:
28 , Froghall Drive, , Wokingham.

Applicant:
Mr & Mrs Lock C/O G R Tournoff.

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).

SC 23 - PARKING, TURNING & GARAGING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

2-3-00

WOKINGHAM TOWN COUNCIL

BP 27605

Town Hall
Market Place
WOKINGHAM
Berkshire
RG40 1AS

Mr K. J. Abnett
Town Clerk and Treasurer

Tel: (0118) 978 3185
Fax: (0118) 979 2335

With Compliments of the Town Clerk

BASIA,

IN MY PRVIOUS COPY OF THIS LETTER, IT IS FROGALL DRINK NOT LAWN. MY APOLOGIES

WOKINGHAM TOWN COUNCIL

Town Hall
Market Place
WOKINGHAM
Berkshire
RG40 1AS

Mr K J Abnett
Town Clerk

Tel: (0118) 978 3185
Fax: (0118) 979 2335

S:\Planning & Transport\letters\Mar 2000\Polnik 23Mar2000.doc

Mr s B Polnik
Senior Planning Officer
Planning & Transportation Services
Shute End,
Wokingham
Berkshire RG40 1WL

24th March 2000

Dear Basia,

Re: PLANNING APPLICATION F/2000/0605 – 28 Froghall Drive.

I have been instructed by the Town Council's Planning & Transportation Committee to write to you direct with regard to the above planning application.

At the last meeting held on last Tuesday 21st March, Mr Inglis of 26 Froghall Drive gave a presentation to the Committee on his objections to a planning application for the proposed extension at 28 Froghall Drive. He highlighted, with the aid of photographs and the submitted plans, the potential loss of light and privacy. Mr Ingress also felt that the proposed extension, because of its size and bulk, was not in keeping with the surrounding street scene. He asked the Committee whether the Town Council could do anything.

Mr Lock of 28 Froghall Drive (the applicant, who also attended our meeting), then replied stating that the extension was for family reasons and that the design was sympathetic to the area. He also pointed out that the extension was based on the existing roofline and was no different to many other extensions in the lane.

The Chairman proceeded to give a brief overview of the Town Council's role in relation to the planning process and made the point that was mainly an advisory one. I was subsequently directed to write to you with the comment that having heard both sides, the Committee urges that note be taken of Mr & Mrs Inglis's objections.

I will refer to this letter in the attached Consultation Sheet, which relates to this particular application. I would be most grateful if you would write to me direct on the eventual planning decision so as I can communicate it direct to our P&T Committee.

Yours sincerely,

K J Abnett
Town Clerk

CC: Mr & Mrs Inglis
Mr & Mrs Lock

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES
PCL
APP
CS
24 MAR 2000
COPIES TO:
ACK:

Case officer: Basia Polnik

Application Number: F/2000/0605

Proposal: Proposed two storey & rear extension to dwelling plus single storey front extension.

Site Address: 28 Froghall Lane, Wokingham

Applicant: Mr & Mrs Lock

Your observations are required in respect of this application by **18/04/2000**

Objections:

See Town Council's letter dated 23rd March 2000

SIGNED: _____ **DATE:** 23/3/2000

CLERK TO WOKINGHAM TOWN COUNCIL

WOKINGHAM TOWN COUNCIL

Town Hall
Market Place
WOKINGHAM
Berkshire
RG40 1AS

Mr K J Abnett
Town Clerk

Tel: (0118) 978 3185
Fax: (0118) 979 2335

S:\Planning & Transport\letters\Mar 2000\Polnik 23Mar2000.doc

Mrs B Polnik
Senior Planning Officer
Planning & Transportation Services
Shute End,
Wokingham
Berkshire RG40 1WL

23rd March 2000

Dear Basia,

Re: PLANNING APPLICATION F/2000/0605 – 28 Froghall Lane.

I have been instructed by the Town Council's Planning & Transportation Committee to write to you direct with regard to the above planning application.

At the last meeting held on last Tuesday 21st March, Mr Inglis of 26 Froghall Lane gave a presentation to the Committee on his objections to a planning application for the proposed extension at 28 Froghall Lane. He highlighted, with the aid of photographs and the submitted plans, the potential loss of light and privacy. Mr Ingress also felt that the proposed extension, because of its size and bulk, was not in keeping with the surrounding street scene. He asked the Committee whether the Town Council could do anything.

Mr Lock of 28 Froghall Lane (the applicant, who also attended our meeting), then replied stating that the extension was for family reasons and that the design was sympathetic to the area. He also pointed out that the extension was based on the existing roofline and was no different to many other extensions in the lane.

The Chairman proceeded to give a brief overview of the Town Council's role in relation to the planning process and made the point that was mainly an advisory one. I was subsequently directed to write to you with the comment that having heard both sides, the Committee urges that note be taken of Mr & Mrs Inglis's objections.

I will refer to this letter in the attached Consultation Sheet, which relates to this particular application. I would be most grateful if you would write to me direct on the eventual planning decision so as I can communicate it direct to our P&T Committee.

Yours sincerely,

K J Abnett
Town Clerk

Received by Wokingham District Council

Application No: F/2000/0605

Proposal:
Proposed two storey side and rear extensions to dwelling plus single storey front extension - demolition of existing extension

Location:
28 , Froghall Drive, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 FEB 2000
Officer: BP	Application No. F/2000/0005

Map No. 76 Site ...0.:08.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS TO DWELLING PLUS SINGLE STOREY FRONT EXTENSION - DEMOLITION OF EXISTING EXTENSION

Location: 28 FROGHALL DRIVE

Parish: WOKINGHAM Ward: Wescott ✓ 23.02.00

Applicant: MR / MRS LOCK

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.02.00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

S.N.

.....

.....

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number: 16 FEB 2000* 0605

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 & MRS S.J. LOCK
	Address and postcode	28 FROGHALL DRIVE WOKINGHAM BERKSHIRE RG 40 2LF
	Phone number	0118 978 3292
2	Agent's Name	G.R. TOURNOFF BUBA
	Address and postcode	79 UPPER HALE ROAD FARNHAM SURREY GU9 0JN
	Phone number	01252 715787
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.	28 FROGHALL DRIVE WOKINGHAM BERKSHIRE RG 40 2LF
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLISH SINGLE STOREY REAR ADDITION, BUILD NEW 2 STOREY REAR SIDE ADDITIONS & FRONT SINGLE STOREY ADD.
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 ☐ N/A NONE TO BE REMOVED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING HOUSE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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: C.R. Tolman RIBA

on behalf of Mr & Mrs S.J. Locke

Date 07/02/2000

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

28, FROGHALL DRIVE

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DA COM
TP. 901				UNC.			
/R/50/72		8.3.72	Enlarge existing Kitchen, form lobby ~~and W.C. downstairs. Form extra bedroom~~ on first floor. Enlarge existing garage (Single storey) for 2 cars.	6.4.72 REF USED			
	8736X	8.3.72	ditto		11.4.72 R		
			ditto		22.5.72 A		
	9096M	29.9.72	Extension to form Utility room		18.10.72		
11349			STUDY (DR & MRS BUCKER)	30.8.79 C/A			
	BR 12106		ALTERATIONS & EXTENSIONS "		10.10.79 APP.		
38674				6-2-92 C/A			
	BRA 11087		VELUX ROOF LIGHT (MR & MRS S. LOCK)		28.11.91 APP		

16.FEB.2000 * 0605



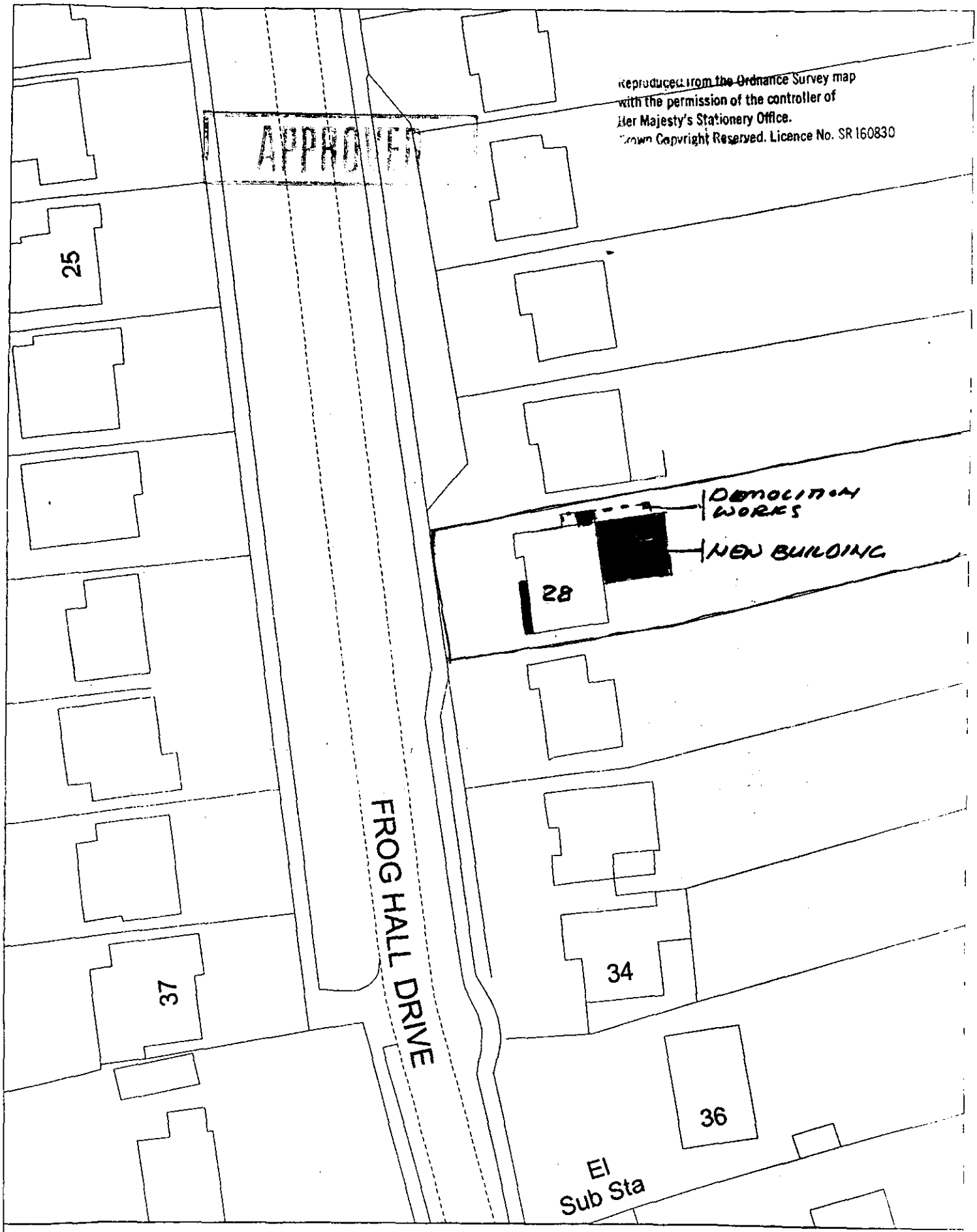
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

16.FEB.2000* 0605

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 17 December 1999

N
W E
S



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made. 16.FEB.2000* 0605

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 17 December 1999

N
W E
S









F/2000/0605

BTS NA9B ANA0 NNN 0 0973

<No. 6>

S/S rear extn of 28
Side elevation of 26







F/2000/0605

BTS NAØB ANGØ NNN Ø Ø973

(No. 13)

Gap between
nos. 26/28 Froghall Drive

