X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0624

LOCATION:
8 Hutsons Close, Wokingham.

APPLICANT:
Mr Dyer

PROPOSAL:
Proposed two storey side extension to dwellir

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Emy Circuit**

12/93a

X SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/0624

LOCATION:
8 Hutsons Close, Wokir

APPLICANT:
Mr Dyer

PROPOSAL:
Proposed two storey sid

EARLIEST DATE FOR DECISIO

APPLICATION EXPIRY DATE:

CASE OFFICER: **Emy Circui**

WITHDRAWN
6/12/93

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Dyer
8, Hutsons Close
Wokingham
Berkshire
RG401QB

Application Number: F/2000/0624

Parish: **WOKINGHAM**

Location: **8, Hutsons Close, Wokingham.**

Proposal: **Proposed single storey side extension and single storey rear extension to form conservatory**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

Condition
3. The area shown on the permitted drawings for vehicle parking 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.

Condition
4. This consent relates to the application as amended by and shall be carried out in accordance with revised drawings submitted to the Local Planning Authority on 24/03/00 and 31/3/00 showing single storey side and rear extensions.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. For the avoidance of doubt.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell

John Mitchell
Development Control Manager
Date: 30th 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.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 15 June, 2000
My ref. BC/DC/2000/0624

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

Mrs S Dyer
8 Hutsons Close
Wokingham
Berkshire
RG40 1QB

Dear Sirs

PLANNING PERMISSION 2000/0624
SITE: 8 HUTSONS CLOSE, WOKINGHAM

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 2000/0624 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 you 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

Emy Circuit
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	0624 EFC
BUILDING CONTROL NUMBER	B/2000/0944 Howard
APPLICANT/~~AGENT~~	Mr S. Dyer.
ADDRESS OF SITE	8. Hutsons Close WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S side ext S/S front ext (porch) + S/S rear ext (conservatory) DC only

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd 31/5/00	rec'd 24/3/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/6/00.	

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	

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0624 EXC
BUILDING CONTROL NUMBER	B/2000/0944 Howard
APPLICANT/~~AGENT~~	Mr S. Dyer.
ADDRESS OF SITE	8. Hutsons Close WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S side ext S/S front ext (porch) +S/S rear ext (conservatory) DC only

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	recd 31/5/00	recd 24/3/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/6/00.	

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	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0624

Applicant : Mr Dyer .

Location : 8, Hutsons Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/2/00

18/4/00 - revised plans.

Date of Neighbour Notifications : .....

Date of Site Visit : 29/2/00

Date Registered : 18/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :

Highways - conditions
Wokingham TC - "no objection" - also re revised plans.

Planning Issues :

Identified Settlement
Neighbours / street scene

Application Number: F/2000/0624
8 Hutsons Close, Wokingham

Appraisal: 8 Hutsons Close is a two-storey semi-detached house with a flat-roofed garage to the side. The garage projects about one metre to the front of the property and its roof continues to form a porch canopy over the front door. There is an existing single-storey extension to the rear of the garage. This is about 1.8 metres wider than the garage leaving a verge of about 1.25+ metres to the footpath and projects 0.9 metres beyond the rear of the original house. The roof of the extension is about 0.3 metres higher than that of the garage.

The original proposal was to rebuild the garage and porch, increasing the width of the garage by 1.8 metres, to that of the rear extension and add a first floor with a width of 3.85 metres, 1.25 metres narrower than the ground-floor. Following a request for the front of the extension to be set back, at first-floor level, revised plans were submitted for single-storey side and rear extensions.

The revised proposals for the side extension have the same footprint as the original proposal. There would be a lean-to roof over the porch, continuing across the front of the garage, while the rear of the garage would have a flat roof, the same height as that of the extension.

The outlook from 10 Hutsons Close is onto the side of No 8 but there is about 15 metres between two properties and the extension would not be overbearing or unacceptably reduce daylight to No 10. The side-extension would be no closer to 7 Hutsons Close than the existing garage and it would be screened from 42 Whaley Road by the existing rear extension. Although it would only be 13 metres from No 40 Whaley Road, this property is not directly to the rear of 8 Hutsons Close and direct views are onto the turning area. Therefore, it is not considered that the extension would be overbearing to this property or result in it feeling excessively enclosed, particularly as the first-floor is now omitted.

Due to the location of the property the side extension would not be prominent in Hutsons Close and as it is not immediately adjacent to another property it would not appear cramped. It would have a greater impact on the footpath that runs at the side and views between the Hutsons Close and Whaley Road would be reduced to some extent. However, it is not considered that that the increased enclosure of the path would be sufficient to have a detrimental impact on the pedestrian environment.

The proposed single-storey rear extension would take the form of a conservatory. It would be located about 0.2 metres from the boundary with 6 Hutsons Close, have a width of 3 metres and a hexagonal end to the footprint, giving a maximum depth of 3.5 metres, reducing to 2.6 metres adjacent to the boundary with the neighbouring property. It would have a pitched roof with a ridge height of 3 metres. The existing fencing would prevent overlooking of 6 Hutsons Close and its scale would not be sufficient to cause a reduction in daylighting. The roof of the conservatory would be visible from the footpath at the side of the property but it would not be significant in the street scape.

Recommendation: conditional approval

Application Number F/2000/0624
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC23	SR06	Parking and Garaging
04	SC04	SR04	consent / drawings / 24/3/00 and 31/3/00 / a single-storey side and rear extensions
	IN08		
	UN08		

RECORD OF SITE VISIT

SITE ADDRESS: 8 Hutsons Close Wokingham.

APPLICATION NUMBER: F/2000/0624

OFFICER: Emy Circuit

DATE OF SITE VISIT: 29/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS 2-storey semis linked by garages + 4 storey flats beyond to W. open frontages

3. DESCRIPTION OF SITE/BUILDING 2-storey semi at end of cul-de-sac adjoining hammerhead - foot path link to side to Piggott Rd and Whaley Road. Existing s/st extension? wider than garage - c 1m verge. NB 40 Whaley Rd has 2 storey extn to edge of path. brick + tile hung at 1st floor. No 10 has ~~[illegible]~~ 2st side + No6

4. RELATIONSHIP TO ADJOINING PROPERTIES no immediate neighbours on side of proposed extension. Views to Whaley Rd.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence to rear boundaries + 2m conifers at front side on level with extn.

OTHERS

Received by Wokingham District Council

Application No: F/2000/0624

Proposal:
Proposed single storey side extension and single storey rear extension to form conservatory

Location:
8, Hutsons 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/05/2000. 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

Received by Wokingham District Council

Application No: F/2000/0624

Proposal:
Proposed two storey side extension to dwelling

Location:
8 , Hutsons 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
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Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/03/2000. 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

Tel: (0118) 974 6479

Date: 15 May 2000

My ref: F/2000/0624

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 M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/0624
8 , Hutsons Close, , Wokingham.
Proposed two storey side extension to dwelling

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 **Emy Circuit** on **(0118) 974 6479**. 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 25 May 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0624**
8 , Hutsons Close, , Wokingham.
Proposed two storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

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 6479

Date: 15 May 2000

My ref: F/2000/0624

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0624
8, Hutsons Close, , Wokingham.
Proposed two storey side extension to dwelling.

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 **Emy Circuit** on **(0118) 974 6479**. 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 Hutchings

Head of Planning and Transportation

Tel: (0118) 974 6479

Date: 15 May 2000

My ref: F/2000/0624

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 I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/0624
8, Hutsons Close, , Wokingham.
Proposed two storey side extension to dwelling.

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 **Emy Circuit** on **(0118) 974 6479**. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 200[illegible]

Officer: EXC | Application No. F/2000/0624

Map No. 68A Site ...0.02...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 8 HUTSONS CLOSE

Parish: WOKINGHAM Ward: Norreys 24.02.00

Applicant: MR DYER

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.02.00 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:

52

.....

.....

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.....

PLANNING SERVICES	29050
PDL	
DC	
APP	
CS	
05 MAY 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0624

Proposal: Proposed single storey side extension and single storey rear extension to form conservatory.

Site Address: 8 Hutsons Close, Wokingham

Applicant: Mr Dyer

Your observations are required in respect of this application by **04/05/2000**

No objection to revised plans - showing single storey side extension and single storey rear extension to form conservatory.

SIGNED: _____ **DATE:** 03/05/00

CLERK TO Wokingham Town Council

Date: 13 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0624

Location: 8, Hutsons Close, Wokingham.

Proposal: Proposed single storey side extension and single storey rear extension to form conservatory.

Applicant: Mr Dyer.

Case Officer: Emy Circuit

The new plans show the following: Single storey side extension and single storey rear extension to form conservatory.

Comments are required by 04/05/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/0624 (Planaps) / (Ludhouse)

Date Rec. 24/3/00 and. 31/3/00

Location: 8 Hutsons Close

Parish Woking ham

Applicant: Mr Dyer

Description of attached plans: single storey side extension and single storey rear extension to form conservatory

Drawing No's: /

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: _____

Date for Responses: 21 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

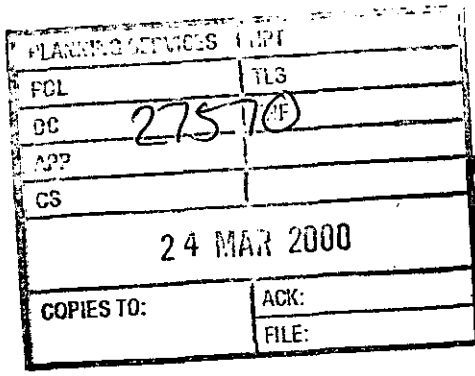
New Site Notice (Y) / N

New Description: single storey side extension and single storey rear extension to form conservatory

CASE OFFICER: EXC

Consultations Sent by Admin. on: 13.04.00

Yellow - Part One Copy
Green - Officer's Copy



Mrs S.A Dyer
8 Hutsons Close
Wokingham
Berkshire
RG40 1QB

FAO Ms Emy Circuit
~~Environmental Services~~ Dept
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

23RD March 2000

REF EXC/F/2000/0624

Dear Ms Circuit

Please find enclosed revised plans for 8 Hutsons Close Wokingham as discussed. As you can see we are no longer asking for planning permission for the second storey extension but just for the extended garage and porch. I have also enclosed plans for the Conservatory that we are now having instead of the second storey and trust that these can be approved.
The revised plans are exactly the same as the originals that you already have without the second storey, therefore there should be no problems.

Please advise if have any questions.

Yours Sincerely

Mrs S.A Dyer

REVISED PLAN

0624

26824

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

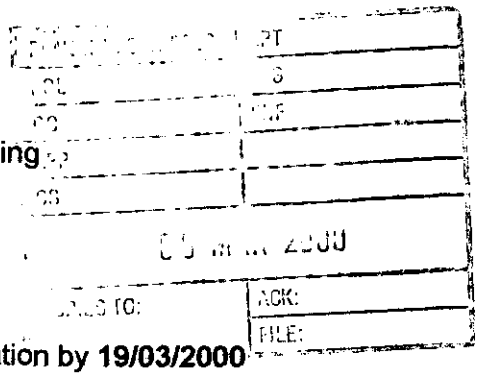
Case officer: Emy Circuit

Application Number: F/2000/0624

Proposal: Proposed two storey side extension to dwelling

Site Address: 8 Hutsons Close, Wokingham

Applicant: Mr Dyer



Your observations are required in respect of this application by **19/03/2000**

Observations:

No Objections

SIGNED: _____ **DATE:** 6 March 2000

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 24 February 2000

Application Number: F/2000/0624

Proposal: Proposed two storey side extension to dwelling.

Site Address:
8 , Hutsons Close, , Wokingham.

Applicant:
Mr Dyer .

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 & GARAGING (SR06)

IN08.

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

2-3-00

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 9 March 2000
My ref: EXC/F/2000/0624

Mr K Dyer
8 Hutsons close
WOKINGHAM
RG40 1QB

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 Mr Dyer

PROPOSED TWO-STOREY SIDE EXTENSION TO 8 HUTSONS CLOSE, WOKINGHAM – F/2000/0624

With regard to the above planning application, following a site visit by the case officer, there is some concern regarding the scale of the proposals and the impact on the street scene. However, this could be overcome if the front of the extension were set back by about a metre at first-floor level, in a similar way to the side-extension at 6 Hutsons Close.

Please advise, during the next ten days, whether you wish to amend the application. If no such revision has been received by the end of this period, the application will be determined as it stands.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any queries regarding the application please contact the case officer, Emy Circuit.

Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

Byhand 17/2/00

Environmental Services

For office use only.
Application number: 18.FEB.2000* 0624

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. K. DYER
	Address and postcode	8 HUTSONS CLOSE WOKINGHAM RG 40 1QB
	Phone number	0118 9 629484
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	8 HUTSONS CLOSE WOKINGHAM RG 40 1QB
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACING BRICK - RED/BROWN WINDOWS - WHITE UPVC TILES - RED/BROWN
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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

None of the land forms part of an agricultural holding.

Your signature: Syes

on behalf of

Date 17/2/06

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

ADDRESS 8 Hutsons Close PARISH WOK

PLOT No. 127 ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/64/61	Cmitchley	Res Dev	14/12/61	REF
0/31/65	Lamp	do	24/6/65	C/A
B/11/66	do	Semi det	31/3/66	C/A
BR 22464	MR. B. CHEALE	S/ST. EXTENSION	9.4.84	APP N/A
21320	"	"	31.5.84	N/A CLK

DATE OF COMPLETION

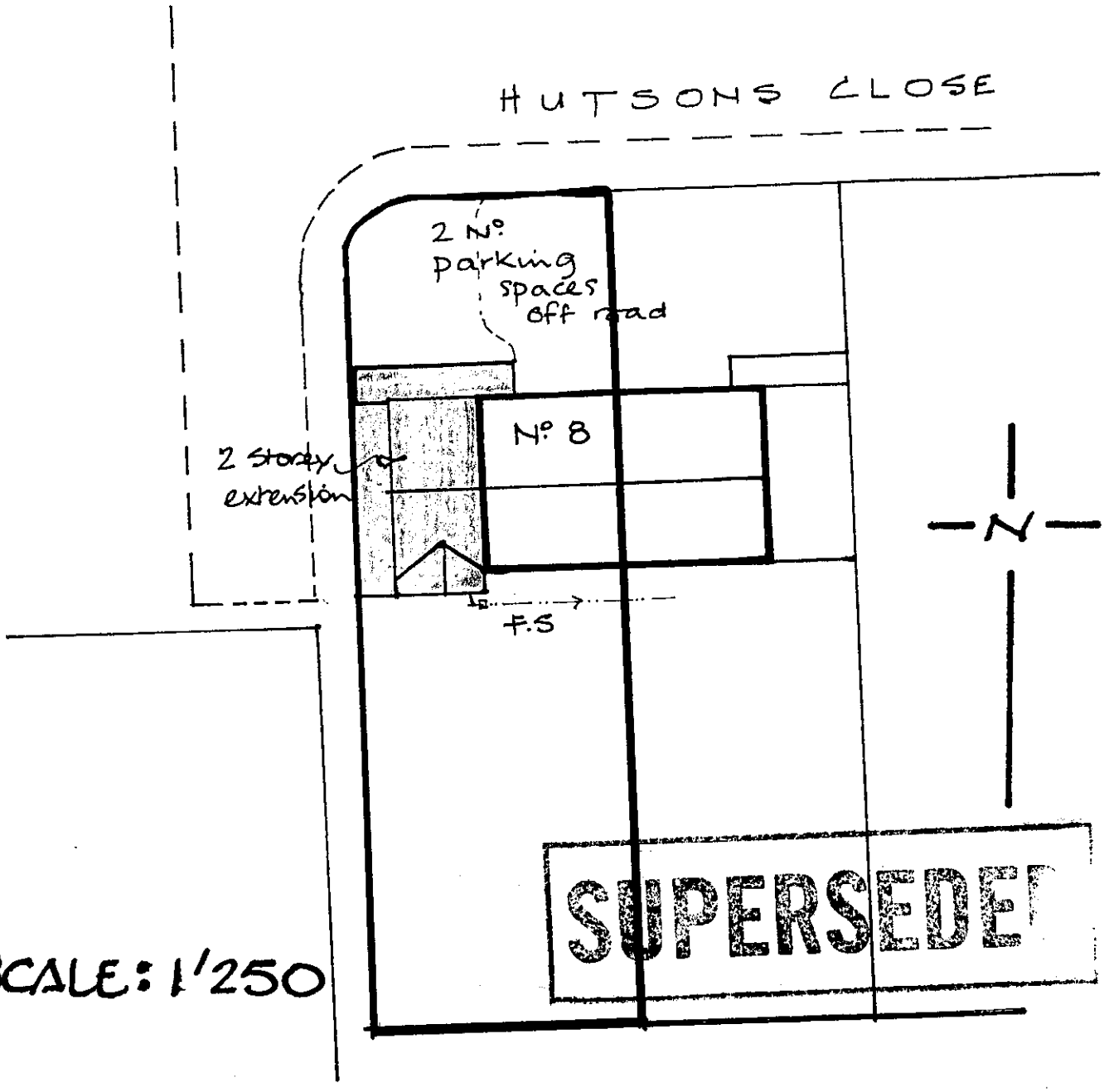
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 18.FEB.2000* 0624

091074

18.FEB.2000* 0624



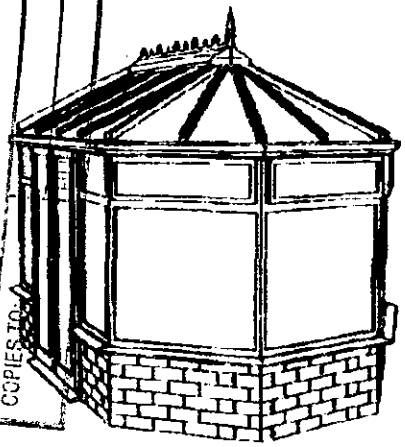
PROPOSED TWO STOREY EXTENSION AT No. 8 HUTSONS CLOSE WOKINGHAM FOR MR. K. DYER

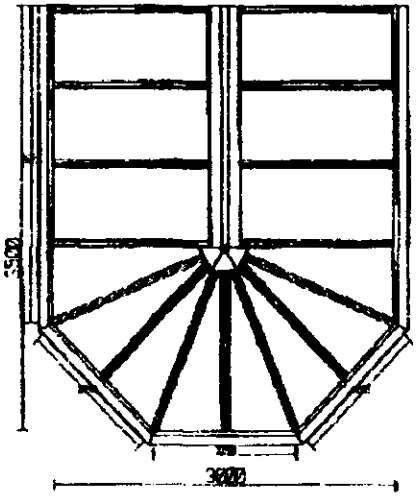
REVISED PLAN

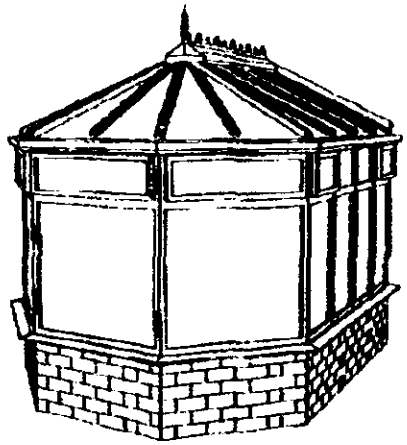
0624

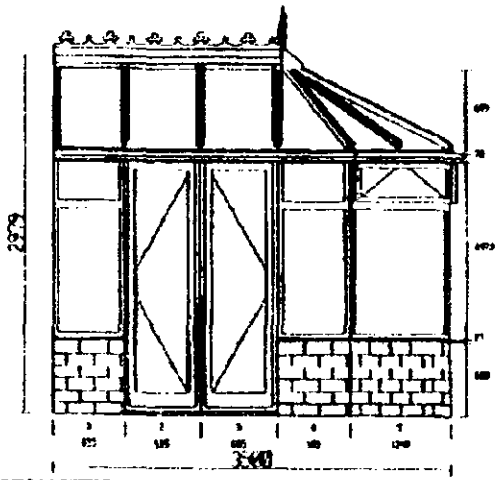
ALL PLAN VIEWS

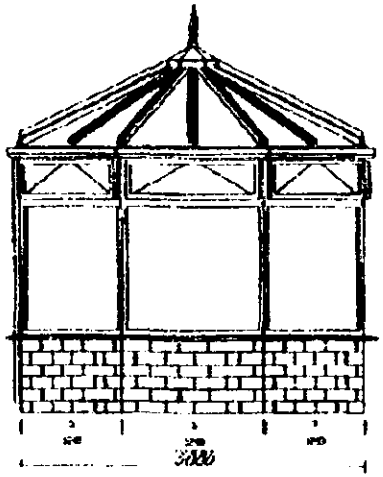
PLANNING SERVICES
HPT
TLS
ENF
POL
DC
APP
GS
24 MAR 2000
COPIES TO

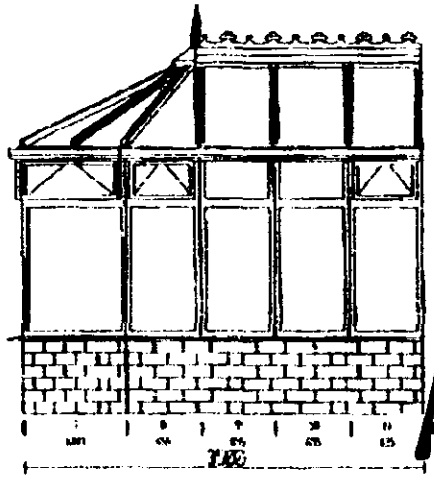












APPROVED

BERKSHIRE WINDOW CENTRE 21 DENMARK STREET WOKINGHAM BERKSHIRE RG40 2AY 01734 771171	DO NOT USE DIMENSIONS TO CONSTRUCT BRICKWORK OR PRODUCE WORKING DRAWINGS PLEASE NOTE ALL DIMENSIONS IN MM DIMENSIONS ARE TO INTERNAL SIZES	3 BAY VICTORIAN DEE	DRAWN BY # DATE 17.03.2000 SCALE 1:55 DRAWING NO 01732

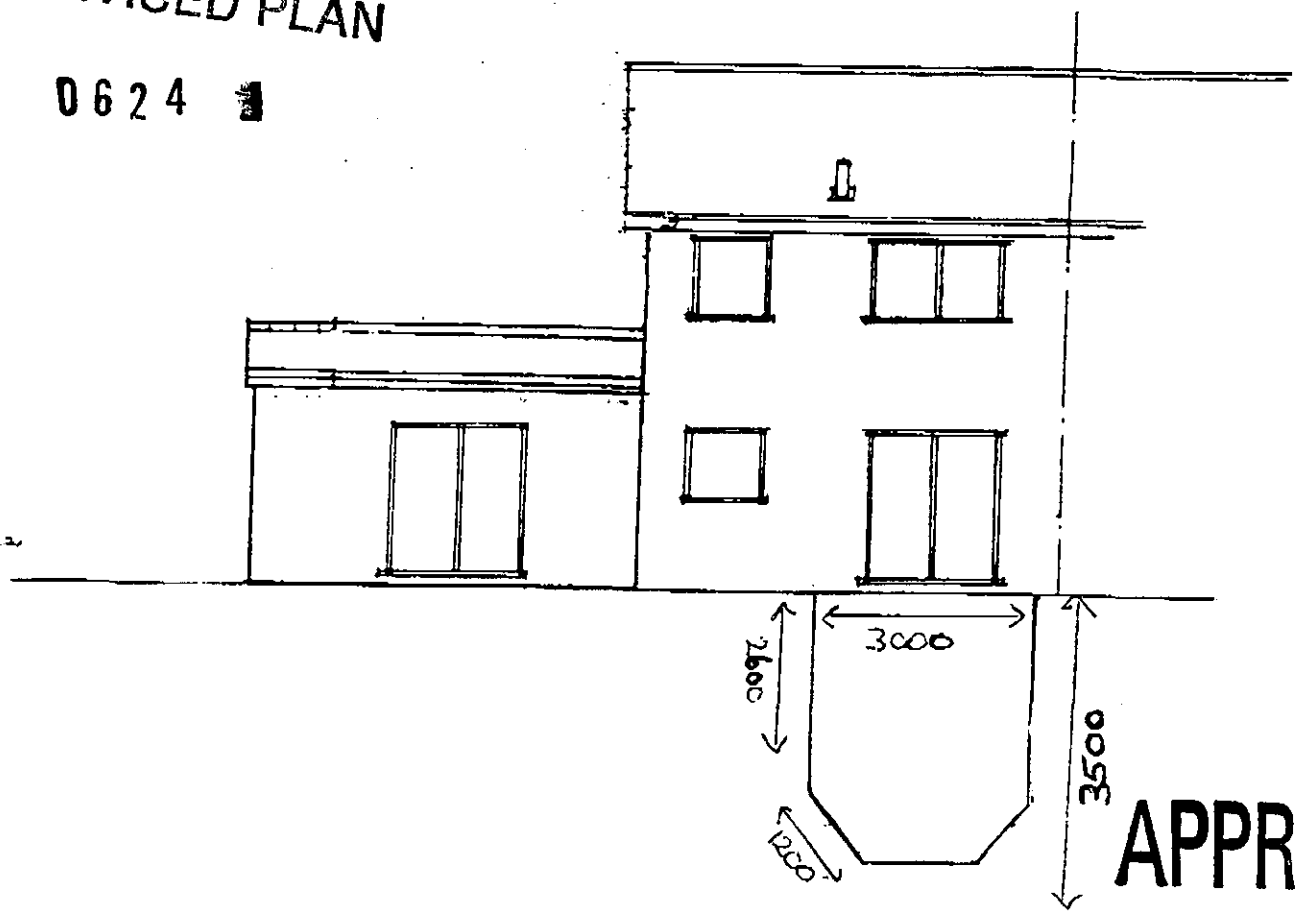
FAO EMMA CIRCUIT – Planning Dept

Location Plan as requested for conservatory.
for 8 Hutsons close
Wokingham
RG40 1QB.

Please advise if this is what you require

Regards
Mrs. S. Dyer 01189-66 244846

REVISED PLAN
0624



APPROVED

Location Plan
for Conservatory at
8 HUTSONS CLOSE
WOKINGHAM.
RG40 1QB.

scale
1:50 &
1:100

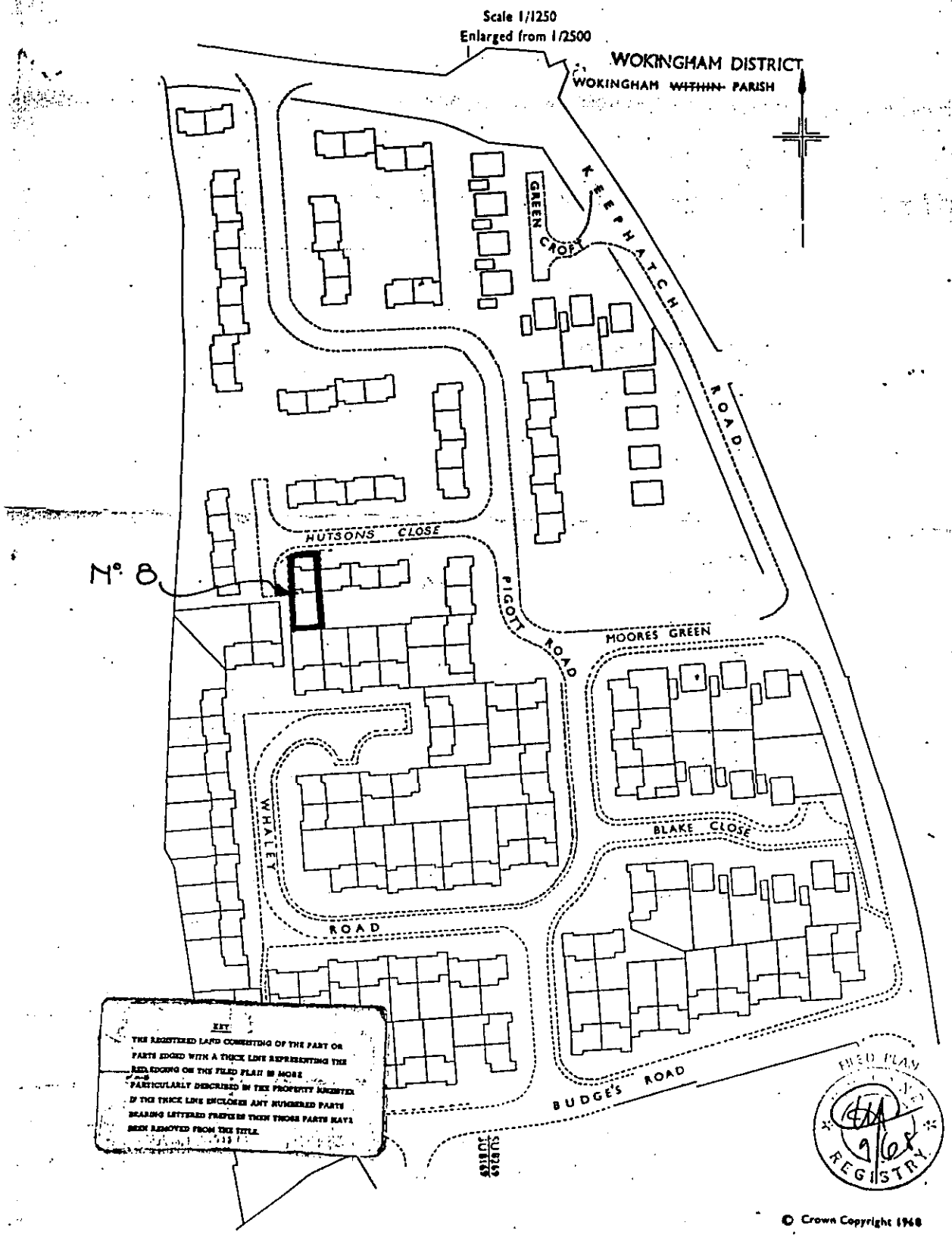
OFFICE COPY ISSUED BY THE GLOUCESTER DISTRICT LAND REGISTRY ON 4 FEB 1991

H. M. LAND REGISTRY

18.FEB.2000* 0624

NATIONAL GRID PLAN SU 8269 SECTION A

BERKSHIRE



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