22

5-21

SYSTEMS LTD

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

APPLICATION NO:
F/2001/4101

LOCATION:
10 Glebelands Road, Wokingham.

APPLICANT:
Mr & Mrs Frettes C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed erection of replacement detached garage (Demolition of existing garage).

EARLIEST DATE FOR DECISION: **30/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/07/2001.

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Frettes
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2001/4101

Parish: **WOKINGHAM**

Location: **10, Glebelands Road, Wokingham.**

Proposal: **Proposed erection of replacement detached garage (Demolition of existing garage).**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

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

Informative
1. The applicant is advised that the proposed garage dimensions do not meet the recommended width as set out by the Highway Authority of the Council.

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

Berkshire Structure Plan Policies EN1 and OS1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 22/08/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4101

Applicant : Mr & Mrs Frettes C/O 4th Dimension Architectural Design.

Location : 10, Glebelands Road, , Wokingham.
Proposal : Proposed erection of replacement detached garage (Demolition of existing garage).

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/07/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/07/01.....

Date Registered : 29/05/2001

Earliest Date for Decision : 30/06/2001

Latest Consultation Date/Site Notice Expiry Date : 30/06/2001

This application will have expired on: 24/07/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS → Dimensions of existing and proposed garage do not meet our standards to be used for parking a vehicle.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/4101

Appraisal :

The application being considered is proposed erection of replacement detached garage. The proposal maintains a pitch roof design with a ridge height increased to 3.2m in height. The width remains the same. The existing store is ommitted and the total area used as garage.

IMPACT UPON NEIGHBOURING PROPERTIES

The proposed garage is located in the same position as the replacement garage. It is to the rear of No 10 with proximity to the garages of Clare Court. The rear of the property is well screened by landscaping. No 12 has an existing outbuilding within the curtilage of the property. Therefore it is considered the proposal will not have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE

As the proposal is located to the rear of No 10 there is a distance of approx. 25 metres from Glebelands Road. There is a side pathway to the property which forms the access to the garage. It is considered the proposal will not have an adverse effect upon the street scene.

IMPACT UPON HIGHWAY SAFETY

Although the proposal does not meet the recommended width of a garage after discussion with the Highways Department it is considered unreasonable to stipulate the garage size to be larger than that of the replacement garage. The special circumstances have been considered in this case of the small garden area having to be reduced to increase the width of the garage.

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

Application Number F/2001/4101
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
~~4~~ 5		R053.	THE PROPOSED DEVELOPMENT SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE SOLD LEASED OR NOT OTHERWISE DISPOSED OF SEPERATELY FROM THE MAIN DWELLING.
			INFORMATIVE,
			The applicant is advised that the proposed garage dimensions do not meet the recommended width as set out by the Highway Authority of the Council.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WD3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1, OS1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: M.Evans
(Development Control Manager)

Date: 22/8/01.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Glebelands Road Wokingham.

APPLICATION NUMBER: F/2001/4101

OFFICER: Farah Humayun

DATE OF SITE VISIT: 11/07/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RES - ~~[illegible]~~

3. DESCRIPTION OF SITE/BUILDING

COTTAGE, NEXT TO PUBLIC RIGHT OF WAY.
EXISTING GARAGE FRONT PRW.

4. RELATIONSHIP TO ADJOINING PROPERTIES

ADJ - NEIGHB. PROP SCREENED BY TREES + HIGH WALL.
TO REAR, REAR FACING PROP AT HIGHER LEVEL.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 07 June 2001

Application Number: F/2001/4101

Proposal: Proposed erection of replacement detached garage (Demolition of existing garage).

Parish: WOKINGHAM TOWN

Site Address:
10, Glebelands Road, , Wokingham.

Applicant:
Mr & Mrs Frettes C/O 4th Dimension Architectural Design.

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).

Comment.

The dimensions of the existing and proposed garage do not meet our standards to be used for parking a vehicle. We recommend minimum internal dimensions of 5.0m x 2.5m.

Signed: _____ **Print name:** Adam Coggins 11/06/01

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: July 17, 2001
My ref: FH/F/2001/4101
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) 974 6991
DX: 33506 – Wokingham

Mr R Hart
Fourth Dimension Architectural Design
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

Dear Mr Hart

PLANNING APPLICATION F/2001/4101
PROPOSED ERECTION OF REPLACEMENT DETACHED GARAGE (DEMOLITION OF EXISTING GARAGE)
10 GLEBELANDS ROAD, WOKINGHAM

I am writing with regards to the above. Further to consultation with the highways officer of the Council I must inform you that the proposed application at present does not meet the standards of the Highway Authority. The dimensions of the proposed garage are required to be a minimum internal dimension of 5.0m x 2.5m.

It is advisable to submit 6 copies of revised plans within 10 days so we can proceed with the application. Please do inform me of your intentions regarding the matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

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

Tel: 0118 974 6482

Date: **07 June 2001**

My ref: F/2001/4101

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

Dear Councillor

Application Number: F/2001/4101
10, Glebelands Road, , Wokingham.
Proposed erection of replacement detached garage (Demolition of existing garage).

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4101**
10, Glebelands Road, , Wokingham.
Proposed erection of replacement detached garage (Demolition of existing garage).
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6482

Date: **07 June 2001**

My ref: F/2001/4101

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

Dear Councillor

Application Number: F/2001/4101
10, Glebelands Road, , Wokingham.
Proposed erection of replacement detached garage (Demolition *of existing garage).*

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4101**
10, Glebelands Road, , Wokingham.
Proposed erection of replacement detached garage (Demolition of existing garage).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6482

Date: **07 June 2001**

My ref: F/2001/4101

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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

Dear Councillor

Application Number: F/2001/4101
10, Glebelands Road, , Wokingham.
Proposed erection of replacement detached garage (Demolition of existing garage).

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4101**
10, Glebelands Road, , Wokingham.
Proposed erection of replacement detached garage (Demolition of existing garage).
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Received by Wokingham District Council

Application No: F/2001/4101

Proposal:
Proposed erection of replacement detached garage (Demolition of existing garage).

Location:
10, Glebelands Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR *to arrive on or before 30/06/2001*. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

07 June 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 MAY 2001	Map No. 68B Site 0.02
Officer: FH / Application No. F/2001/4101	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT DETACHED GARAGE (DEMOLITION OF EXISTING GARAGE)

Location: CLARE COTTAGE 10 GLEBELANDS ROAD

Parish: WOKINGHAM Ward: Norreys
7.601 J.

Applicant: MR/MRS FRETTES

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

Enforcement Section (8) 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	Garage only 2m wide.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.6.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer : .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N + see map.

CLARE COTTAGE

ADDRESS 10 GLEBELANDS ROAD PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU 8169 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
5801	MR. D. P. WHELDON	GARAGE	24.2.55	APP.
BRA 227	MR. A. COOPER	INT. ALTS.	22.1.86	APP N/A
FP93/1955	MR. A. DE KRETSER	PARTIAL UNDERPINNING	5.10.73	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

29 MAY 2001 4191

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref: RTH/5156

22 May 2001

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: REPLACEMENT GARAGE: 'Clare Cottage', Glebelands Road, Wokingham

Please find enclosed six copies of our drawings 5156/ 01 & 03 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

Environmental Services

For office use only.
Application number:
29.MAY2001* 4101

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 DE FREITES.
	Address and postcode	'CLARE COTTAGE'
		GUEBELANDS ROAD.
		WOKINGHAM.
		BERKS.
	Phone number	
2	Agent's Name	4th DIMENSION ARCH. DESIGN
	Address and postcode	95 HIGH STREET.
		CROWTHORNE
		BERKS.
		RG45 7AD.
	Phone number	01344 761727
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.		'CLARE COTTAGE'
		GUEBELANDS ROAD
		WOKINGHAM
		BERKS.
4	About the application	DEMOLISH EXTG GARAGE AND
Give brief details of the proposal for example, two storey side extension.		ERECT NEW GARAGE.
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.	RED BRICK
		GREY SLATE ROOF
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: N/A	Proposed: N/A.
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

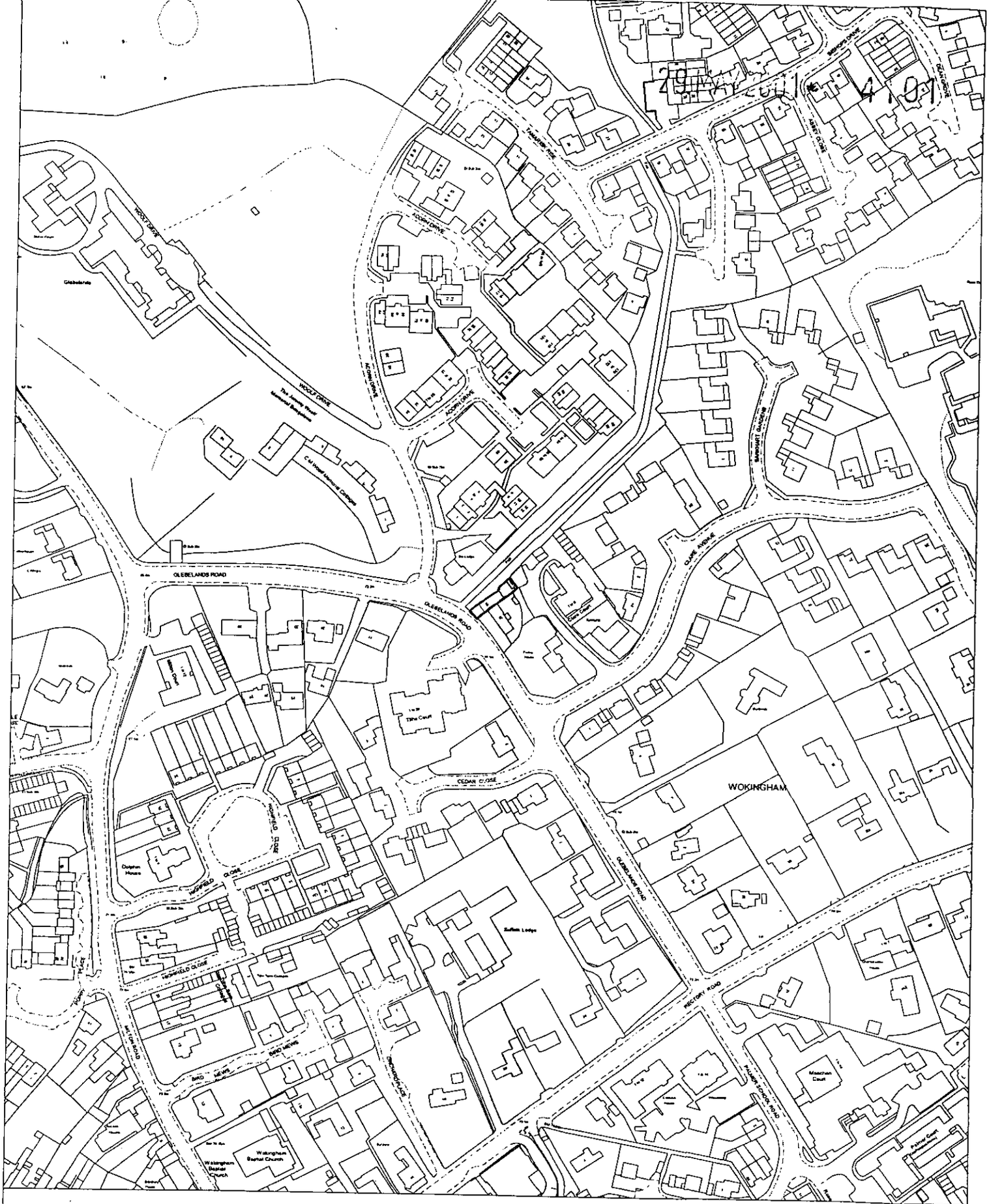
None of the land forms part of an agricultural holding.

Your signature: [signature] 4th DIMENSION ARCH. DESIGN.

on behalf of MR + MRS DE FREITES.

Date 22/5/01.

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



Site Plan, Scale: 1 to 2500

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Date: 8 May 2001

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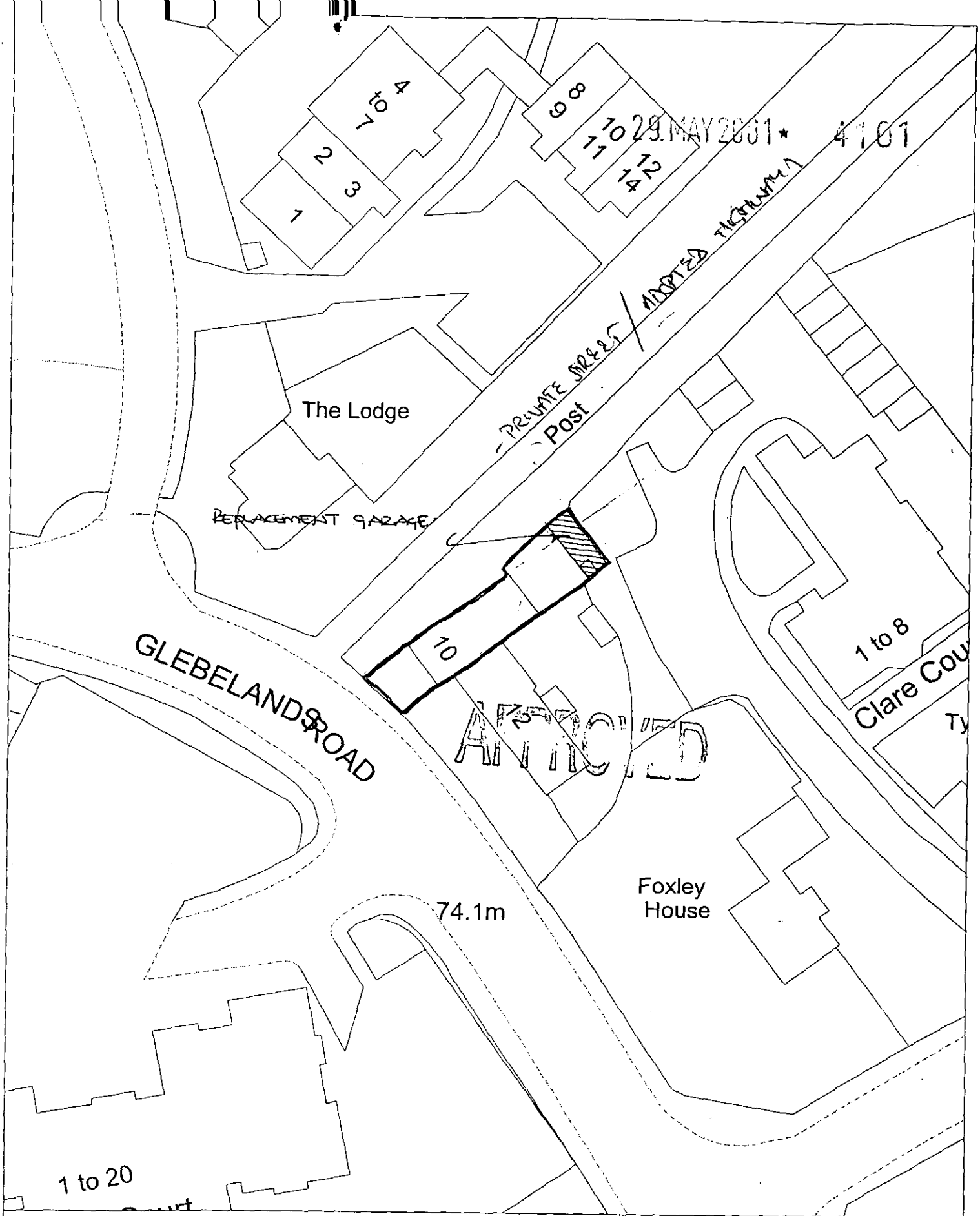
S



Site Plan, Scale: 1 to 500

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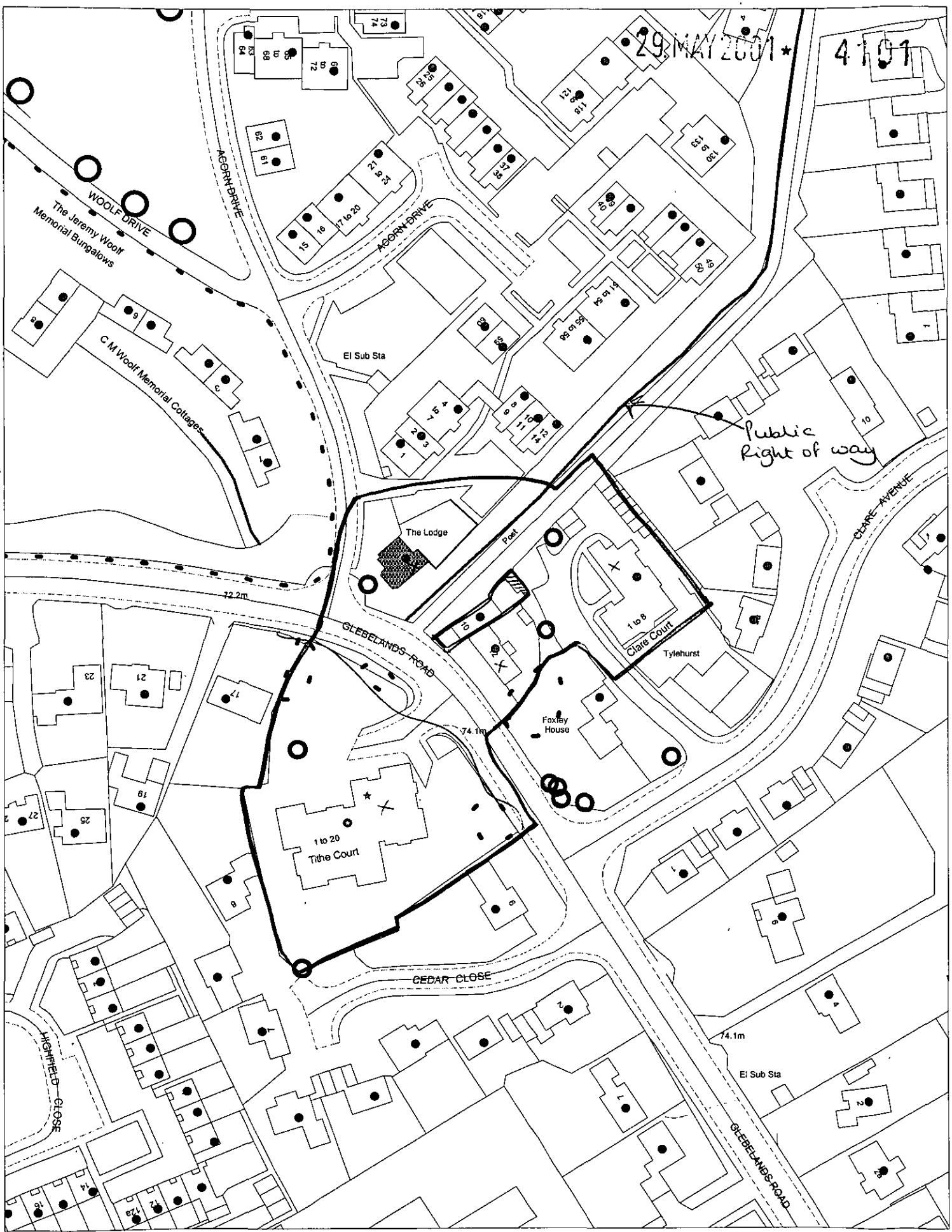
Date: 8 May 2001

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2001

Scale: 1 : 1250

N W E S