APPLICATION NO:
F/2002/5809

LOCATION:
31 Gorrick Square, Wokingham.

APPLICANT:
Mr M Daniels C/O Romar Building Design

PROPOSAL:
Proposed two storey side extension and singl storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **04/03/2002**
28 Day Expiry 8/3/02
APPLICATION WILL HAVE EXPIRED ON:
01/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

929

02

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Daniels
C/O Romar Building Design
67 Lowther Road
Wokingham
Berkshire
RG41 1JB

Application Number: F/2002/5809

Parish: **WOKINGHAM**

Location: **31, Gorrick Square, Wokingham.**

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

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

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

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

Informative
1. You are advised to contact Railtrack PLC, Outdoor Party Section, CP2-2H, Waterloo General Offices, London SE1 8SW to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

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 Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

Notice checked by: _____

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

5809

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Peter Anderson
Property Services

My Ref: PJA/
Extn: 6720

To: Francis Leo
Planning

Your Ref: F/2002/5809

Date: March 1, 2002

31, GORRICK SQUARE, WOKINGHAM

With reference to the above planning application, which you kindly forwarded plans to, in order that we may peruse them. We have looked at the plans and how they impact on neighbouring council owned property and we are certain that the plans as they stand do not create any foreseeable problem.

We in this department therefore have no objections to the application.

Peter Anderson
Technical Assistant
Property Services
e-mail: Peter.Anderson@wokingham.gov.uk

refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	5809 Frances Lee
BUILDING CONTROL NUMBER	FP 2002/2633 South
~~APPLICANT~~/AGENT	Komar Building Design
ADDRESS OF SITE	31 Gorrick Square GROKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey side ext + S/S rear conservatory

DRAWING NUMBERS	BC	DC
~~BLOCK~~ PLAN	ROM/023/02	ROM/023/02
ELEVATIONS	— "	— "
FLOOR PLANS	ROM/023/01A	ROM/023/01A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

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

Tel: 0118 974 6502

Date: **08 February 2002**

My ref: F/2002/5809

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/5809
31, Gorrick Square, , Wokingham.
Proposed two storey side extension and single storey rear extension to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5809**
31, Gorrick Square, , Wokingham.
Proposed two storey side extension and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6502

Date: **08 February 2002**

My ref: F/2002/5809

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2002/5809
31, Gorrick Square, , Wokingham.
Proposed two storey side extension and single storey rear extension to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5809**
31, Gorrick Square, , Wokingham.
Proposed two storey side extension and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2002/5809

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

Location:
31, Gorrick Square, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5809 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5809
CASE OFFICER: Francis Leo

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

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 08 February 2002

Application Number: F/2002/5809

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

Parish: WOKINGHAM TOWN

Site Address:
31, Gorrick Square, , Wokingham.

Applicant:
Mr M Daniels C/O Romar Building 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).

C122, R122.

Signed: _____ **Print name:** ADAM 13/2/02

PLANNING SERVICES 53251
POL
18 FEB 2002
COPIES TO
ACK:
FILE:

RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

14 February 2002

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

Y/r Francis Leo / F/2002/5809
O/R WOKINGHAM/W/MM/02

Dear Sir or Madam:

TOWN & COUNTRY PLANNING ACT.
Proposed two storey side extension and single storey rear extension to form conservatory.
31 GORRICK SQUARE, WOKINGHAM

I acknowledge receipt of your letter dated 8 February 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3290, Fax: 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

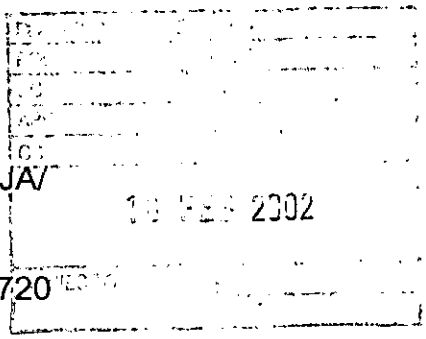
BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Peter Anderson
Property Services

My Ref: PJA/

To: Francis Leo
Planning

Extn: 6720

Your Ref: F/2002/5809

Date: February 18, 2002

31, GORRICK SQUARE, WOKINGHAM

With reference to the above planning application, I would be grateful if you would forward me a consultation letter. The council owns the neighbouring property and I would be grateful for a copy of any aerial view of the plans to ensure that the proposed buidling and/or footings thereof do not encroach on our property.

Many thanks

Peter Anderson
Technical Assistant
Property Services

Send copy of drg ☒ 1st March 02

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5809

Applicant : Mr M Daniels C/O Romar Building Design.

Location : 31, Gorrick Square, , Wokingham.
Proposal : Proposed two storey side extension and single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 20/2/02

Date Registered : 04/02/2002

Earliest Date for Decision : 04/03/2002

Latest Consultation Date/Site Notice Expiry Date : 04/03/2002

This application will have expired on: 01/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highway : Approve with conditions

Rail Track : informative.

Property Service :

Planning Issues : I'd Sett.

SEALP = SBE1, SBE2

WDLP = WO53 CWBE1

BSP = EN1.

Application Number: F/2002/5809 **Officer : Francis Leo**
31 Gorrick Square, Workingham

Development
The proposal is to build a two storey side extension to the existing dwelling. The ground floor extension measures 3.45m in width x 3.15m in depth to add to the existing side extension. The first floor extension measures 3.45m in width x 7.125m in depth with a pitched roof over. The existing gutter would be extended to follow on to the new extension at the front and rear. The ridge would be off centred by 100mm to accommodate the setback to the rear wall of 100mm. The proposal also includes a rear conservatory with a depth of 3.9m x 6.3m in width. It is set back 200mm from the centre line of the west party wall. The proposed height is approximately 3.3m. The site is a semi-detached property located within the identified settlement of Wokingham.

A proposal for a similar development comprising a conservatory and two storey extension was approved in December 2001 application no F/2001/5039. This application defers only in the size and shape of the conservatory in that it is reduced in depth and is more rectangular in shape.

Impact upon neighbouring properties
The two storey side extension is located well away from the adjoining dwelling at no 30. There are no windows proposed to the flank wall and hence there would be no overlooking. The proposed elevation takes cues from the existing dwelling and is in keeping with its character.

The proposed conservatory is located 200mm away from the centre line of party wall within the site. There is a brick storage building at no 32, adjoining property, forming the boundary fence between the application site and no 32. It is approximately 2m high and extends some 3m. The rest of the boundary fence is in the form of a 2m high hedge. This proposal is an improvement over the previously approved application in that the depth of the conservatory is reduced by 1.25m and the roof is sloped away from no 32.

In view of the reduction to the depth of the conservatory with its roof sloped away from the adjoining dwelling and boundary treatment at no 32 with a high brick wall and hedge, much of the conservatory would not be visible and hence would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The two storey side extension follows the style of the main building in terms of window proportion, roof slope, materials etc and is in keeping with the appearance and character of the dwelling. Overall it forms part and parcel of the street scene and would have no adverse impact on the character of Gorrick Square.

Parking : The proposed side extension would increase the number of bedrooms to 4 thereby requiring 3 parking spaces. To the east there is a large area which forms part of the site. The extent of the site is shown on the site plan 1:500 drawing no ROM/023/02, which also shows 5 parking spaces and a garage.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/5809
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

Informative for approvals (1) N14

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

(2) SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3. WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 12-3.02

RECORD OF SITE VISIT

SITE ADDRESS: 31 Gorrick Square Wokingham.

APPLICATION NUMBER: F/2002/5809

OFFICER: Francis Leo

DATE OF SITE VISIT: 20/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Gorrick square on east side of Tangley Drive comprises 4 pairs of semi-detached houses and 2 large detached blocks comprising 6 dwellings. They are two storeys with pitched roof haps set approx 10m.

3. DESCRIPTION OF SITE/BUILDING The site has a single storey side extension facing east and a garage at the rear. Rear garden approx ~~102 wide~~ 53m deep and 15m wide. Additional area exists along eastern boundary allocated for 3 cars plus a garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

A gap of 10 m exists bet nos 31 and 30. Bet 31 and 32 3m high brick wall part of store bldg at no 32.

5. SITE CONSTRAINTS —

TREES At rear of garden

ACCESS/PARKING as exist.

LEVELS —

BOUNDARY TREATMENT 2m high brick wall part of store bldg at no 32, ~~balance~~ extending some 3m followed on by a 2m high hedge

OTHERS

Application Number : F/2002/5809	Map No : 83
Case Officer : FL	Site Area : 0.10
Valid Date : 4/02/02	Received Date: 04/02/2002

Level : Delegated Application

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

Location : 31, Gorrick Square, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr M Daniels C/O Romar Building Design.

Fee Required: £0 Fee Received: £0 Resubmission F/2001/5039 ~~5304~~

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	Q5 - TREES NOT SHOWN ON PLAN. ANY AFFECTED? IF SO, CONSULT "TREES".	8/02	
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ?

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack - SOUTHERN ZONE

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

N/e pre-apps

NEIGHBOURS

N/W + see map

.....

.....

Environmental Services

For office use only.
Application number: 04.FEB.2002 5809

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR. M. DANIELS 31 GORRICK SQUARE WOKINGHAM BERKS 9794392
2	Agent's Name Address and postcode Phone number	ROMAR BUILDING DESIGN 67 LOWTHER ROAD EMMBROOK WOKINGHAM BERKS RG41 1JB 07939 280209
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.	31 GORRICK SQUARE WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION & CONSERVATORY
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.	ALL TO MATCH EXISTING
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.		
PREVIOUS APPLICATION NO: FP/2001/5039. AMENDED CONSERVATORY DESIGN FROM FIRST APPLICATION.		
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]

on behalf of Mr. M. DANIELS

Date 29.01.02

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

ADDRESS 31 CORRICK SQUARE PARISH WOKINGHAM.

PLOT No. TP128/1246 ORD. SHEET No.

BUILDER 2/5/59

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 8521.	erection of garage	Mrs J. Douglas.	9.5.78.	APP
BR24784	MR.M.SMITH	DINING ROOM EXT.	20.6.85	APP
BRA 10563	MRANDA M.SMITH	PARTIAL UNDERPINNING	1.7.91	APP
F/2001/5039	Mr. M. Daniels	2/St Side ext & S/St rear ext - conservatory	14.12.01	C
F/2002/5809	"	2 St/S + S/St/R - Conserv.		

DATE OF COMPLETION

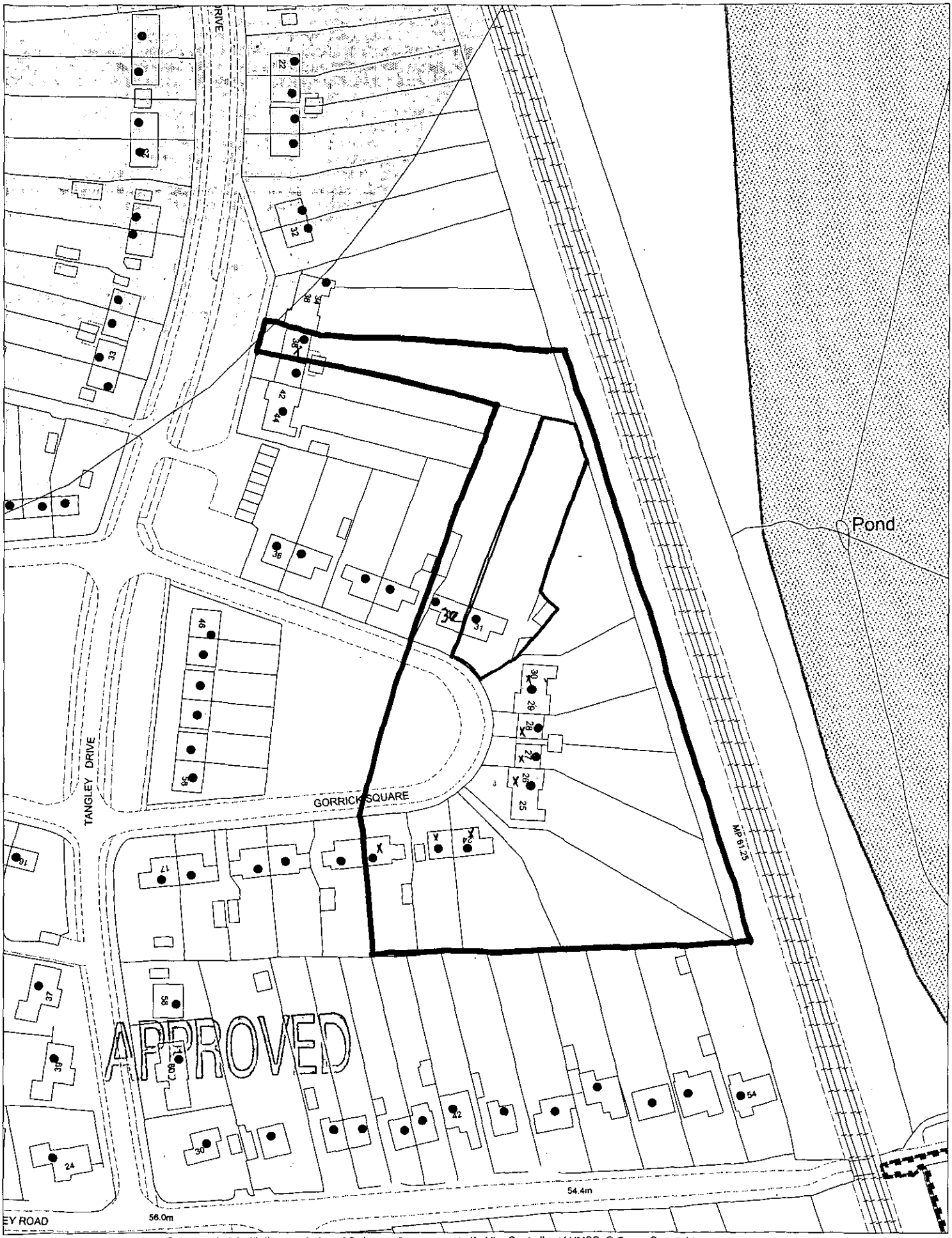
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

APPROVED 5009



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

7 February 2002 Scale: 1 : 1250

N
W E
S