APPLICATION NO:
F/2001/5430

LOCATION:
14 Laud Way, Wokingham.

APPLICANT:
Mr & Mrs Quaddy C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling, single storey front extension and new roof to existing rear extension.

Lets exp: 7/01/02

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Phillip Taylor**

APPROVED
No objection 27/01/02 PT

543
01

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Quaddy
***C/O* Andesign**
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5430

Parish: **WOKINGHAM**

Location: **14, Laud Way, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling, single storey front extension and new roof to existing rear 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. 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.

Condition
4. The driveway shall be widened to a minimum of 4.8 metres wide over its entire length, in order to accommodate two cars side by side.

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.

Reason
4. In the interests of highway safety.

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

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 22/01/2002

Notice checked by: _____

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

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 10 December 2001

Application Number: F/2001/5430

Proposal: Proposed two storey side extension to dwelling, single storey front extension and new roof to existing rear extension.

Parish: WOKINGHAM TOWN

Site Address:
14, Laud Way, , Wokingham.

Applicant:
Mr & Mrs Quaddy C/O Andesign.

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).

1/ Driveway needs to be widened so that it is a minimum of 4.8 metres wide over its entire length. R: HHSRC.

2/ Notwithstanding the plans submitted; C122, R122.

3/ C049, R049.

Signed: _____ **Print name:** AC 13/12/01

Received by Wokingham District Council

Application No: F/2001/5430

Proposal:
Proposed two storey side extension to dwelling, single storey front extension and new roof to existing rear extension.

Location:
14, Laud Way, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5430 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. Written comments submitted will become available for public inspection.

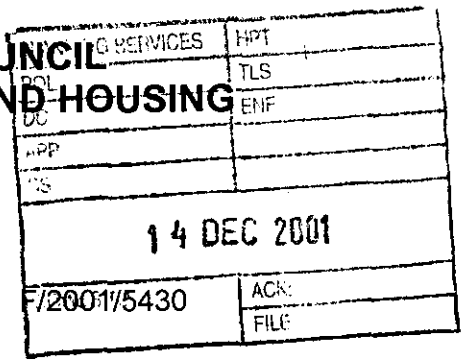
In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

10 December 2001

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM



To: Philip Taylor
Development Control

Your Ref: F/2001/5430

From: John Mullaney
Environmental Heath

My Ref:

Date. December 13, 2001

PROPOSED: TWO STOREY SIDE EXTENSION TO DWELLING AND FRONT EXTENSION.

LOCATION: 14 LAUD WAY, WOKINGHAM

According to our records there is one landfill within 250metres of the site. The site is known as Keephatch Fram, Wokingham and was filled in the 1960s and is located at Su 823 691.

In view of the distance from the site, it is unlikely that landfill gas will present a risk to this proposal.

I would recommend standard planning condition C070 regarding hours of work on site.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Condition
C070

cc. Paul Eggleton, Building Control

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

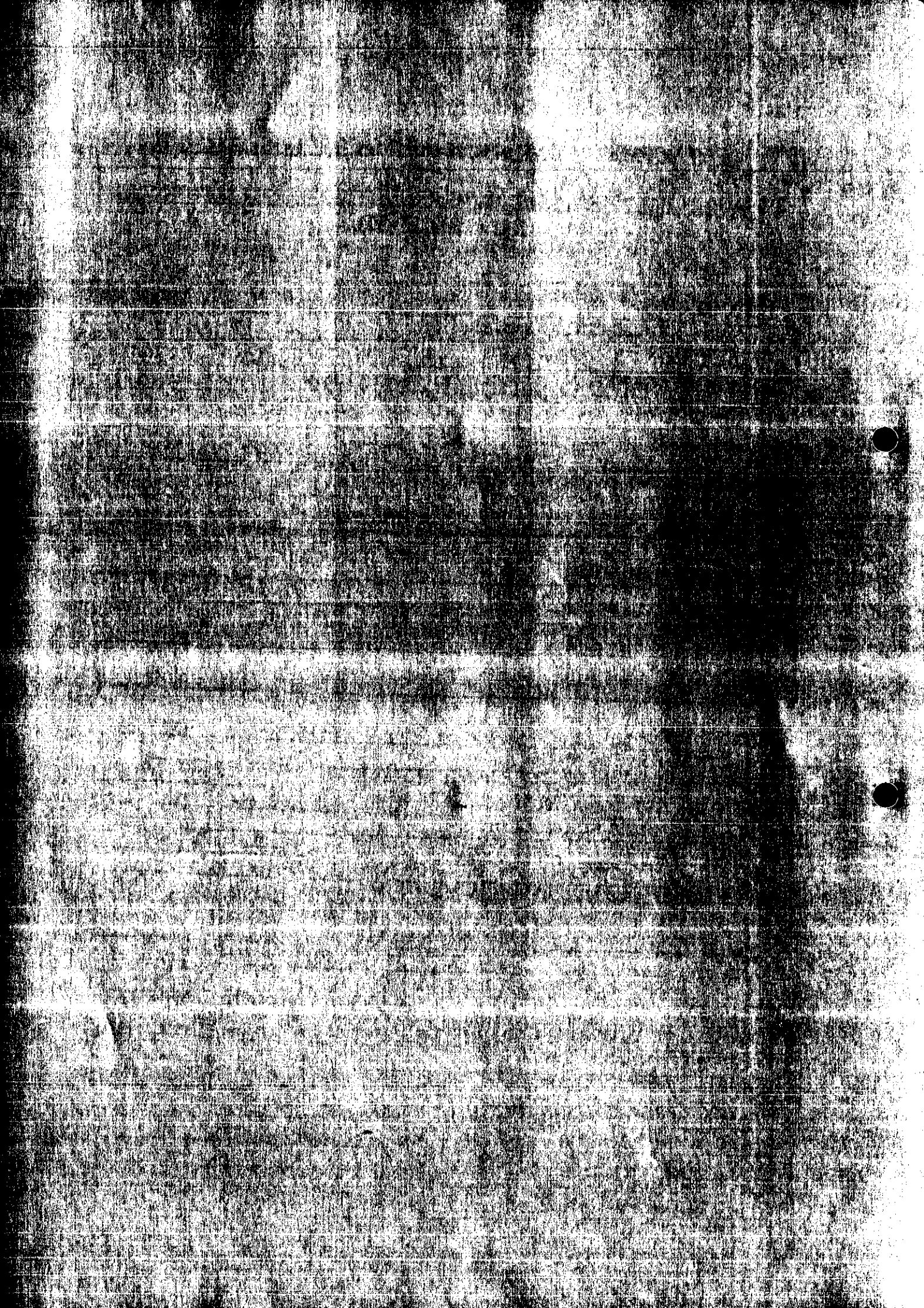
PLANNING APPLICATION NUMBER	5439 Philip Taylor
BUILDING CONTROL NUMBER	FP 2001/2488 Central
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	14 Land Way HOKINGHAM
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s front ext + new roof to existing rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3268A	AH/E/3268A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/1/02	

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	



ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5430
CASE OFFICER: Phillip Taylor

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

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5430

Applicant : Mr & Mrs Quaddy C/O Andesign.

Location : 14, Laud Way, , Wokingham.
Proposal : Proposed two storey side extension to dwelling, single storey front extension and new roof to existing rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : ~~18/12/01~~

Date of Site Visit : 18/12/01

Date Registered : 28/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 23/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - Driveways needs to be widened so that it is a minimum of 4.8m wide over its entire length. Rec conditions C122, C049
- Garage to be retained for vehicle parking

Environmental Health - Regarding Landfill Site - No risk of landfill gas, C070

Planning Issues :

	Policy
1. Impact upon Neighbouring Properties	LBE1, 2
2. Impact upon Character of the area	WOS3, LBE1
3. Highway Issues	LD3

Application Number: F/2001/ 5430 – 14 Laud Way, Wokingham

Appraisal

Development

The proposal is for a two-storey side extension to the dwelling, a single storey front extension and a new roof for the existing rear extension. The extensions are to provide a new bedroom, shower room and utility while extending the garage and lounge. The new pitched roof at the rear would replace a flat roof. The side extension will be pitched front and rear with a gable end and runs at full ridge height (6.5m). The front extension will come out from the existing building line by 0.7m (a front bay window is also proposed). The building line to the side remains.

To dwelling is a linked detached house located in the identified settlement of Wokingham. It is linked by its garage to No.16 and is detached from No.14.

1. Impact upon neighbouring properties

The extensions would have minimal impact on No.14, with only the front extension being visible as it protrudes 0.6m from the building line.

There is a single 1st floor, landing window on side of No.16, which would become over shadowed by the proposal. However this factor alone doesn't warrant refusal of the proposal. There are no windows proposed on the side elevation. The two houses are positioned level with each other so the effects of overbearing at the side have lesser impact on No.16.

2. Impact upon the character of the area

The design of the proposal is quite innocuous and apes similar extensions above garages in the same street (No.8 & 3). It wouldn't by any mean slight the street scene.

3. Highways

Parking standards are met for 3 off road car parking spaces. Highways have no objection provided the driveway is widened to 4.8m over its entire length.

√ Approval ☐ Refusal

Application Number F/2001/5430
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission - 5 years
2.	C014	R014	External materials to match
3.	C049	C049	Garage to be retained for vehicle parking
4.			Driveway needs to be widened So that it is
			a minimum of 4.8m wide over its entire
			length. To accomodate 2 cars 2 abreast.
			In interest of highway safety

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LB E1, 2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 22.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 14 Laud Way Wokingham.

APPLICATION NUMBER: F/2001/5430

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Residential link detached high moderate density cul-de-sac

Situated at end of cul de sac.

3. DESCRIPTION OF SITE/BUILDING

3 → 4 bedroom

Brick (pale red) dibrown lite pitched roof rendered front - white upvc windows single garage. H.B. roof

Hidrosurfacial front - others have pitch (mono)

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 12 gap 2.1m no windows

No 16 has extension cooler

No 16 Garages lite window parallel (single) 1st floor.

obscured glass bathroom?

No. 16 have no prob/objections

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Ample.

LEVELS Slight downslope toward property

BOUNDARY TREATMENT 1.7m fence to no 12

OTHERS light - with block light is bathroom only

discussed with neighbour. v. happy - have on plans for extension (No 16)

No other examples in area - only front pitched roof mono

No 8 + No 3 v - similar

especially similar design in different brick colour

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 NOV 2001

Officer: PT | Application No. F/2001/5430

Map No. 76 Site 004

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING, SINGLE STOREY FRONT EXTENSION AND NEW ROOF TO EXISTING REAR EXTENSION

Location: 14 LAUD WAY

Parish: WOKINGHAM Ward: Norreys.

10-12-01 B.

Applicant: MR/MRS QUADDY

Fee (6) Received 95-00 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	CERTIFICATE B DETAILS ENTERED, CERT A NOT DELETED ON ALL BUT ONE FORM.		
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 : 10.12.01..... 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 ✓ LANDFILL SITE 250m CONSULTATION : .....

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.t.See.map.....
.....
.....
.....
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.....
.....
.....
.....

Environmental Services

For office use only.
Application number:
28.NOV.2001* 5430

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 V. QUADDY
	Address and postcode	14 LAUD WAY WOKINGHAM BERKS RG40 1SF
	Phone number	0118 9785232
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION, SINGLE STOREY FRONT EXTENSION AND NEW ROOF TO EXISTING REAR 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.	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 ☐

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.		4
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		£95
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		6
	• 1:500 scale site layout plan.		6
	• 1:100 or 1:200 scale floor plans and elevations.		6

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
MR & MRS DEVEREUX	16 LAUD WAY WOKINGHAM BERKS RG40 1SF	26/11/2001

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS V. QUADDY

Date 26/11/2001

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

ADDRESS 14 Laud Way PARISH Wok

28. NOV 2001 ORD. SHEET No. 5436

PLOT No. 384

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/56/60	Capt Taylor Woodrow	Res Dev	13/10/60	REF
O/47/67		Erect 158 houses & garages	29/12/67	REF
8/23/69	do	Dwelling house	10/9/69	C/A
BR 5037	Mr Davies	Ext kitchen Form Utility Room	23 7 76	App N/A
04995		" "	26 8 76	N/A C/A

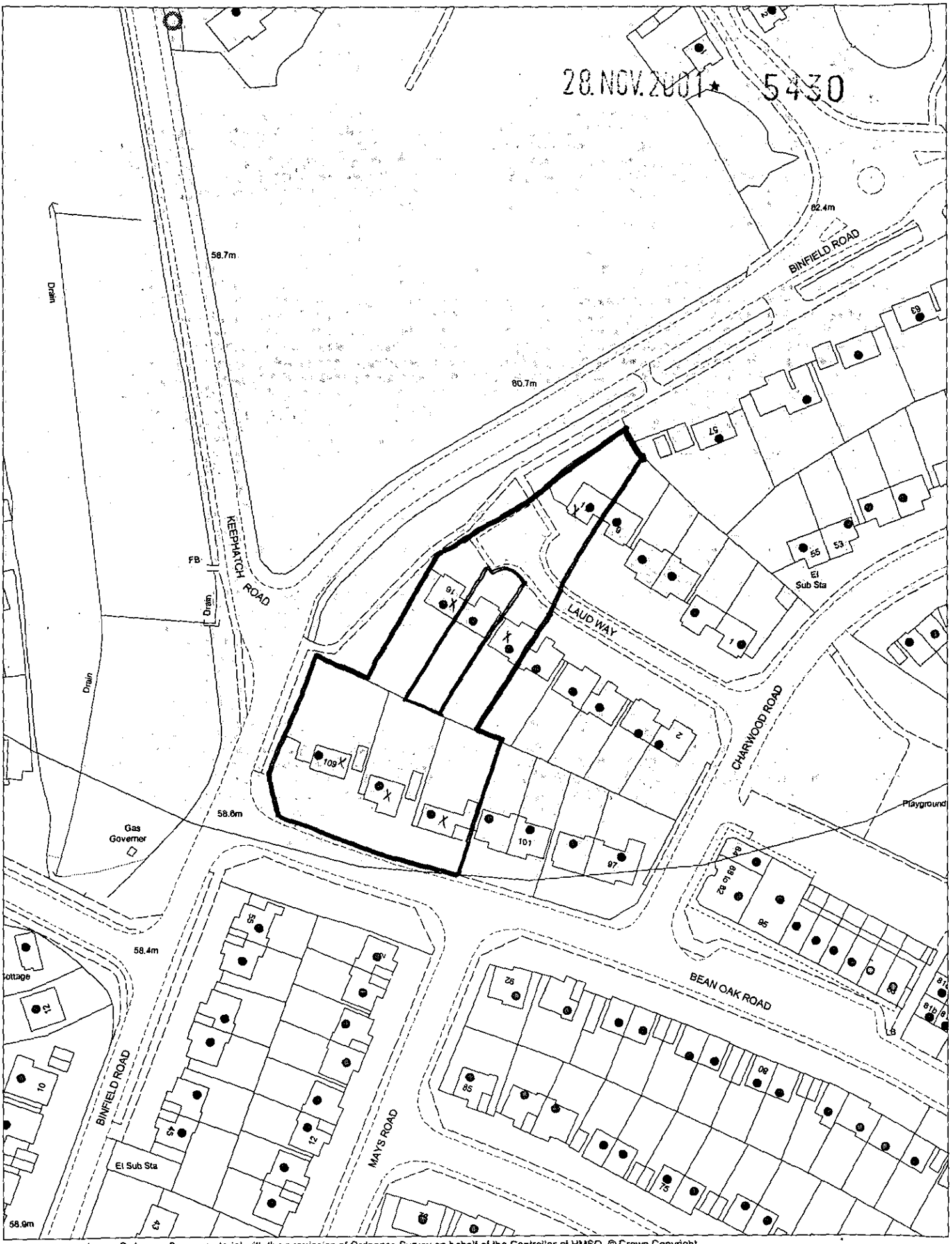
DATE OF COMPLETION

MINISTRY DECISION Appeal allowed 13/1/69 (O/47/67)

SPECIAL ORDERS PD Enq - Mr. Quaddy - Conserv. - 8/3/99

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001

Scale: 1 : 1250

N
W E
S

ENVIRONMENT AGENCY

Our Ref : SP/2001/005017-1/1
Your Ref : F/2001/5430

Date : 15 January 2002

PLANNING SERVICES	HPT 51946
POL	TLS
DC PT	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Taylor

TWO NEW EXTENSIONS TO DWELLING AT 14 LAUD WAY, WOKINGHAM

Thank you for your letter dated 10th December 2001, received on 141th December 2001. Please quote the following reference in any correspondence: **SU86NW/18/9**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in

paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Andesign