23/12

APPLICATION NO:
F/2002/8025

LOCATION:
14 Matthews Green Road, Wokingham.

APPLICANT:
Mr/Mrs Brookes C/O Andesign

PROPOSAL:
Proposed side dormer extension to dwelling.

EARLIEST DATE FOR DECISION: **19/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/01/2003

CASE OFFICER: **Dawn Hancocks**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Brookes
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2002/8025

Parish: **WOKINGHAM**

Location: **14 Matthews Green Road, Wokingham**

Proposal: **Proposed side dormer extension to dwelling.**

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. The dormer window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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 EN1
South East Area Local Plan Policies SBE1, STV1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2

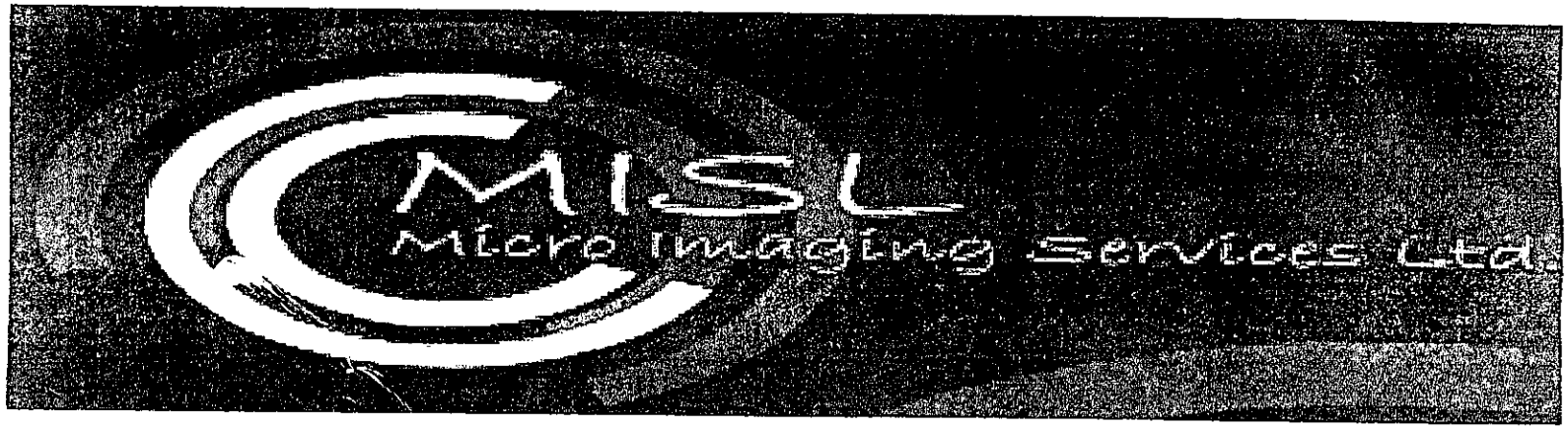
T. G Watson

Trevor Watson
Development Control Manager
Date: 13/01/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8025	DH
BUILDING CONTROL NUMBER	FP2002/3690 ~~[illegible]~~	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	14 Matthewsgreen Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	Side dormer ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3442	AH/E/3442
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/1/03	

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 : Dawn Hancocks

Application Number : F/2002/8025

Applicant : Mr/Mrs Brookes C/O Andesign.

Location : 14, Matthews Green Road, , Wokingham.
Proposal : Proposed side dormer extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.12.02

Date of Neighbour Notifications : .....

Date of Site Visit : 4.12.02

Date Registered : 19/11/2002

Earliest Date for Decision : 19/12/2002

Latest Consultation Date/Site Notice Expiry Date : 19/12/2002

This application will have expired on: 14/01/2003. 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 :

Planning Issues :

l/d settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/8025

Appraisal:

Development
The proposed is for a side dormer extension to create a larger bathroom. The site is a detached chalet style bungalow with attached garage located within the identified settlement of Wokingham. The proposed dormer would be slightly shorter in length than the existing dormer on the other side of the dwelling. It would be 1.9m in height, 2.5m in length and 2.5m in width with a flat roof.

1) Impact upon the neighbours
There would be one window in the proposed dormer located on the side elevation, which would be obscure glazed. There is currently a velux window where the dormer will be located. No.18 has no side windows. Vegetation up to 3-4m high creates the boundary with No.18. It is therefore considered that there would be no adverse impact in terms of overlooking, overbearing and overshadowing.

2) Impact upon the character of the street scene
The proposed would be visible from the front of the house. It would match the existing dormer on the other side of the dwelling in design, height and width. No other dwellings were noted in the immediate vicinity to have two side dormers but there are examples of two front dormers. It is considered that there would be no adverse effect upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8025
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C045	R045	INSERT : Dormer window
			DELETE : Fixed shut

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 STV1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Bandeville
(Development Control Manager)

Date: 13/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 14 Matthews Green Road Wokingham.

APPLICATION NUMBER: F/2002/8025

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

many houses
detached houses & chalet style bungalows
not open plan & (line of 5 including site) - no 10 end application see below
no others seen with 2 side dormers but large
chalets have 2 at front.

3. DESCRIPTION OF SITE/BUILDING

detached chalet style bungalow + attached garage
existing - relies on position of proposed

4. RELATIONSHIP TO ADJOINING PROPERTIES

no 12 - dormer to front
18 2 to front. - no side windows (chalet)

No 10 - F/2002/7773 = 1st fl ext, raise roof, side dormer

5. SITE CONSTRAINTS

TREES n/A

ACCESS/PARKING n/A

LEVELS level

BOUNDARY TREATMENT 3-4m veg to No 18
low 1m picket style fence.

OTHERS

Application Number : F/2002/8025	Map No : 68A
Case Officer : DSH.	Site Area : 0.07
Valid Date : 19/11/02	Received Date: 19/11/2002

Level : Delegated Application

Description : Proposed side dormer extension to dwelling.

Location : 14, Matthews Green Road, , Wokingham.

Parish : WK Ward : EMM

Applicant : Mr/Mrs Brookes C/O Andesign.

Fee Required: £110 Fee Received: £110 (1)

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			
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 I f "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

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S N + See map

.....

No pre-apps

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

Tel: (0118) 974 6480

Date: 25 November 2002

My ref: F/2002/8025

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2002/8025
14, Matthews Green Road, , Wokingham.
Proposed side dormer extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8025**
14, Matthews Green Road, , Wokingham.
Proposed side dormer extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Earnshaw

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

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

Tel: (0118) 974 6480

Date: 25 November 2002

My ref: F/2002/8025

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2002/8025
14, Matthews Green Road, , Wokingham.
Proposed side dormer extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Proposed side dormer extension to dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Eke

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

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

Tel: (0118) 974 6480

Date: 25 November 2002

My ref: F/2002/8025

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/8025
14, Matthews Green Road, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Dawn Hancocks** Application Number: **F/2002/8025**
14, Matthews Green Road, , Wokingham.
Proposed side dormer extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Malvern

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

Received by Wokingham District Council

Application No: F/2002/8025

Proposal:
Proposed side dormer extension to dwelling.

Location:
14, Matthews Green 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 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/2002/8025 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/12/2002. 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.

**Trevor Watson
Development Control Manager**

25 November 2002

Organisation_Name	Building_Name	address1	Postcode
		9MARTINS DRIVEWOKINGHAM	RG41 1NY
		12MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU
		14MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU
		18MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU

Neighbour list F/2002/8025

Environmental Services

For office use only.
Application number: 19.NOV.2002 8025

Householder planning application form

19 NOV 2002

19 NOV 2002

8025



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. P. BROOKES
	Address and postcode	14 MATTHENSGREEN ROAD
		WOKINGHAM
		BERKS
		RG41 1JU
	Phone number	9793774
●	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	DORMER 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGING	Proposed:
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.	6	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS. P. BROOKES

Date 15/11/2002

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

ADDRESS 14 MATTHENSGREEN ROAD PARISH WOK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BA8633	MR & MRS BROOKS	LOFT CONVERSION	25.7.88	APP
F/2002/8025	"	S/dormer ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074