APPLICATION NO:
F/2000/1196

LOCATION:
37 Froghall Drive, Wokingham.

APPLICANT:
Mr & Mrs G Scholey C/O Abracad

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/05/2000**
28 DAY EXP: 17/05/2000
APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marblehead

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Scholey
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Application Number: F/2000/1196

Parish: **WOKINGHAM**

Location: **37, Froghall Drive, Wokingham.**

Proposal: **Proposed two storey rear 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 external work shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the 1st floor level or above facing 35 Froghall Drive.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/06/2000

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

finished
NB

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1196	NB
BUILDING CONTROL NUMBER	KP 2001/2440	North
~~APPLICANT~~/AGENT	Abracad	
ADDRESS OF SITE	37 Froghall Drive c/OKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SCH/02D	SCH/02
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	ground floor side window deleted slight repositioning of chimney internal layout changed	
DATE	19/11/01	

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	

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 09 April 2002

Application Number: F/2002/6241

Proposal: Proposed first floor rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
35, Froghall Drive, , Wokingham.

Applicant:
Mr/Mrs M Brotherton C/O Ninette Edwards.

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).

C04, R04
C22, R22.

Signed: _____ **Print name:** PC 11/4/02.

OBR

PLANNING SERVICES	PPT
PCL	
DC PT	
APP	
CS	

24 APR 2002

COPIES TO	ACK ✓
	FILE:

23rd April 2002
Your Ref: Phillip Taylor F/2002/6241

Wokingham Unitary
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR.

Dear Mr Taylor

I refer to your letter of 9th April 2002 regarding the proposed extension to the dwelling at 35 Froghall Drive, Wokingham. Having reviewed the plans I have two observations to make.

Design Appearance and Layout

- Although I am sympathetic towards house improvements, I find the design and layout of the extension to be inconsistent with the general appearance of the existing dwelling and those around it.

Effect on daylight and privacy

- Recently two Willow trees at the rear of No. 37 Froghall Drive have had to be felled and disposed of due to "Honey Fungus" and the tree surgeons involved have indicated this virus could well affect the Willow trees adjacent (at the rear of No. 35 Froghall Drive) thus disposing of a natural privacy barrier, especially above ground level. Not only would our privacy be affected, but that of No. 35 Froghall Drive also.

I trust these comments will be taken into account before a decision is made.

Yours faithfully

R. Hedderman
29 Tattersall Close
Wokingham
RG40 2LP

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1196

Applicant : Mr & Mrs G Scholey C/O Abracad.

Location : 37, Froghall Drive, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :
Wokingham TC: 10/5 - no objections.

Neighbours/SN: none received.

Planning Issues : (ID'd sett)
1) impact upon neighbouring props } WBE1
2) impact upon st. scene } SBE1/2.

Application Number: F/2000/1196

Appraisal :

1) Impact upon neighbouring properties
The proposed development is for a two storey rear extn to dwelling forming an enlargement to beds 3 + 4 & extn to downstairs rooms (& change of downstairs layout.) + removal of existing conservatory/dining room
- Boundaries - hedging all round / wire mesh alongside dwelling with N° 39
- The two-storey side of N° 39 (no side windows) faces N° 37
- N° 35 (side faces N° 37) - no windows in side elev but a 1st floor ob. glazed window in the rear elevation (NB no objections received). with a single storey flat roof extn along boundary (flat roof extn).
NB: there is a gap of approx 2m between N°s 35 + 37.
- There is a conservatory currently along the boundary which will be removed
- Height of 2s. extn will be 5m to eaves & full ridge height matching existing. There may be some loss of light to the ob. glazed window - but the 2s element will be set behind rear of the existing S.S. extn at N° 35 so would not be overbearing. Nor will there be any overlooking to neighbouring properties

2) Impact upon the street scene -
No change to front elev (except removal of conservatory) Materials will match existing ∴ no detrimental impact

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

Application Number F/2000/1196
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK
3	SC08	SR05	1st FLOOR LEVEL & ABOVE FACING 35 TROGHALL DRIVE

John Murchison
5/1/00

RECORD OF SITE VISIT

SITE ADDRESS: 37 Froghall Drive Wokingham.

APPLICATION NUMBER: F/2000/1196

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 11/5 Tree outside property

2. DESCRIPTION OF SURROUNDINGS
Residential -
Detached props -

3. DESCRIPTION OF SITE/BUILDING ✓
Existing - side extn - conservatory ~~proj~~?
Large rear garden -

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached & set back from boundaries
N° 35 → - no ~~side~~ windows in side elev - but 1st floor obs. glazed window in side dormer (in rear elev)
2sr (no side windows) currently facing ~~SE~~ N° 39.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT hedging all round
wire mesh fencing alongside house & N° 39. garage

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: NAB	Application No. F/2000/1196

Map No. 76 Site 005

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(P) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 37 FROGHALL DRIVE

Parish: WOKINGHAM Ward: Wescott
19.4.2000

Applicant: MR/MRS SCHOLEY

Fee Received 95-00 (13) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

NO pre-apps.

NEIGHBOURS:

S/N + 35, 39, 34 + 32 Froghan Drive.
27, 28 + 29 Tattersall Close.

Received by Wokingham District Council

Application No: F/2000/1196

Proposal:
Proposed two storey rear extension to dwelling.

Location:
37, Froghall Drive, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1196

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/2000/1196
37, Froghall Drive, , Wokingham.
Proposed two storey rear extension to dwelling.

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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1196**
37, Froghall Drive, , Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

PLANNING		
POL		TLS
		ENF
APP		
CS		
10 MAY 2000		
COPIES TO:	ACK:	
	FILE:	

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1196

Proposal: Proposed two storey rear extensions to dwelling.

Site Address: 37 Froghall Drive, Wokingham.

Applicant: Mr &Mrs G Scholey C/O Abracad.

Your observations are required in respect of this application by **13/05/2000**

No objections

SIGNED: _____ **DATE:** **08/05/00**

CLERK TO Wokingham Town Council

37 FROGHALL DRIVE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
TP834	3769						
	9589M	22.8.73	Extension to garage to form workshop		22·8·73		
	6023729		ADD WINDOWS	2.11.84 APP			
24927			DINING, STUDY, STORE, BEDROOM (MRS. M. ROBERTS)	27.1.86 PP			
	6RA434		2S & 2S. EXTENSIONS		13.3.86 APP		
	6RA10639		PARTIAL UNDERPINNING "	23.7.91 APP			
			" OIL-HOUSE SLAB REV.				
	6RA10873		EN-SUITE "		4.10.91 APP		

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS G. SCHOLEY
	ADDRESS	37 FROGHALL DRIVE,
		WOKINGHAM, BERKS.
	POST CODE	RG40 2LE Tel. No. 01189 781535
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ABRACAD
	ADDRESS	THE ATRIUM, BROAD LANE,
		BRACKNELL, BERKS.,
	POST CODE	RG12 9BX Tel. No. 01344 481047
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	37 FROGHALL DRIVE, WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	2 STOREY REAR EXTENSION

5. ARE THERE ANY TREES ON THE SITE? (YES) ~~NO~~
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
(None to be felled)

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
Brown plain tiles & dark red bricks to match existing.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? (YES) ~~NO~~
Please show details of the existing access and any proposed changes on the plans.
(No change)

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? ~~YES~~ (NO)
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ (NO)
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or ~~1:200~~ scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates. ✓

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

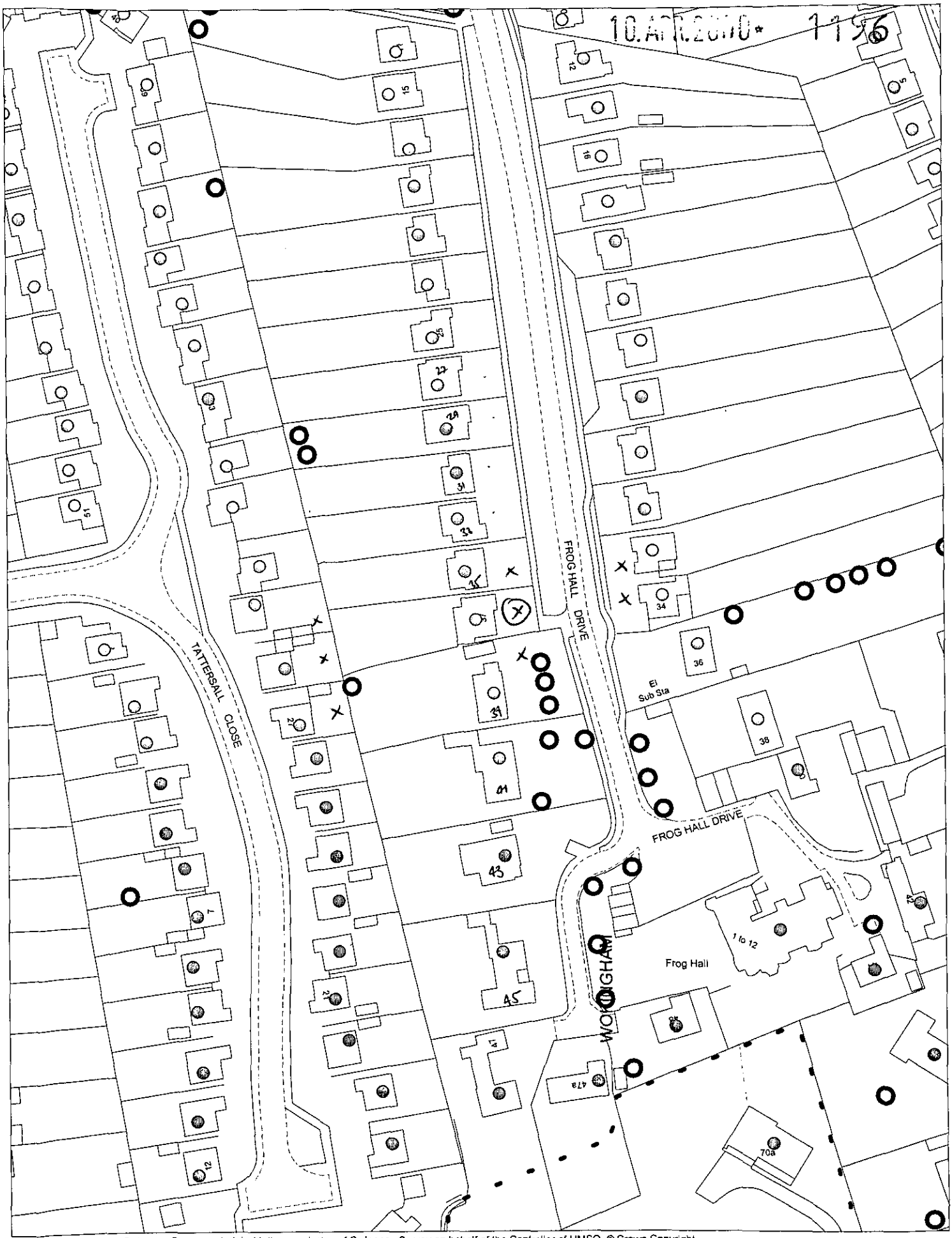
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED Alistair Lloyd. ON BEHALF OF Mr & Mrs G. Scholey

DATE 7/4/2000



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Development Control Support Section, Environmental Services, Wokingham District Council.
13 April 2000

Scale: 1 : 1250

N
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S