APPLICATION NO:

F/2000/2935

LOCATION:

Meadow View Forest Road, Wokingham.

APPLICANT:

Mrs J Lowes C/O Derick Gayler

PROPOSAL:

Proposed single storey front and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **04/01/2001**

28 day exp: 08/01/01

APPLICATION WILL HAVE EXPIRED ON:

24/01/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
marbleboard

EASIFILE EP7

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2935**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J Lowes
C/O Derick Gayler
63 Cumberland Road
Swindon
Wilts
SN3 1AB

Application Number: F/2000/2935

Parish: **HURST**

Location: **Meadow View, Forest Road, Wokingham.**

Proposal: ***Proposed single storey front and rear extensions 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. 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) no additional windows or similar openings shall be constructed in the side elevation of the lounge facing 'Lyndhurst' hereby permitted except for any which may be shown on the approved drawing(s).

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 C2.

Loddon Area Local Plan Policies LTV2, LC19, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WOS3.

John Mitchell
Development Control Manager
Date: 10/01/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2935	NB
BUILDING CONTROL NUMBER	FP2001/1604	Howard.
~~APPLICANT~~/AGENT	Derick Gayler.	
ADDRESS OF SITE	Meadow View, Forest Road CROKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S front ext & S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	Drg. DG/1 recd 20/12/01	Drg DG/1 recd. 29/11/00
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/2/01.	

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	

Received by Wokingham District Council

Application No: F/2000/2935

Proposal:
Proposed single storey front and rear extensions to dwelling.

Location:
Meadow View, Forest Road, , Wokingham.

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

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

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

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2001. Written comments submitted will become available for public inspection.**

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

Head Planning and Transportation

11 December 2000

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

Tel: (0118) 974 6492

Date: **11 December 2000**

My ref: F/2000/2935

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/2935
Meadow View, Forest Road, , Wokingham.
Proposed single storey front and rear extensions 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,

John Mitchell

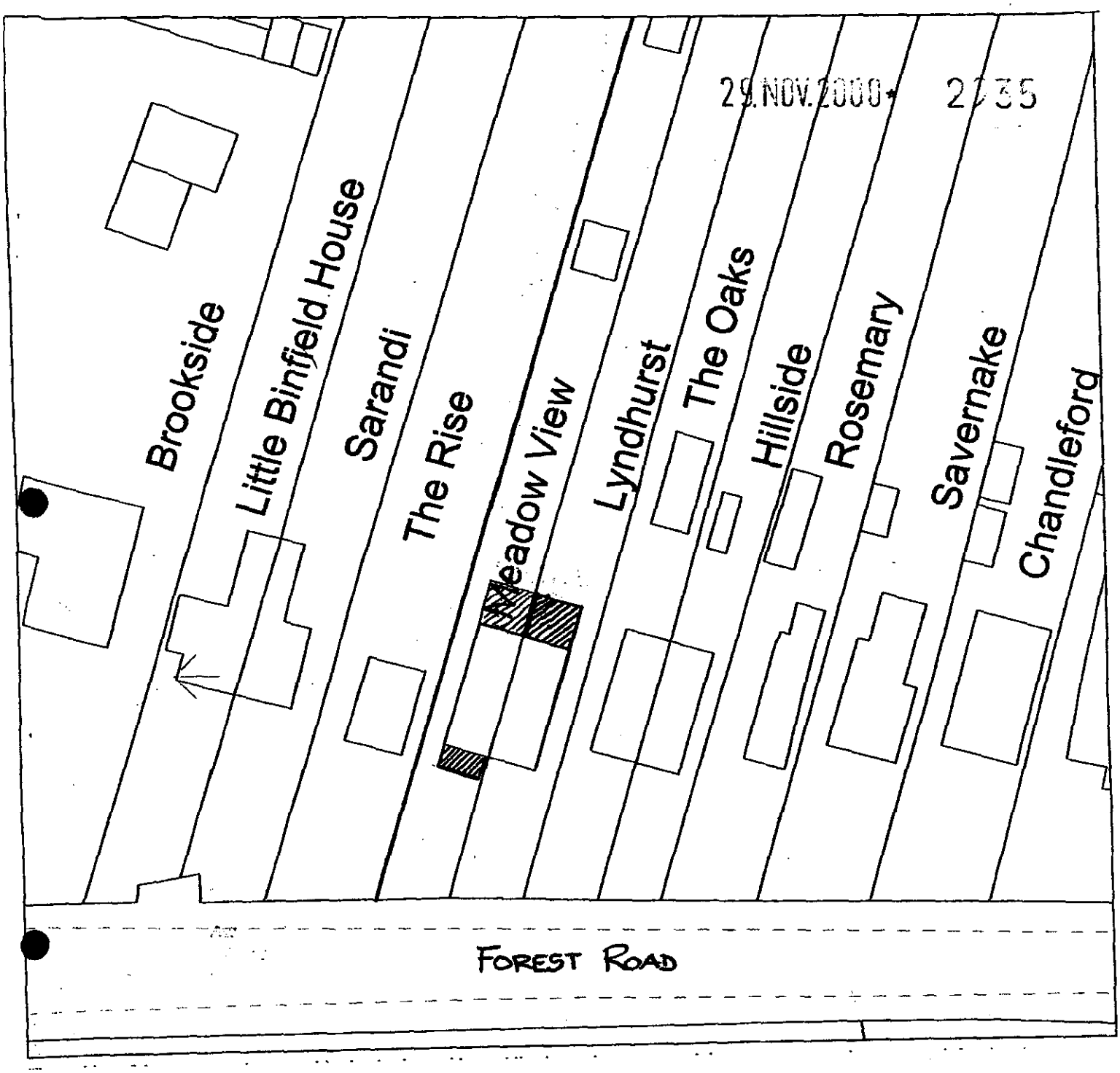
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2935**
Meadow View, Forest Road, , Wokingham.
Proposed single storey front and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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



BLOCK PLAN FOR
'MEADOW VIEW' & ~~'LYNDHURST'~~
FOREST ROAD. WOKINGHAM

APPROVED

SCALE 1:500

Byhand 20.11.00

Tel: (0118) 974 6492

Date: **10 November 2000**

My ref: F/2000/2717

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
APP	
AS	

21 NOV 2000

COPIES TO:	ACK:
	FILE:

CONFIDENTIAL

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 Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Dear Councillor

Application Number: F/2000/2717
Lyndhurst, Forest Road, , Wokingham.
Proposed single 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. The form below should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Committee and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

They have had a great deal of extension in the past — Is this relevant with regard to this new application

John Mitchell

John Mitchell
Development Control Manager

Cllr Drake 9341036

22/11 3.20 left Message to be called back before 4.30 or on fri

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2717**
Lyndhurst, Forest Road, , Wokingham.
Proposed single storey rear extension to dwelling.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

Signed: Cllr Drake
Councillor Drake

Date: 19.XII.00

OK

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2935

Applicant : Mrs J Lowes C/O Derick Gayler.

Location : Meadow View, Forest Road, , Wokingham.
Proposal : Proposed single storey front and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	8/12

Date of Neighbour Notifications : .....

Date of Site Visit : 8/12

Date Registered : 29/11/2000

Earliest Date for Decision : 04/01/2001

Latest Consultation Date/Site Notice Expiry Date : 04/01/2001

This application will have expired on: 24/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Thurst PC: 3/1 ~~no objection~~ no adverse comments

Highways: 18/12 - approval with no conditions.

Planning Issues : WBLP: rural/area sporadic d'ment

WDLP: countryside

Application Number: F/2000/2935

Appraisal :

See attached sheet.

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

Application Number F/2000/2935
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission - 5 yrs
	C014	R014	Materials to match.
	C044	R044	no windows
			NS: side elevation of the lounge facing 'Lyndhurst'.

RECORD OF SITE VISIT

SITE ADDRESS: Meadow View Forest Road Wokingham.

APPLICATION NUMBER: F/2000/2935

OFFICER: Natalie Brown

DATE OF SITE VISIT: 18/12

1 SITE/STATUTORY NOTICE DISPLAYED ? (NO)

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
leaded windows. Steep pitched roof covered tiles.
Existing S.S rear extn - proposed extn would have lower ridge height
Thin long rear garden (large) open aspect to side
Rear extn to be for large & full width of frontage.
Meadow view + Lyndhurst are handed in design.

4. RELATIONSHIP TO ADJOINING PROPERTIES
semi-D non Lyndhurst
Detached from The Rise
Gap between rise & meadow view.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT - Part 1.8m fence with Lyndhurst then open along boundary fence taller)

OTHERS - Part 1.8m fence + Open with The Rise

Application Number: F/2000/2935

Appraisal:

Development
For a single storey rear extension to form a kitchen/diner and a single storey front extension to the lounge.
The dwelling forms a semi-detached property with 'Lyndhurst'. The site lies within a rural/countryside setting and the proposed development would result in a 54.8% increase in footprint and a 31.7% increase in the total floor area.

1) Impact upon neighbouring properties
The proposed single storey rear extension would be 4m in length with a pitched roof 2.1m to eaves and 3.1m to the ridge. It would be along the boundary with 'Lyndhurst'. There is an approved application for a single storey rear extension at Lyndhurst (F/2000/2717).

The proposed front extension would be 2.1m in depth and the width of the dwelling at 4.35m. It would have a mono-pitched roof 2.3m to the eaves and 3.5m to the ridge.

It is not considered that the rear extension would have any adverse effect upon neighbouring properties.

2) Impact upon the open character of the area
The Council's 'rule of thumb' for increases within the countryside stands at 50%. The increase that the extension would amount to is just outside of this guideline, however at 54.8%, it is not considered that an additional 5% above the 'rule of thumb' would not be detrimental. The extensions would be single storey so would cause no excessive bulk within the countryside.

Therefore, it is not considered that there would be any adverse impacts upon the open character of the area.

3) Impact upon highway safety
The proposed front extension would not impact upon the parking so as to deviate from Council parking standards. It is therefore considered that there would be no adverse impacts.

Approval: ✓ ~~**Refusal:**~~

Lyndhurst (f/2000/2717).

- External floor area.

Existing: g/f = 4.4 × 11 = 48.4
1st/f = 4.4 × 8 = 38.2 } 83.6

Proposed = 4.35 × 4 = 17.4.

- $\frac{17.4}{83.6}$ = 20.8% inc in total floor area

- $\frac{17.4}{48.4}$ = 36% inc in footprint

Meadowview (f/2000/2935).
(External floor area).

Existing: g/f = 4.4 × 11 = 48.4
1st/f = 4.4 × 8 = 38.2 } 83.6

Proposed rear = 4.35 × 4 = 17.4
front = 4.35 × 2.10 = 9.135 } 26.5 m².

- $\frac{26.5}{83.6}$ = 31.7% inc in total floor area.

- $\frac{26.5}{48.4}$ = 54.8% inc in footprint.

(rear extn represents $\left(\frac{17.4}{83.6}\right)$ 20.8% inc floor area & $\left(\frac{17.4}{48.4}\right)$ 36% in footprint

(front extn represents $\frac{9.135}{83.6}$ 10.9% inc floor area & $\left(\frac{9.135}{48.4}\right)$ 18.9% in footp

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 NOV 2000
Officer: NAB	Application No. F/2000/2935

Map No. 56 Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING

Location: MEADOW VIEW FOREST ROAD

Parish: ~~WOKINGHAM~~ Hurst. Ward: 11:12-2000-D Hurst.

Applicant: MRS LOWES

only one free 90.

Fee Received 00-00 Required 95-00 Additional 95-00 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	Parking layout for 2 vehicles (as requested by Highways for withdrawn app no 2718)	11.12.	
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 : 11.12.2000 ✓ Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

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

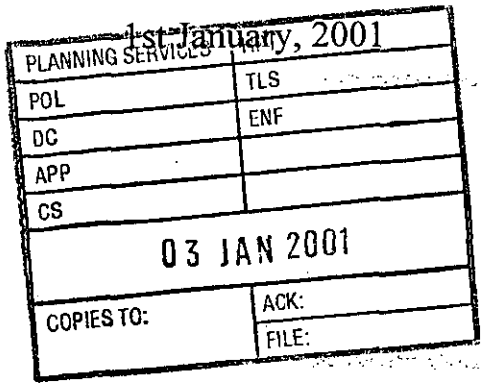
NEIGHBOURS:

S/N + The Rise & Forest Road ✓
Lyndhurst

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

1st January, 2001



Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2000/2935

I refer to the above-mentioned Application by Mrs. J. Lowes of Meadow View, Forest Road, Wokingham; proposed single storey front and rear extensions to dwelling.

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 December 2000

Application Number: F/2000/2935

Proposal: Proposed single storey front and rear extensions to dwelling.

Parish: HURST PARISH

Site Address:
Meadow View, Forest Road, , Wokingham.

Applicant:
Mrs J Lowes C/O Derick Gayler.

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).

Signed: _____ **Print name:** Adam Coggins.

18/12/00

Tel. (0118) 974 6492 FOR REFERENCE *

Date: 10 November 2000

Your Ref: 29.NOV.2000* 2935

My Ref: **Natalie Brown - F/2000/2718**

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

Mrs J Lowes
C/O Derick Gayler
63
Cumberland Road
Swindon
Wilts
SN3 1AB

PLEASE CANCEL PREV. APPLIC.

Dear Sir/Madam

Application Number: F/2000/2718

Site Address: Meadow View, Forest Road, , Wokingham.

Proposal: Proposed single storey front extension to dwelling..

Thank you for the above application, which has now been accepted along with the sum of £0 in fees.

We aim to determine applications within 8 weeks, however it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **27/12/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application contact your case officer, **Natalie Brown,** on **(0118) 974 6492** quoting reference number **F/2000/2718.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

Development Control Manager

Thank You.
Derick Gayler
01793-531778

"MEADOW VIEW"

ADDRESS FOREST ROAD

PARISH ~~WOK/WITHOUT~~ HURST 1.4.86 E

PLOT No. Old Property

ORD. SHEET No. SU. 8271(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/561/60	Mr. D.W. Hall	Kitchen & Bathroom	1.12.60	App N/K
BR22466	MR. [illegible]	S/St. [illegible] & ALTS	5.4.84	App N/A
21321	"	"	4.5.84	N/A CIA
F/2000/1460	Mr J Lowes	2/St/S/St/r ext	7/8/00	Ref
F/2000/2718		+ S/St/f/ext		

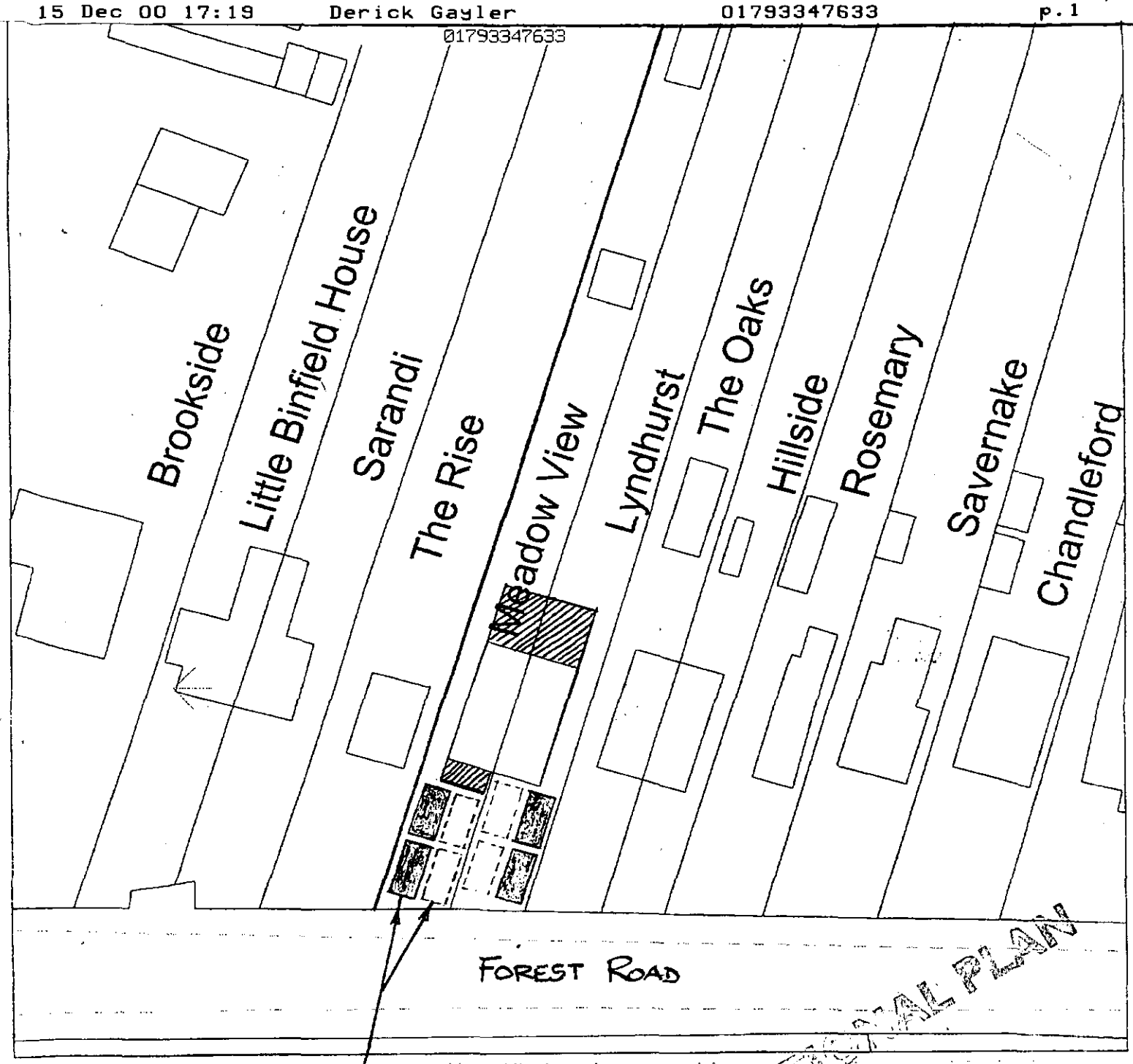
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng S/St/R - Consen. - Gayler - 19/1/00 + 18/2/00

DRAINAGE

01793347633



PARKING SPACES 5·0 x 2·4

ADDITIONAL PLAN

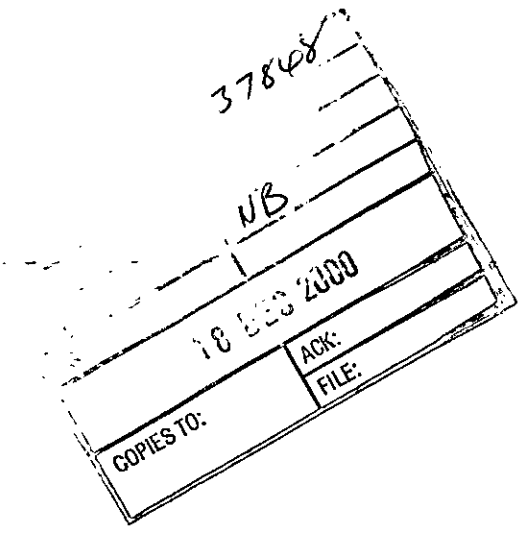
BLOCK PLAN FOR
'MEADOW VIEW'
FOREST ROAD . WOKINGHAM
APPLIC. Nº F/2000/2935

ATT. NATALIE BROWN
PLANNING
FROM DERICK GAYLER
Tel. 01793-531778
Fax. 01793-347633

SCALE 1:500

NB

APPROVED


37848
NB
18 DEC 2000
ACK:
FILE:
COPIES TO: