APPLICATION NO:
F/2001/3166

LOCATION:
8 Park Road, Wokingham.

APPLICANT:
Mr & Mrs Scinto

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **10/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Scinto
8, Park Road
Wokingham
Berkshire
RG402AH

Application Number: F/2001/3166

Parish: **WOKINGHAM**

Location: **8, Park Road, Wokingham.**

Proposal: **Proposed first floor 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 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 first floor side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. 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, 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.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 27/02/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3166 SA
BUILDING CONTROL NUMBER	FP 2001/1660
~~APPLICANT~~/AGENT	K. Knight.
ADDRESS OF SITE	8. Park Road. CROKINGHAM.
DESCRIPTION OF PROPOSED WORK	first floor rear ext

See George. Floor plans do not match elevations. Restrictive condition CD 16/3/01.

Seen George. He said the window is shown on floor plans so it is OK. CD 19/3/01

	BC	DC
	✓	✓
	101/01A	101/01
	—	—

	1ST CHECK	2ND CHECK
NT		
RECEIVED		
ROVED	27/2/01	
CISION		

DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight
IF YES, WHAT ARE THE DIFFERENCES? 2. DC floor plan shows 1st floor side window, but not on elevations. There is a restrictive condition.	DC plan shows first floor extending out 6m. BC plan appears correct at 5m. As this is less than DC
DATE	no action taken. 16/3/01

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/2001/3166

Proposal:
Proposed first floor rear extension to dwelling.

Location:
8, Park 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/02/2001. 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

17 January 2001

Keith Knight

Architectural Design Services

Telephone 0118 966 2146
Fax No. 0118 966 0456

20 Chiltern Crescent,
Earley,
Reading,
Berkshire.
RG6 1AN

NB received 15/12

PLANNING SERVICES	HPT 36742
POL	TLS
DC	ENF
APP DR	
CS	
20 NOV 2000	
COPIES TO:	ACK:
	FILE:

FAX TRANSMISSION

To - Planning Services - Wokingham District Council.

Fax No. - 974 6385

Date: 19/11/00

No. of pages, including this one __3__.

Reply req

MESSAGE:

Re: 8 Park Road, Wokingham.

I am about to prepare a planning application to add a first floor bedroom to an existing single storey rear extension as the attached plans.

To avoid abortive work for the Council and myself. Could you please advise if the overlooking of the existing neighbours bedroom window, will result in a refusal of any application.

There is a horizontal distance of 4.0m from the neighbours window and No.8 Park Road. This will not be reduced.

A telephone discussion will be sufficient at this stage.

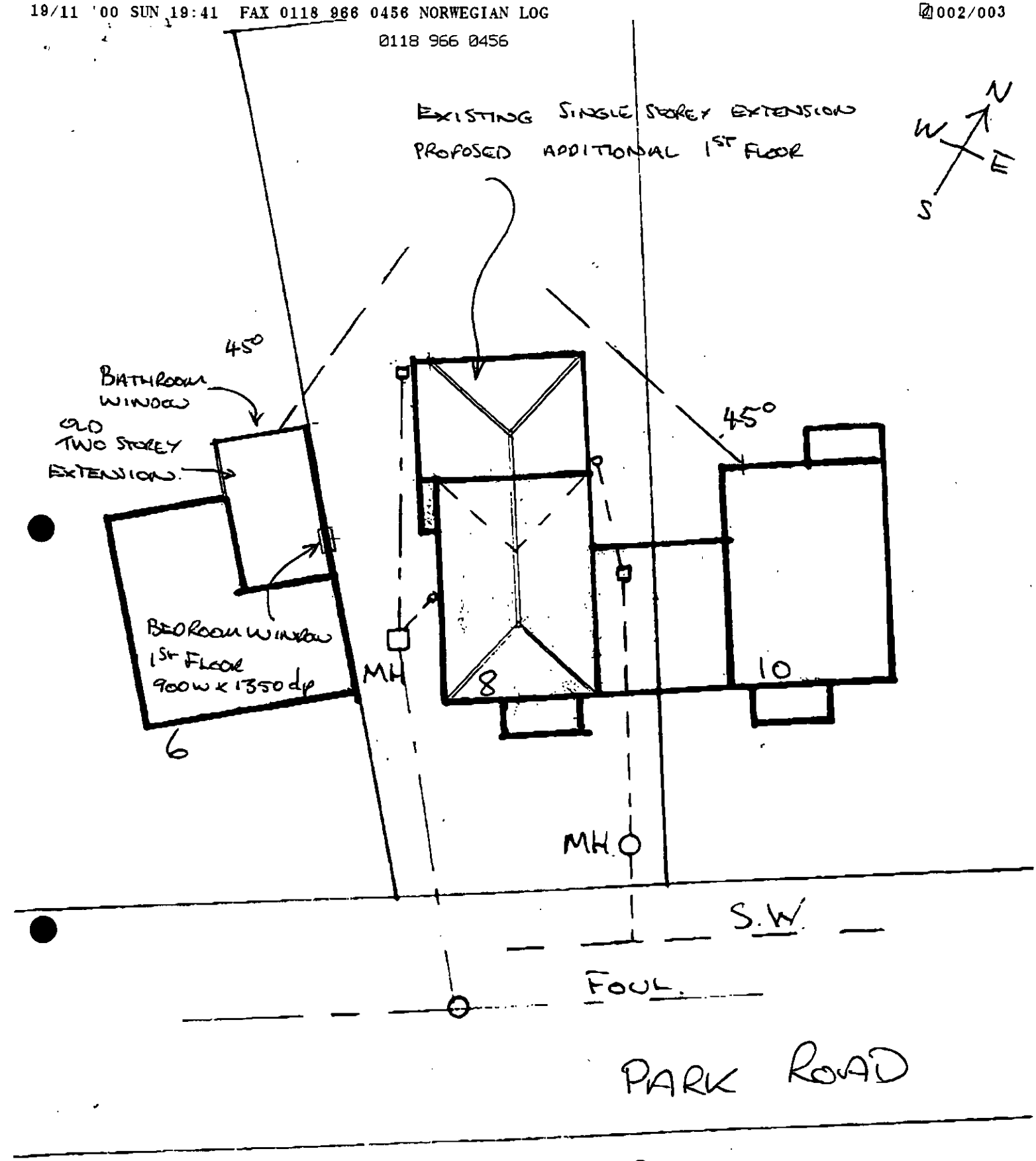
Yours sincerely

Keith Knight

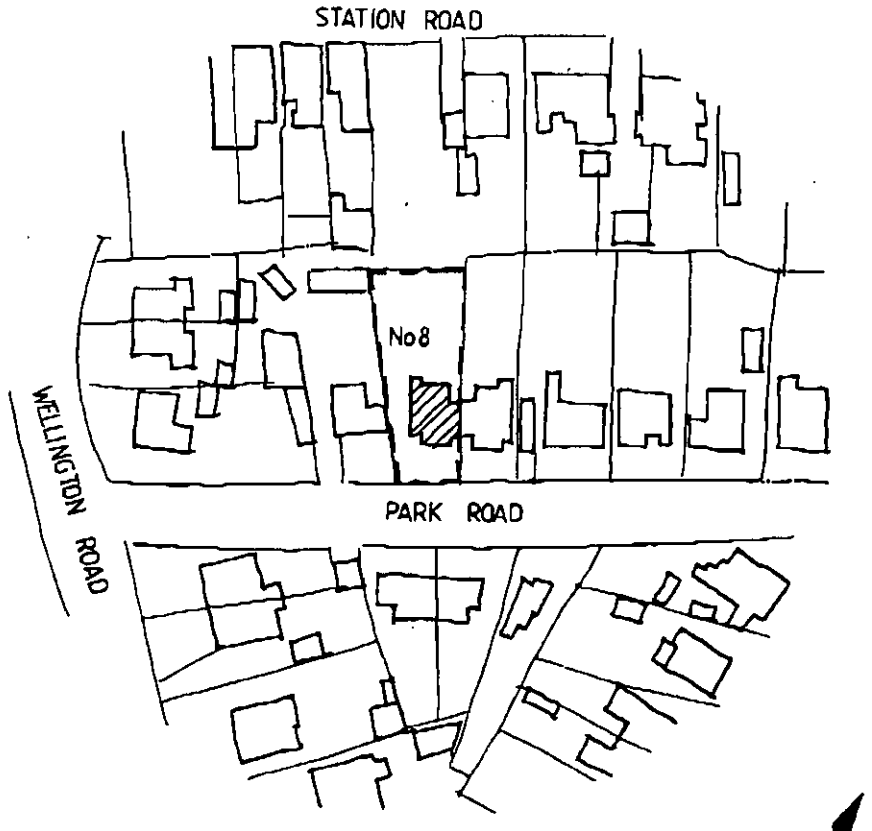
30/1 - application F/2001/3166 for a 1st floor rear extn ∴ reply not req'd for this letter

NAS

0118 966 0456



BLOCK PLAN 1: 200



LOCATION PLAN 1:1250

Mr & Mrs E Scinto
8 Park Road
Wokingham

Location Plan

1:1250

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 NOV 2000	
COPIES TO:	ACK:
	FILE:

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

Tel: 0118 974 6442

Date: **17 January 2001**

My ref: F/2001/3166

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3166
8, Park Road, , Wokingham.
Proposed first floor 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3166**
8, Park Road, , Wokingham.
Proposed first floor 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 Marinos

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

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

Tel: 0118 974 6442

Date: **17 January 2001**

My ref: F/2001/3166

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/3166
8, Park Road, , Wokingham.
Proposed first floor rear extension to dwelling.

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

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3166**
8, Park Road, , Wokingham.
Proposed first floor 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 Morgan

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

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

Tel: 0118 974 6442

Date: **17 January 2001**

My ref: F/2001/3166

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3166
8, Park Road, , Wokingham.
Proposed first floor 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3166**
8, Park Road, , Wokingham.
Proposed first floor 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 Hudson

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/3166

Applicant: Mr & Mrs Scinto.

Location: 8 Park Road, Wokingham.

Proposal: Proposed first floor rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		20/01/01

Date of Neighbour Notifications: 17/01/01

Date of Site Visit: 08/02/01

Date Registered: 12/01/2001

Earliest Date for Decision: 10/02/2001

Latest Consultation Date/Site Notice Expiry Date: 10/02/01
14/02/01 (GA)

This application will have expired on: 09/03/2001. 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:

Highways - Highways feel that the 'box room' could be used as a 5th bedroom and therefore - request parking layout for 4 vehicles.

WOKINGHAM TOWN COUNCIL — NO OBJECTION

At the time of writing no further comments have been received.

Planning Issues: The principle issue raised by this application is the impact to neighbour amenity, provision of off street parking and street scene.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/3166

Appraisal:

The application property is a pre-war detached house which has been linked with is neighbour (no.10) to the east by way of a single storey garage extension which is replicated on no.10's side. The property is situated on the north side of an unadopted road. The house has a single storey rear extension at a depth of around 5.0 metres.

The application proposes extending over the existing rear extension at first floor to provide additional habitable accommodation.

The extension would only be seen from restricted and oblique views from the street, therefore no harm to the street scene is considered to result.

In terms of amenity: no.6 has two windows to its flank, one at ground which is small and obscure glazed, and one at first floor level which appears to be to a bedroom. The first floor window is at a point where it aligns with and opposite to the application property as it exists, the proposed rearward extension is therefore not considered to materially worsen the existing relationship.

In terms of depth: no.6 has a two storey side/rear extension. The shared boundary is splayed and the relationship between the two dwellings is demonstrated (on the application drawings) as such that an acceptable daylight angle between the two dwellings would not be breached once the extension is built.

The separation between this and no.10 is likewise sufficient to ensure against a material daylight infringement. And no.10 has no habitable flank elevation windows.

Therefore no material harm to amenity.

In terms of parking provision, the application property has a single garage and sufficient driveway parking space for an additional three cars. The property is therefore capable of meeting parking requirements.

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

Application Number: F/2001/3166
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 FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the first floor side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

27/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 8 Park Road, Wokingham.

APPLICATION NUMBER: F/2000/3166

OFFICER: George Allpress

DATE OF SITE VISIT: 08/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement close to Town Centre on a private un-made road.

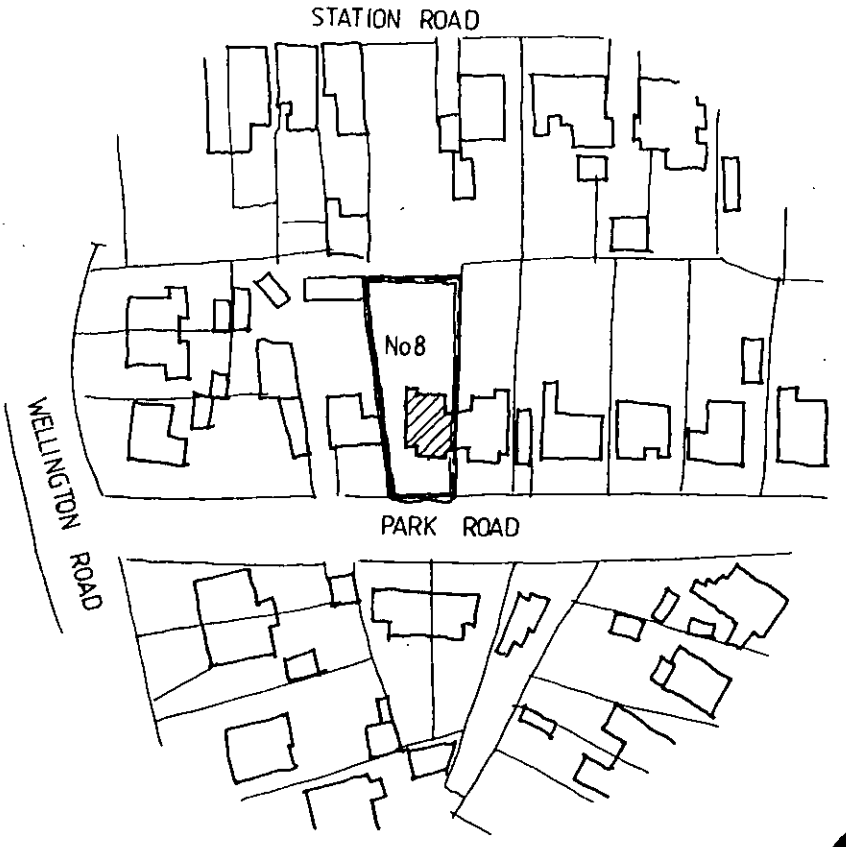
3. DESCRIPTION OF SITE/BUILDING Single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.10 to the east, no.4 to the west.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Garage plus sufficient front garden parking for at least 3 cars.
LEVELS	Rise to the east.
BOUNDARY TREATMENT	Hedge and fencing.
OTHERS	None

12 JAN 2001 * 3166



LOCATION PLAN 1:1250

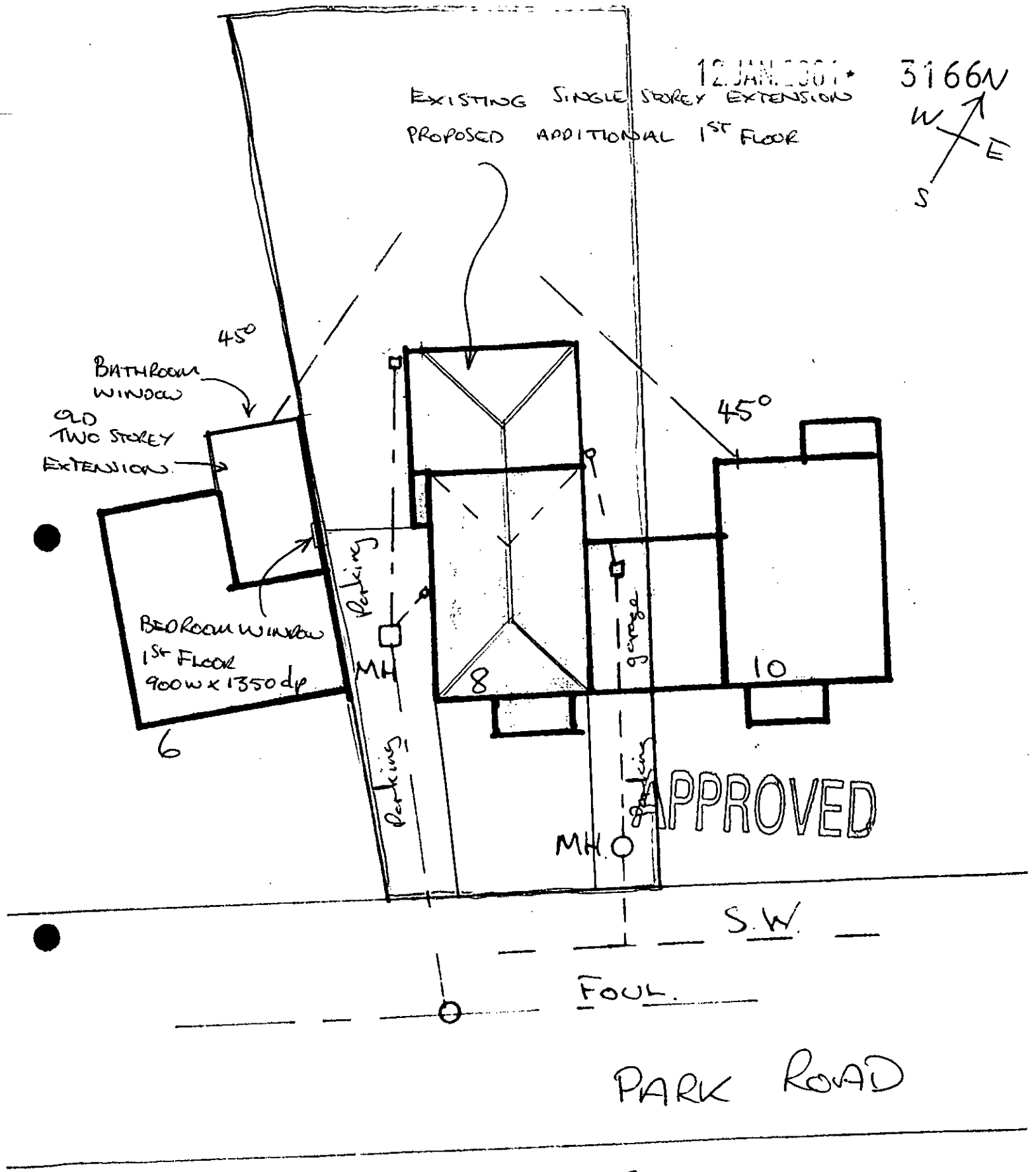
APPROVED

APPROVED

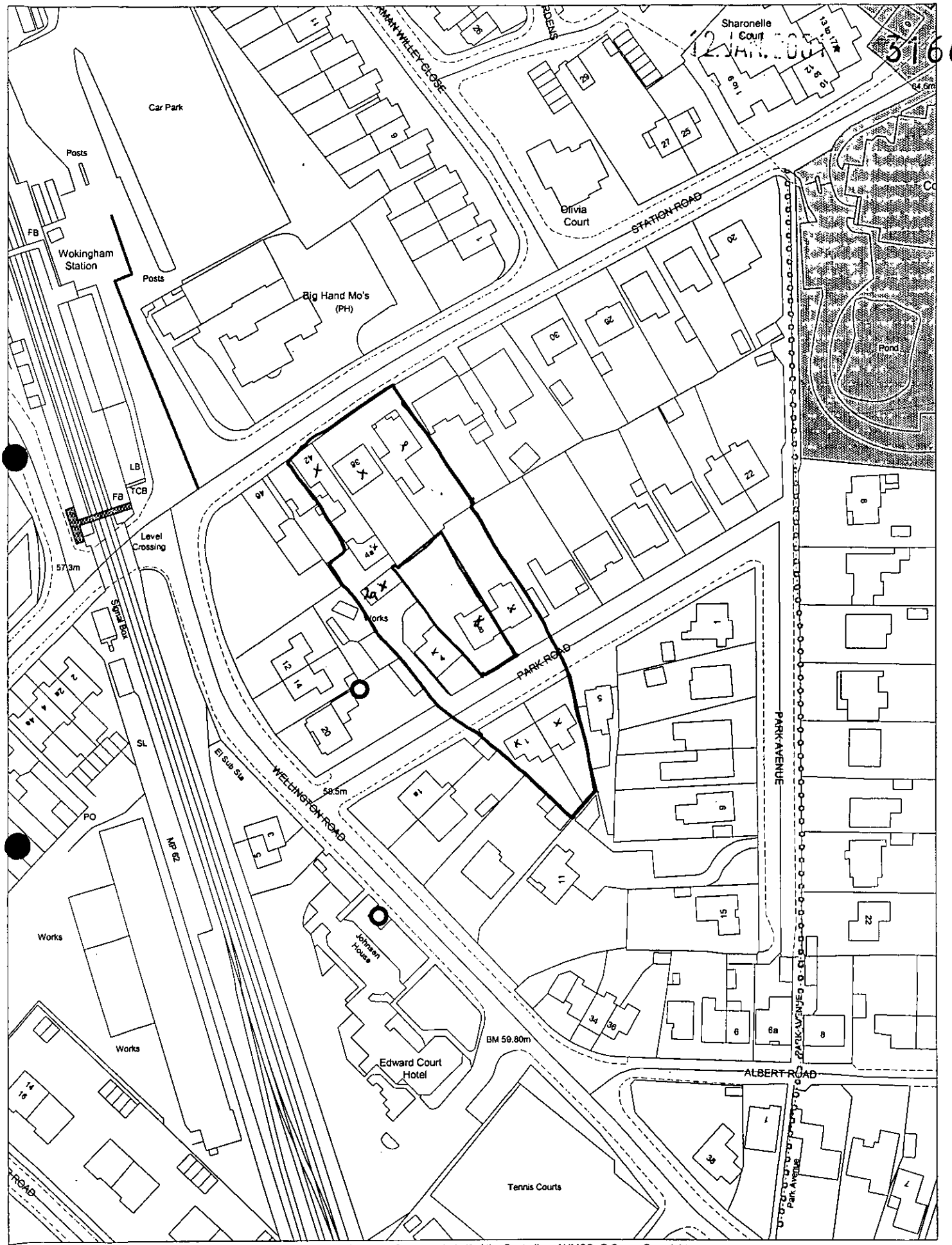
Mr & Mrs E Scinto
8 Park Road
Wokingham

Location Plan

1:1250



BLOCK PLAN 1: 200



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Development Control Section, Environmental Services, Wokingham District Council.

16 January 2001

Scale: 1 : 1250

N W E S

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PCL
DC
APP
CS
28 FEB 2001
COPIES TO:
ACK:
FILE:

Case officer: George Allpress

Application Number: F/2001/3166

Proposal: Proposed first floor rear extension to dwelling.

Site Address: 8 Park Road, Wokingham

Applicant: Mr & Mrs Scinto

Your observations are required in respect of this application **by 10/02/01**

No objection

SIGNED: A Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 17 January 2001

Application Number: F/2001/3166

Proposal: Proposed first floor rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
8, Park Road, , Wokingham.

Applicant:
Mr & Mrs Scinto .

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).

Comment

Highways feel that the 'box room' could be used as a 5th bedroom and therefore:

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway must also be clearly shown.

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

22/01/01

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3166 relates.

Address of site 8 Park Road, Wokingham

Berks.. RG40 2AH

Signed

Date 20.01.01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JAN 2001	Map No. SB Site ...005...
Officer: GA / Application No. F/2001/3166	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 8 PARK ROAD

Parish: WOKINGHAM Ward: Evendons 17.1.01 JB

Applicant: MR/MRS SCINTO

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 17.1.01 → 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 .....

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 + see map

8, PARK ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
19469			S/ST. EXTENSION (MR. B. MEGGARTY)	2.6.83 C/A			
	BR21177		" "		20.9.83 APP		
36921							
	BRA 11231		" (MR. MRS E. SCINTO)		30.1.92 APP		

Environmental Services

For office use only.
Application number:

12 JAN 2001 5166

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 Address and postcode Phone number	MR E & MRS M.C. SCINTO 8 PARK ROAD WOKINGHAM 0118 9790195
2	Agent's Name Address and postcode Phone number	
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.	8 PARK ROAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION OVER EXISTING GROUND FLOOR 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.	PLAIN CLAY TILES TO MATCH EXISTING ROOF FACE BRICKWORK TO MATCH EXISTING WALLS
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. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	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.

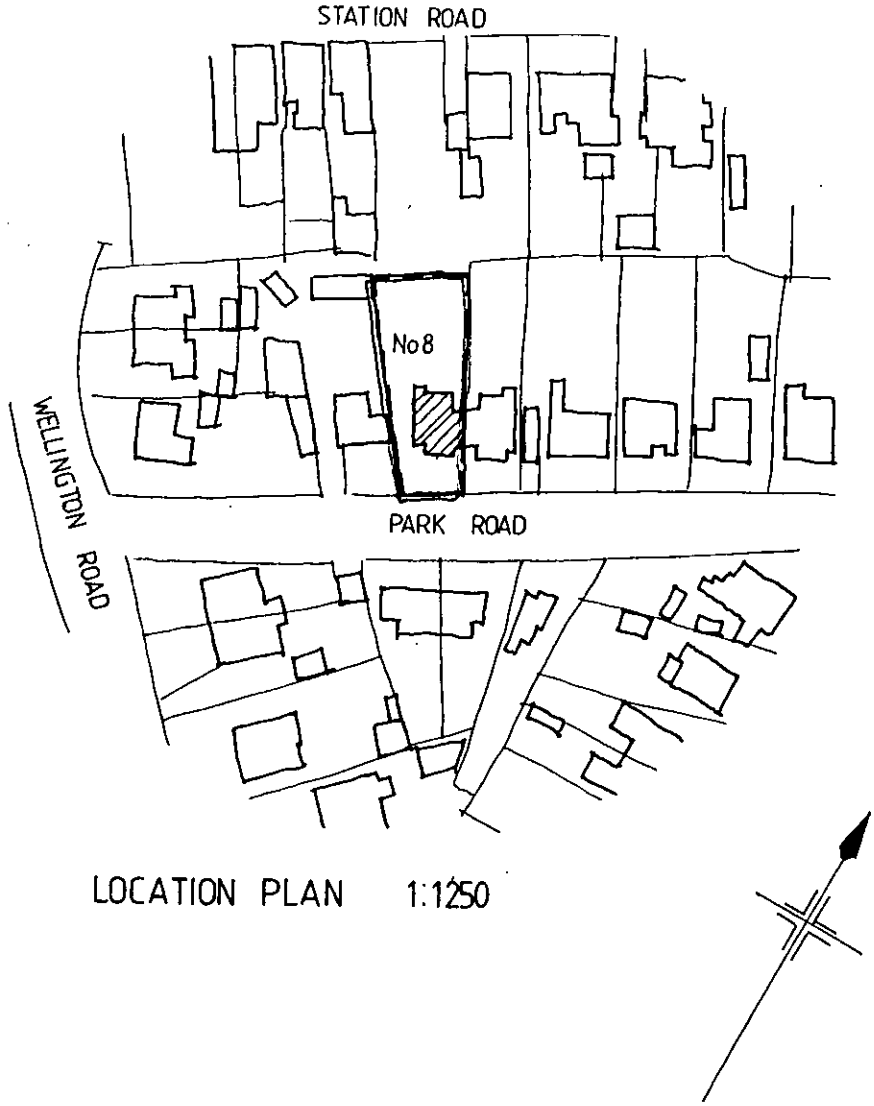
Your signature: [signature]

on behalf of

Date 11/01/01

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

12.JAN.2001 3166

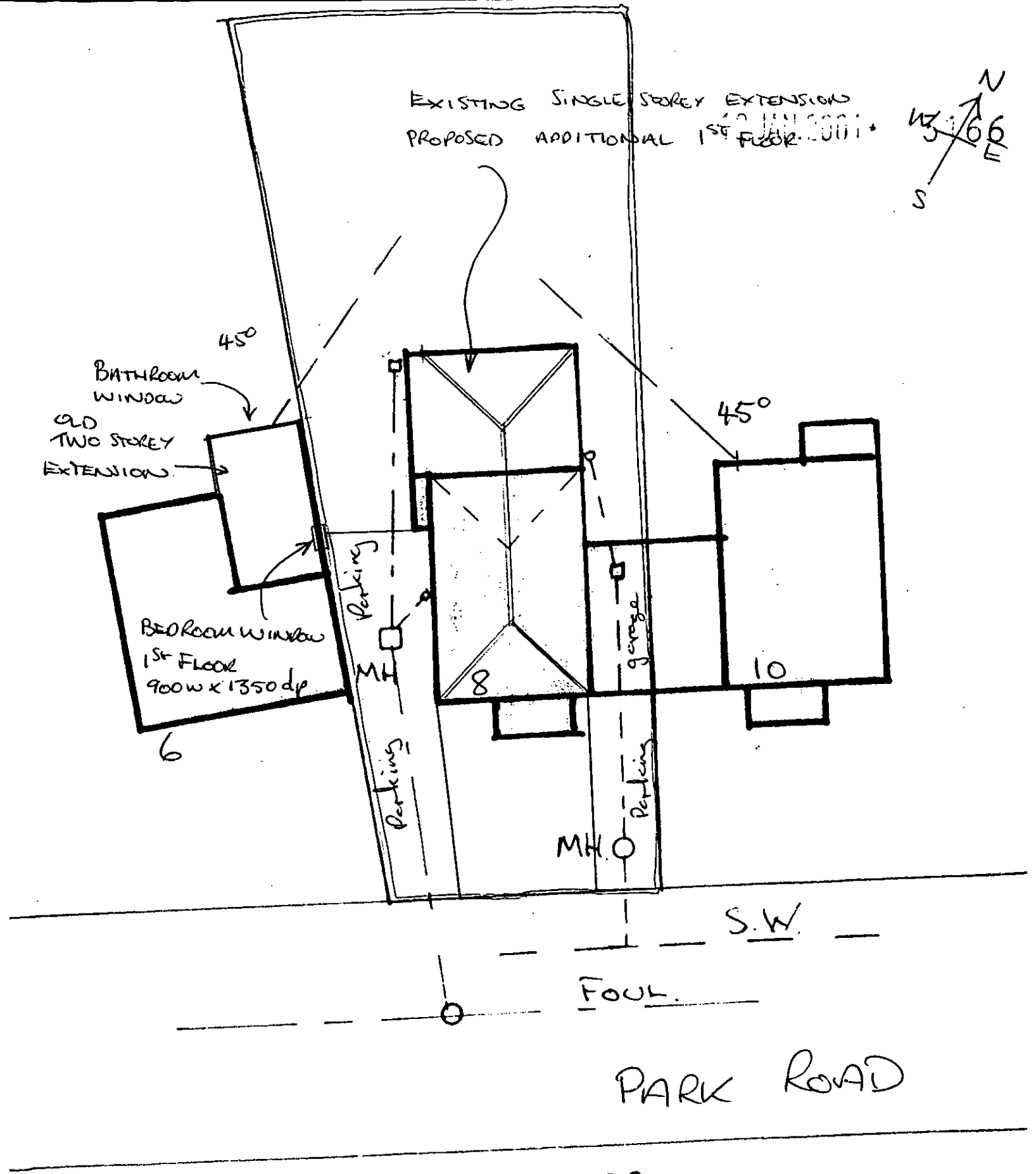


LOCATION PLAN 1:1250

Mr & Mrs E Scinto
8 Park Road
Wokingham

Location Plan

1:1250



BLOCK PLAN 1: 200

16/3/01