APPLICATION NO:
F/2002/6217

LOCATION:
40 Seaford Road, Wokingham.

APPLICANT:
Mr/Mrs C Westgate C/O Martin Winter

PROPOSAL:
Proposed single storey front & side extension to dwelling. Proposed erection of replacement conservatory and loft coversion with rear dormer extension.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/05/2002 .

CASE OFFICER: ***Francis Leo***

167

DO

Telephone Number: (0118) 9746428

Date: 24 May, 2002

APPLICATION NUMBER: APPLICATION WITHDRAWN

LETTERS SENT 24.05.02

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) 977 8909
DX: 33506 – Wokingham

Dear Sir/Madam

Application No: APPLICATION WITHDRAWN

Location: **40 Seaford Road, Wokingham.**

Proposal: **Proposed single storey front and side extension to dwelling. Proposed erection of replacement conservatory and loft conversion with rear dormer extension.**

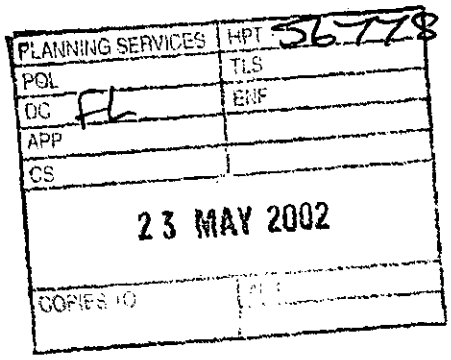
Thank you, for your recent observations on the above planning application.

The application was withdrawn before the Council issued a decision but if you wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager



40, Seaford Road
Wokingham
Berkshire
RG40 2EL
22nd May 2002

Francis Leo
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Francis,

RE: Application No. F/2002/6217

Further to our conversation yesterday I would like to withdraw the above application for planning permission.

As you know, our architect, Martin Winter, is on holiday at present. When he returns we will be able to get different plans drawn up and he will make another, separate application on our behalf. You mentioned that as we have already paid the necessary fee for the planning application above (no. 6217) there would be no fee for a new application. I am not sure how we can make this clear when submitting the new application but I imagine that Martin is familiar with the procedure.

Thank you for your help and advice in explaining the details of the planning process to us, I look forward to speaking to you again in the near future.

Yours sincerely,

PLANNING WIZARD UPDATED - 24/5/02

Chris Westgate

cc: Martin F. Winter

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6217

Applicant : Mr/Mrs C Westgate C/O Martin Winter.

Location : 40, Seaford Road, , Wokingham.
Proposal : Proposed single storey front & side extension to dwelling. Proposed erection of replacement conservatory and loft coversion with rear dormer extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		8/4/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/5/02

Date Registered : 25/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application will have expired on: 20/05/2002. 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 :

Planning Issues :

Application Number: F/2002/6217

Appraisal :

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

Application Number F/2002/6217
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 40 Seaford Road Wokingham.

APPLICATION NUMBER: F/2002/6217

OFFICER: Francis Leo

DATE OF SITE VISIT: 17/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey semi-detached properties, some with ~~front~~ porches ~~Vari~~ or bays varied designs for front elevation

3. DESCRIPTION OF SITE/BUILDING

2 storey. conservatic to side, single storey rear extn - pitched roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 38 - 1 small landing window at 1st floor - 2 windows and a door to drinking [illegible] Flank wall

No 42 has a similar front extn.

5. SITE CONSTRAINTS

TREES at rear of garden

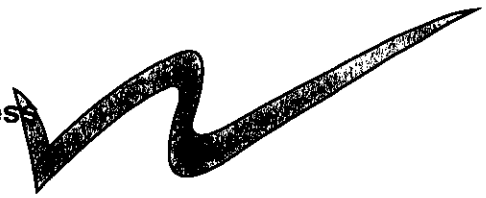
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS

Applicationo	Name & Address
F/2002/6217	N M Thomas K E Thomas 38 Seaford Road WOKINGHAM. RG40 2EL
F/2002/6217	Mr D Furby & Miss D Nicholls 42 Seaford Road WOKINGHAM. RG40 2EL
F/2002/6217	Anne Rothwell Wayne Barron 44 Seaford Road WOKINGHAM. RG40 2EL
APPLICATION WITHDRAWN	LETTERS SENT 24.05.02



WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
APP	
CS	
30 APR 2002	
COPIES TO	ACK: ✓
	FILE:

44 Seaford Road
Wokingham
Berks
RG40 2EL

Francis Leo
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

28th April 2002

Dear Francis

RE: Planning application for 40 Seaford Road. Number: F/2002/6217.

I am writing regarding the above application. We have reviewed the plans and have some concerns, which I have summarised below.

- The proposed extension to the front and side of the house is not in keeping with the style of these pretty Victorian terraces. This is unsightly and not sympathetic to the design of the house.
- The front extension would be intrusive to number 42 and oppressive.
- We are not opposed to the proposed loft conversion as this would not impact on the overall appearance of the house. We do feel however that the box window in the loft could be more in keeping with the Victorian appearance.
- We do not feel enough consideration has been given to conserving the Victorian property – these houses should not be extended to such an extent, the extension will not improve the appearance of the house.
- The development would unbalance the appearance of the four terraces.
- I believe the extension has been designed for maximum practical gain in terms of space, with little consideration for the appearance.
- Although the plans specify the same colour bricks would be used, unless actual Victorian bricks are used they are not going to match due the differences between imperial and metric sizing. The way the bricks are laid is also different.
- These houses are rare and every effort should be made to preserve them – the side and front extensions are not doing this.

We hope you consider these points when reviewing the development proposal and do not permit the side and front developments. As previously mentioned we have no objection to the loft conversion.

Yours sincerely

Anne Rothwell and Wayne Barron

SBS
PLANNING
POL
DC FL
25 APR 2002

38 Seaford Road
Wokingham
Berks
RG40 2EL
24th April 2002

Environmental Services Department
Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham RG40 1WR

FAO Mr F Leo

Dear Sirs

Ref:- Planning Application 2002/6217
40 Seaford Road, Wokingham RG40 2EL
Proposed extension and alterations.

In response to your letter dated 8th April 2002 we make the following comments on the proposals by reference to the list enclosed with your letter and Wokingham Unitary's Planning Guideline document B2 (WU B2) :-

1. The flat roof over the rear attic level dormer window is visually unattractive, is visible from the street (from Seaford Road to the rear) and is not in keeping with the original house. There are no flat roof dormers in the immediate vicinity. The window is much wider than the existing windows. A pitched dormer and reduction in the width of the window would be preferable. The proposal is not in accordance with sections 2.5, 2.8 and 7.3 of doc. WU B2.

   The flat roof dormer may also set a precedent for the adjoining terrace houses in this row and is in appearance not in keeping with the Edwardian character of the property.

2. The privacy of adjoining properties is adversely affected (section 5.1 of doc. WU B2). The proposed extension is overbearing and detracts from the amenity of our property, reducing privacy and daylight and sunlight to the side access which is routinely used. The planning officer will advise whether the proposal will prejudice the opportunity for a similar extension to our property or the submitted application (ref:: F/2002/6343).

3. The velux windows on the side elevation are not in accordance with section 6.1 of doc. WU B2 (avoidance of windows on the flank elevation, which abuts our boundary).

4. The WC will be close to the rear door of our property. This door is downwind of the WC for the prevailing southerly winds. What are the proposals to avoid smells and where will the soil and vent pipes, if applicable, be positioned?

5. The front porch and extension will affect the street scene and is not in keeping with the remainder of the row of terraced houses. Although projecting the same as porches in the row the building extends over the front of the property reducing the

depth of the front garden and excluding our property from the street scene (which is already set back further than No. 40) (section 4.1 of doc. WU B2).

6. On a safety issue, what measures are proposed to ensure that the parapet section of the brickwork wall adjacent to our boundary is restrained appropriately and has designed movement joints?

Yours faithfully

N.M. Thomas K.E. Thomas

N M Thomas C. Eng. M.I.C.E.
K E Thomas LLB Solicitor

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
23 APR 2002	
COPIES TO	ACK ✓
	FILE

Mr D Furby & Miss D Nicholls
42 Seaford Road
Wokingham
Berkshire
RG40 2EL

Francis Leo
Planning Case Officer
Wokingham Unitary
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

17th April 2002

Dear Mr Leo,

Application number: F/2002/6217
Site Address: 40 Seaford Road, Wokingham

With reference to the above Planning Application, we have the following comments/objections, in line with the planning matters forwarded by yourselves.

I am greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the villa of Victorian Terraces to which 40 Seaford Road is part. Such examples of this type of house are becoming scarcer within Wokingham in original form. We believe, above all the proposed single storey front extension will have the greatest detrimental effect on the terrace and street as a whole by blighting the street elevation.

Design, appearance and Layout

1. The front elevation of the proposed works has no semblance with the historic nature of the house(s). Within the terrace that number 40 is attached, and in the general vicinity there are no precedents for this style, or size of extension on this style or size of original, un-spoilt Victorian terrace house.

2. The proposed ground floor works to the front of the property totally disregard the rhythm of the existing front elevation of the terrace. Not only is the entire full width foot print moved forward, but also the inclusion of two ground floor windows of inappropriate size and possibly style go against the single front, ground floor window style currently enjoyed. The new fenestration of the elevation is not balanced, or centred externally on the existing elevation.

3. The proposed new entrance to the house emphasises further the inappropriate scale of the extension by making it full width, wider than the existing footprint. Again in relation to the terrace as a whole it acts as a destabilising agent.

4. To locate the new front door back mid way down the side passageway would allow the proposed new hall internally and take the door away from the living room without degrading the terrace as a whole.

5. The parapet wall on the proposed side passageway again draws emphasis to the scale of the works by creating a further upright negative boundary to the house. The parapet wall adds extra height along the edge of the hipped roof to the extreme front edge of the house, further forward than the existing footprint adding to the impression of looming scale.

6. The proposed front roof itself, viewed from the plan appears to be hipped. A hipped roof has no president elsewhere on this villa of terraces.

7. The proposed works to the front of the house destroys the, largely unmolested street elevation of the terrace. The proposed creates an overall unbalanced elevation, particularly noticeable as the terrace is only 4 houses in size. If the terrace was of a larger scale, say 20 houses then the proposed works would not have such an overall detrimental effect on the other houses. But being only 4 houses in size, the terrace as a whole suffers by poor quality, unsympathetic design. The proposed full width (including side passageway) single storey extension is of a scale totally unsuitable to the size of house and size of the overall terrace.

8. The rear dormer to the roof extension, also looks to be too large in relation to the size of individual property and terrace as a whole. A smaller dormer set into the roof rather than on and replacing the roof would be far more suitable. Also a smaller dormer would allow a pitched roof and small gable rather than an expanse of flat roof which is totally out of character on a Victorian house.

As a side note I also doubt that the roof to the front will be build-able as proposed in the planning drawings. To maintain the pitch to match the existing roof pitch, there is possibly not enough height between the ground floor and first floor windows. This will necessitate either:

- A different pitch to existing which will look unbalanced as there is a considerable area of roof in the proposed works.
- Or the ground floor windows being reduced in size or set too low in relation to the other windows in the terrace street elevation to maintain the rhythm of the entire terrace street elevation.

Effect on Daylight and privacy

1. The proposed ground floor works to the front of the house will encroach upon the daylight of our front garden, due to the proximity to our boundary.
2. The scale of the works also seem to encroach with the 45 degree sight line from the living room window of number 42.
3. The existing style of the front gardens of the villas is of a small courtyard style space and encroaching into this space to such an extent totally undermines the size, light and 'comfort' of the gardens. and whole initial vista of the terrace.
4. As mentioned previously, I believe the rear dormer to the roof extension to be too large, and with the overall scale and inclusion of two large windows will rob the surrounding back gardens of privacy to a certain extent. Again a smaller, more sympathetic dormer with a single window would have a lesser effect on the surrounding gardens.

Conservation of Buildings, Trees and open land

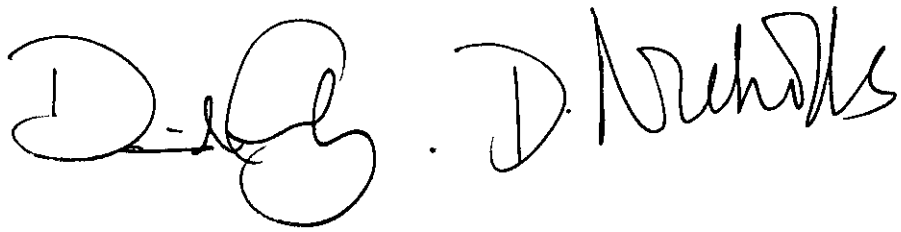
1. Victorian terrace houses are becoming scarce, too perform the proposed works to the proposed scale shows a total disregard to the character, history, scale and style of building.
2. I believe the owners of these properties, as well as the planning authority, have an obligation to maintain the style of property of this age (circa 100 years). The age of house does not mean the property cannot and must not be altered to conform to the current owners needs, but the alterations do need to be in keeping with the style of property.

I also have cause for concern with the inconsistencies and general low standard of the drawings produced in the following respect:

The proposed new first storey roof is un-resolved. By plan the roof is ended with a hip on my side where on elevation the roof is ended in a gable. It would be good to know the exact design put forward.

I would like to highlight that my objections to the proposed works to number 40 Seaford Road are based upon a love and respect of the style of house and do not reflect upon the character of the owners with whom we have a very good personal relationship.

Yours faithfully



Dave Furby & Debbie Nicholls

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 08 April 2002

Application Number: F/2002/6217

Proposal: Proposed single storey front & side extension to dwelling. Proposed erection of replacement conservatory and loft coversion with rear dormer extension.

Parish: WOKINGHAM TOWN

Site Address:
40, Seaford Road, , Wokingham.

Applicant:
Mr/Mrs C Westgate C/O Martin Winter.

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

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 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 existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 11/4/02

OBS

PLANNING SERVICES	HPT
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CS	
0 2 APR 2002	
COPIES TO	ACK: ✓
	FILE:

38 Seaford Road
Wokingham
Berks
RG40 2EL

28th March 2002

Planning Services
Wokingham Unitary
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Sirs

Ref:- Planning Application 2002/6217 NEW
40 Seaford Road, Wokingham RG40 2EL Proposed extension and alterations.

Please find attached for your records and action copies of MFW's letter dated 25th March 2002 and our response letter dated 28th March 2002.

We formally object to the Notice No. 1 under section 66 of the Town and Country Planning Act dated 25th March 2002 in relation to the application site 40, Seaford Road, Wokingham RG40 2EL.

We understand that you will be writing to us shortly for our comments with respect to this planning application - where will be able to view the plans?

Yours faithfully

N. M. Thomas K E Thomas

N M Thomas C. Eng. M.I.C.E.
K E Thomas LLB Solicitor

38 Seaford Road
Wokingham
Berks
RG40 2EL

28th March 2002

MFW
Ferndale Court
6 West End Road
Mortimer Common
Reading RG7 3SY

FAO Mr Martin F Winter

Dear Sir

Ref:- Your ref QD 1785/02 - 40 Seaford Road, Wokingham RG40 2EL Proposed extension and alterations.

We were very surprised to receive your letter dated 25th March 2002 suggesting that discussions had taken place between ourselves and Mr & Mrs C Westgate, and implying some form of future agreement for encroachment on our land.

There have been no such discussions and far from this no effort on your part to provide plans or details to explain the proposals.

We wish to make it absolutely clear that we will not enter into an agreement for encroachment now or at any future date. Our land is not available to the planning application site.

Please note that we are not part owner of the of the application site 40, Seaford Road, Wokingham as stated on the notice No. 1 attached to your letter.

As a company offering architectural services, we consider that to allow your clients to proceed so far without resolving such a fundamental issue, through full consultation with ourselves, is unprofessional practice.

We formally object to the Notice No. 1 under section 66 of the Town and Country Planning Act dated 25th March 2002 in relation to the application site 40, Seaford Road, Wokingham RG40 2EL.

Since receipt of the notice we have discussed the matter with Mr & Mrs Westgate and they have confirmed that they fully understand our position and have no wish to proceed with any proposals that encroach our land.

Yours faithfully

N. M. Thomas K. E. Thomas

N M Thomas & K E Thomas

cc Planning Services, Wokingham Unitary, PO Box 157, Shute End, Wokingham RG40 1WR
Mr & Mrs C Westgate, 40 Seaford Road, Wokingham RG40 2EL

MARTIN F WINTER C.ENG., M.I.C.E., M.B.ENG., M.INST.P.L.A.

ESTABLISHED 1979

Ferndale Court
6 West End Road
Mortimer Common
Reading RG7 3SY

Phone 0118-933-2866
Fax 0118-933-1376
Mobile 07860 48 80 84

25/03/2002

O/R:- QD 1785/02

Mr. & Mrs. N. M. Thomas
38 Seaford Road
Wokingham
Berks. RG40 2EL

Copy to:- Mr. & Mrs. C. Westgate

Dear Mr. & Mrs. Thomas,

Re:- 40 Seaford Road, Wokingham, RG40 2EL – Proposed extn. & alterations.

Please find attached a Notice No. 1 relating to the Planning Application that we are submitting to the Local Authority on behalf of your neighbours Mr. & Mrs. Westgate at No. 40 Seaford Road.

This Notice is required under the Planning Act because part of the foundations and the gutter of their new extension will encroach your land. We understand that they have already discussed this matter with you.

Assuring you of our best attention at all times,
We remain,
Yours faithfully,

Martin F. Winter C.Eng., M.B.Eng., M.Inst.P.L.A.

Rec 26/03/02
Planning Application
Sent 27/3/02

NOTICE NO. 1

Under Section 66 of the Town and Country Planning Act

An application for planning permission is being made to WOKINGHAM UNITARY and you are owner/part owner of the application site.

Address of application site: 40 SEAFORD ROAD
WOKINGHAM, BERKS RG40 2EZ

Description of proposal: SINGLE STOREY FRONT & SIDE ERTN, REPLACEMENT CONSERVATION
LOFT CONVERSION & INTERNAL ALTERATIONS.

Name and Address of applicant: MARTIN F. WINTER, C.ENG, M.I.BENG,
FERNDALE COURT, 6 WESTEND ROAD, MORTIMER COMMON,
READING, RG7 3SY

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to Planning SERVICES, WOKINGHAM UNITARY, PO BOX 157, SHUTE END
WOKINGHAM RG40 1WR

Signed: [signature] Date: 25/3/02

On behalf of: MR & MRS. C. WESTGATE

Application Number : F/2002/6217	Map No : 76
Case Officer : PL	Site Area : 0·02.
Valid Date : 25·3·02.	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed single storey front & side extension to dwelling. Proposed erection of replacement conservatory and loft coversion with rear dormer extension.

Location : 40, Seaford Road, , Wokingham.

Parish : WK Ward : WES 8·4·02 JJ.

Applicant : Mr/Mrs C Westgate C/O Martin Winter.

Fee Required: £95 Fee Received: £95 (6)

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	show parking layout on plan		-
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other side elevation.	request with SN	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Check for encroachment of foundations to No. 42. See letter		-
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 8.4.02 3

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 8.4.02 ✓

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

No pre-apps

NEIGHBOURS

S/N + see map

+ address within red line

Organisation_Name	Building_Name	address1	Postcode
		31SEAFORD ROADWOKINGHAM	RG402EJ
		33SEAFORD ROADWOKINGHAM	RG402EJ
		35SEAFORD ROADWOKINGHAM	RG402EJ
	F/2002/6217.	38SEAFORD ROADWOKINGHAM	RG402EL
		40SEAFORD ROADWOKINGHAM	RG402EL
		42SEAFORD ROADWOKINGHAM	RG402EL
		44SEAFORD ROADWOKINGHAM	RG402EL
		48SEAFORD ROADWOKINGHAM	RG402EL

Neighbours Consulted 8.4.02

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6217

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6217
40, Seaford Road, , Wokingham.
Proposed single storey front & side extension to dwelling.
Proposed erection of replacement conservatory and loft coversion with rear dormer extension.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6217**
40, Seaford Road, , Wokingham.
Proposed single storey front & side extension to dwelling. Proposed erection of replacement conservatory and loft coversion with rear dormer extension.
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 R Wyatt

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

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6217

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/6217
40, Seaford Road, , Wokingham.
Proposed single storey front & side extension to dwelling.
Proposed erection of replacement conservatory and loft coversion with rear dormer extension.

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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6217**
40, Seaford Road, , Wokingham.
Proposed single storey front & side extension to dwelling. Proposed erection of replacement conservatory and loft coversion with rear dormer extension.
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 J Green

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

Received by Wokingham District Council

Application No: F/2002/6217

Proposal:
Proposed single storey front & side extension to dwelling. Proposed erection of replacement conservatory and loft coversion with rear dormer extension.

Location:
40, Seaford 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/2002/6217 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. 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

08 April 2002

25.MAR2002* 25/3 6217

MARTIN F WINTER C.ENG., M.I.C.E., M.B.ENG., M.INST.P.L.A.

ESTABLISHED 1979

Ferndale Court
6, West End Road
Mortimer Common
Reading RG7 3SY

Phone : 0118-933-2866
Fax : 0118-933-1376
Mobile : 07860 48 80 84

25/03/2002

O/R:- QD 1785/02

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
P O BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

PL/ 54632
PC
DC CAH
APP
CS
26 MAR 2002
COPIES TO

Copy to:- Mr. & Mrs. C. Westgate

Dear Sir/Madam,

NEW/2002/6217

Re:- 40 Seaford Road, Wokingham, RG40 2EL – Proposed extn. & alterations.

Further to our Planning Application letter dated 22/3/02 with accompanying plans & forms etc.

We shall be obliged if you will replace the forms already sent, with the enclosed amended forms, showing ownership Certificate B completed instead of Certificate A.

Assuring you of our best attention at all times,
We remain,
Yours faithfully,

Martin F. Winter C.Eng., M.B.Eng., M.Inst.P.L.A.

forms thrown away
See letter 3/4

6217

25 MAR 2002 6217

MARTIN F WINTER C.ENG., M.I.C.E., M.B.ENG., M.INST.P.L.A.

ESTABLISHED 1979

Ferndale Court
6, West End Road
Mortimer Common
Reading RG7 3SY

Phone : 0118-933-2866
Fax : 0118-933-1376
Mobile : 07860 48 80 84

Date:- 22/3/02

Our ref:- QD 1785/02

To:-

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
P O BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

Copy to:- Mr. & Mrs. C. Westgate

Dear Sir/Madam,

Re:- 40 Seaford Road, Wokingham, RG40 2EL - Proposed extn. & alterations

We now enclose the completed plans together with the necessary forms and fee, for a Planning Application.

We trust that you will find every thing in order and we await your early reply.

Assuring you of our best attention at all times.

We remain,
Yours faithfully,

Martin F. Winter C.Eng., M.B.Eng., M.Inst.P.L.A.
Encl:- Planning Application fee of £ 95-00

04 APR 2002 6217

25 MAR 2002 - 6217

MARTIN F WINTER C.ENG., M.I.C.E., M.B.ENG., M.INST.P.L.A.

ESTABLISHED 1979

Ferndale Court
6, West End Road
Mortimer Common
Reading RG7 3SY

Phone : 0118-933-2866
Fax : 0118-933-1376
Mobile : 07860 48 80 84

03/04/2002

O/R:- QD 1785/02

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
P O BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

Copy to:- Mr. & Mrs. C. Westgate
Copy to:- Mr. & Mrs. N. Thomas

Dear Sir/Madam,

Re:- 40 Seaford Road, Wokingham, RG40 2EL – Proposed extn. & alterations.

Further to our Planning Application letter dated 22/3/02 & subsequent letter on 25/3/02, we now enclose a revised application form together with amended drawings.

- You will note that we have altered the ownership certificate to "A" and have pulled the extension back from the boundary as a result of the objection letter from the adjoining neighbours Mr. & Mrs. Thomas – see their letter copied to you dated 28/3/02.

- By means of this letter we are formally withdrawing the Notice No. 1 dated 25/3/02, which was served on the neighbours at No. 38 Seaford Road.

We trust that you will find everything in order and we await your acknowledgement of the application.

Assuring you of our best attention at all times,
We remain,
Yours faithfully,

Martin F. Winter C.Eng., M.B.Eng., M.Inst.P.L.A.
Encl:- 6 copies Drwg. Nos. 020206 – 3A, 020206 – 5A, 020206 – 6A, 020206 – 7A
+ 6 Copies of revised application form

Environmental Services

For office use only.
Application number: 25.MAR2002* 6217

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR + MRS. C. WESTGATE C/O MARTIN F. WINTER CENG. MBEN FERNDALE COURT 6 WEST END ROAD MORTIMER COMMON, READING, RG7 3SY 0118-933-2866
2	Agent's Name Address and postcode Phone number	MARTIN F WINTER C.ENG. MBENG. FERNDALE COURT. 6 WEST END ROAD MORTIMER COMMON READING RG7 3SY 0118-933-2866
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.	40 SEAFORD ROAD WOKINGHAM BERKS. RG40 2EL
4	Give brief details of the proposal for example, two storey side extension.	About the application: SINGLE STOREY FRONT & SIDE EXTN, REPLACEMENT REAR CONSERVATORY, LOFT CONVERSION, INTERNAL ALTERATIONS
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.	RED BRICK TO MATCH EXTG TILES TO MATCH EXTG.
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 ☑

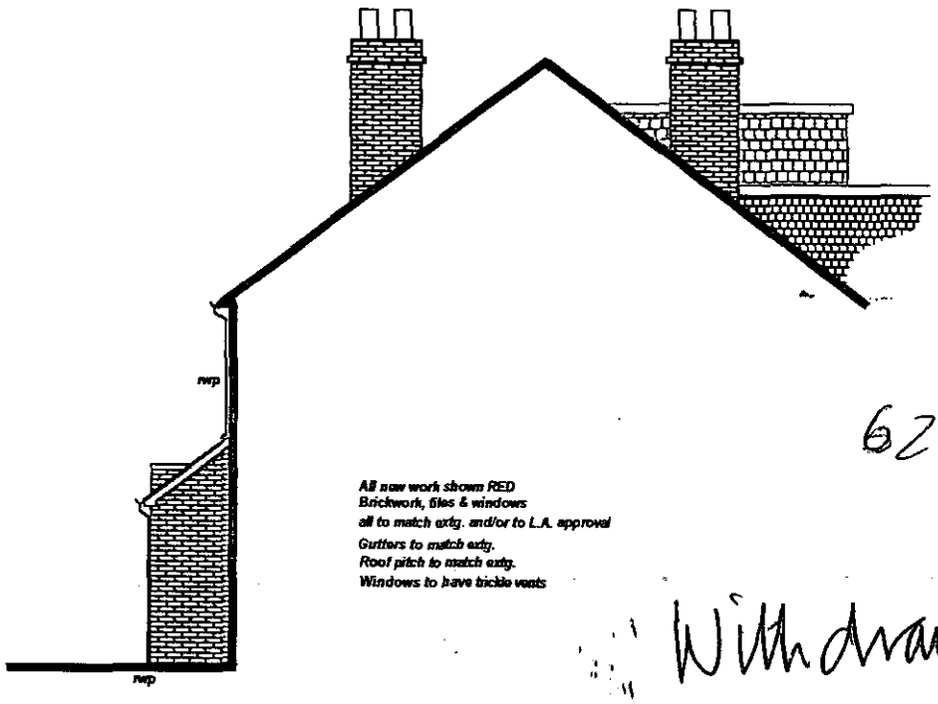
Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

40, SEAFORD ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
	9530M	28.6.73	Erection of Conservatory		25.7.73		
01054		14.6.74	O/APP ERECTION OF DETACHED HOUSE R/O 40, 42, 44 & 46 & ADJ. 52 (MR. E. R. JACKSON)	11.7.74			
F/2002/6217							

CONTRACTORS MUST VERIFY ALL DIMENSIONS & LEVELS AT SITE BEFORE QUOTING, SETTING OUT, COMMENCING WORK, OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE FROM THIS DRAWING.



6217

All new work shown RED
Brickwork, tiles & windows
all to match extg. and/or to L.A. approval
Gutters to match extg.
Roof pitch to match extg.
Windows to have trickle vents

Withdrawn

SIDE ELEVATION

PROPOSED
1/100

12 APR 2002
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FILE

MFW
MARTIN F WINTER CEng.
Ferndale Court, 6, West End Road,
Mortimer Common, Reading, RG7 3SY
0118-933-2688

DRWG No. 020206 - 8

REVISIONS

MR. & MRS. C. WESTGATE
40 SEAFORD ROAD
WOKINGHAM
BERKS. RG40 2EL

PROPOSED EXTENSION & ALTERATIONS

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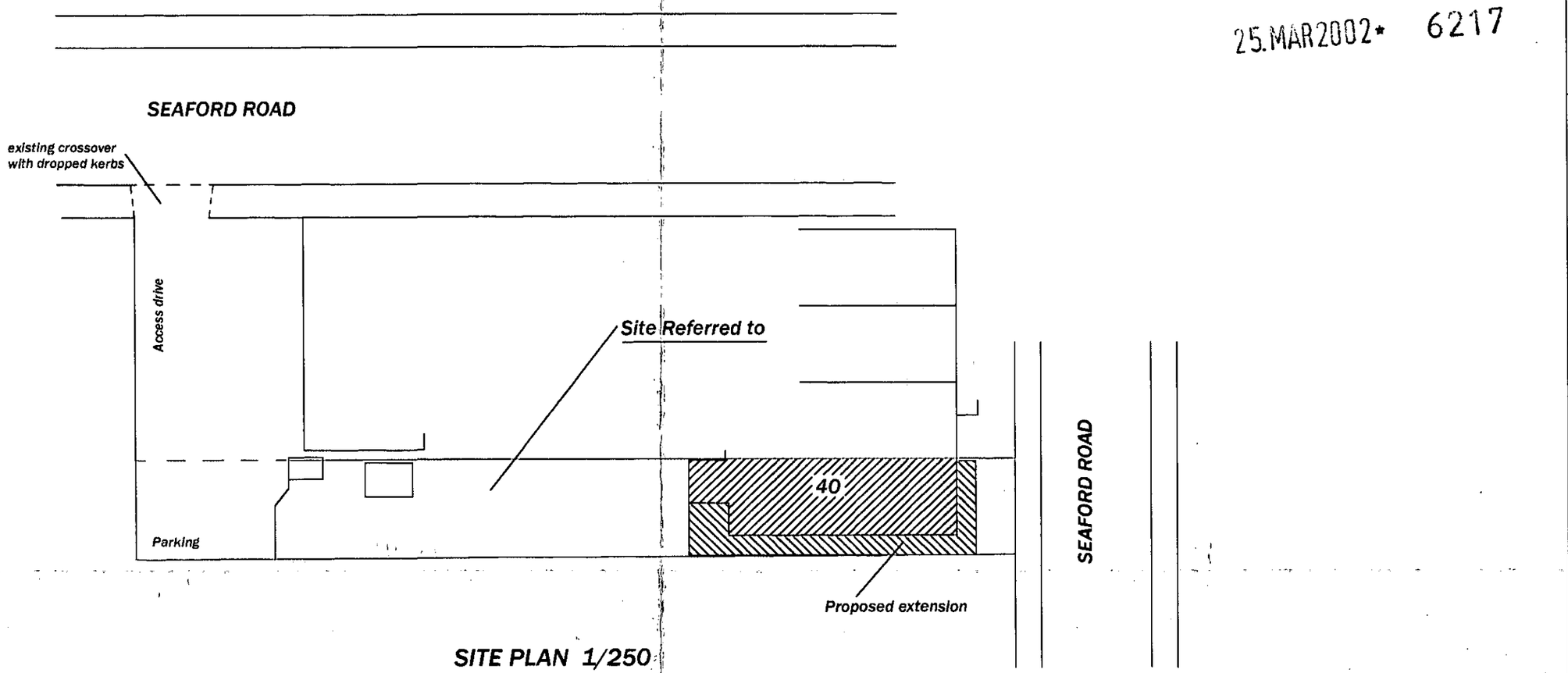
25.MAR2002* 6217



SITE PLAN 1/250

Withdrawn

CONTRACTORS MUST VERIFY ALL DIMENSIONS & LEVELS AT SITE BEFORE QUOTING, SETTING OUT, COMMENCING WORK, OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

REVISIONS

DRWG No. 020206 - 1

0118-933-2866

MARTIN F WINTER CEng.
Ferndale Court, 6, West End Road,
Mortimer Common, Reading, RG7 3SY

MR. & MRS. C. WESTGATE
40 SEAFORD ROAD
WOKINGHAM
BERKS. RG40 2EL

PROPOSED EXTENSION & ALTERATIONS

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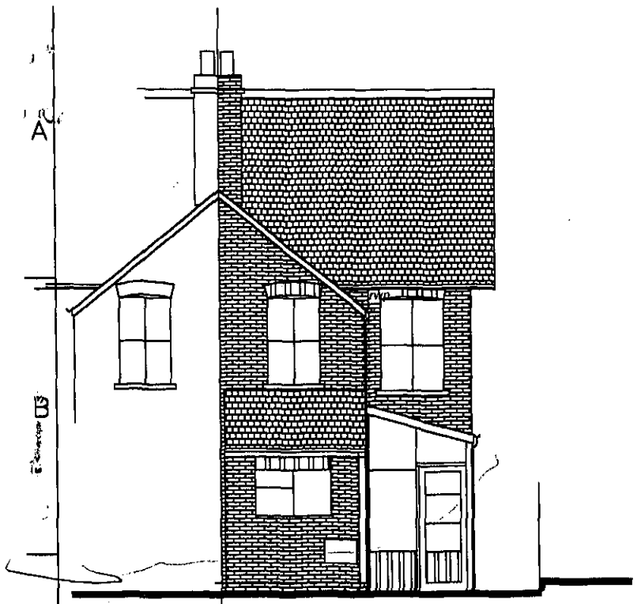
M. F. WINTER, MARTIN F WINTER C.Eng., M.B.Eng.

21/03/2002 14:08

WESTGATE 1.dwg

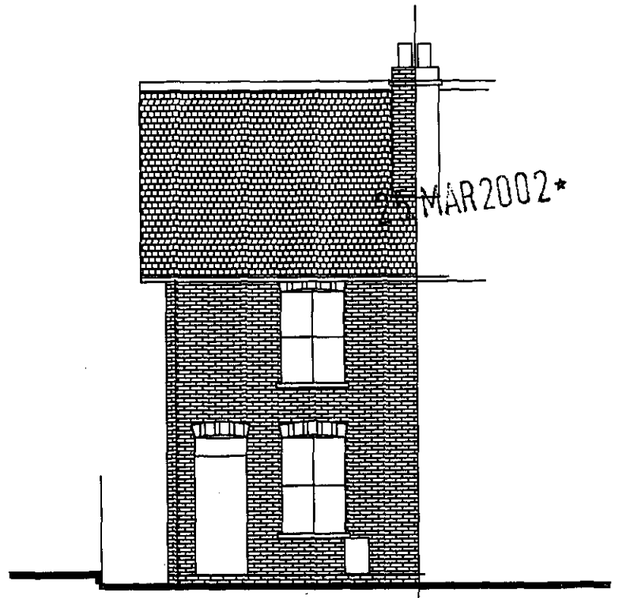
28 MAR2002* 6217



REAR ELEVATION

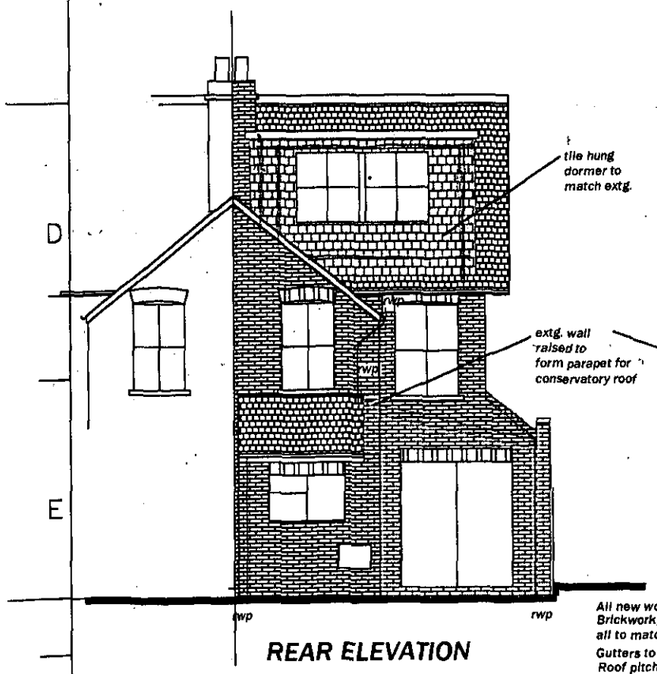


SIDE ELEVATION

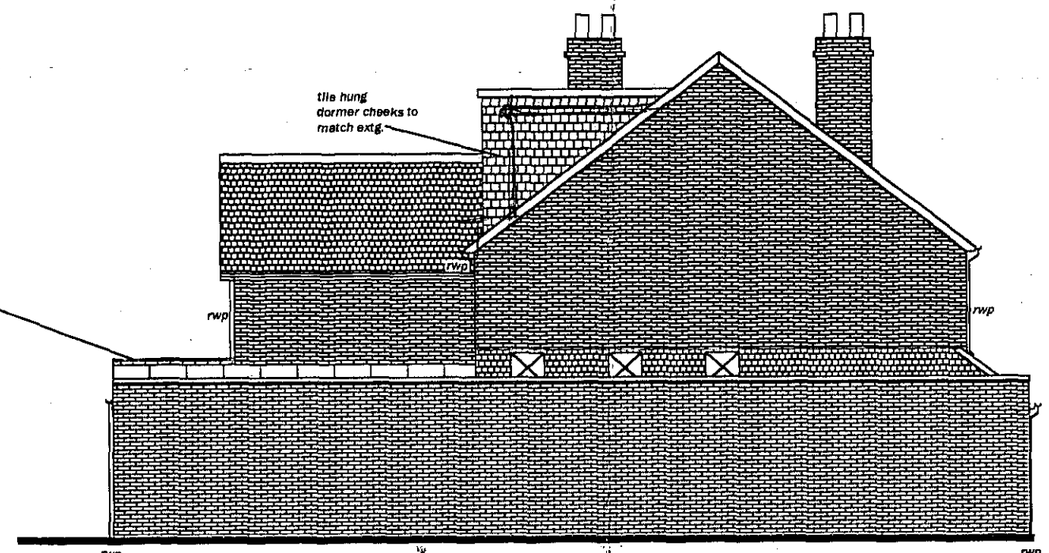


FRONT ELEVATION

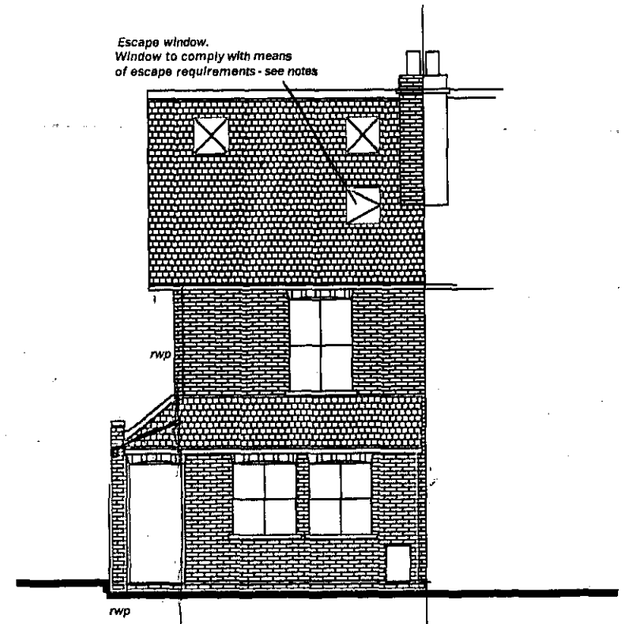
EXISTING 1/100



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

All new work shown RED
Brickwork, tiles & windows all to match extg. and/or to L.A. approval
Gutters to match extg.
Roof pitch to match extg.
Windows to have trickle vents

PROPOSED 1/100

CONTRACTORS MUST VERIFY ALL DIMENSIONS & LEVELS AT SITE BEFORE QUOTING, SETTING OUT, COMMENCING WORK, OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE FROM THIS DRAWING.

REVISIONS
A 3/4/02 Side of extension moved back from boundary & parapet gutter formed.

DRWG No. 020206 - 3A

0118-933-2866

MARTIN F WINTER CEng.
Ferndale Court, 6, West End Road,
Mortimer Common, Reading, RG7 3SY

MR. & MRS. C. WESTGATE
40 SEAFORD ROAD
WOKINGHAM
BERKS. RG40 2EL

PROPOSED EXTENSION & ALTERATIONS

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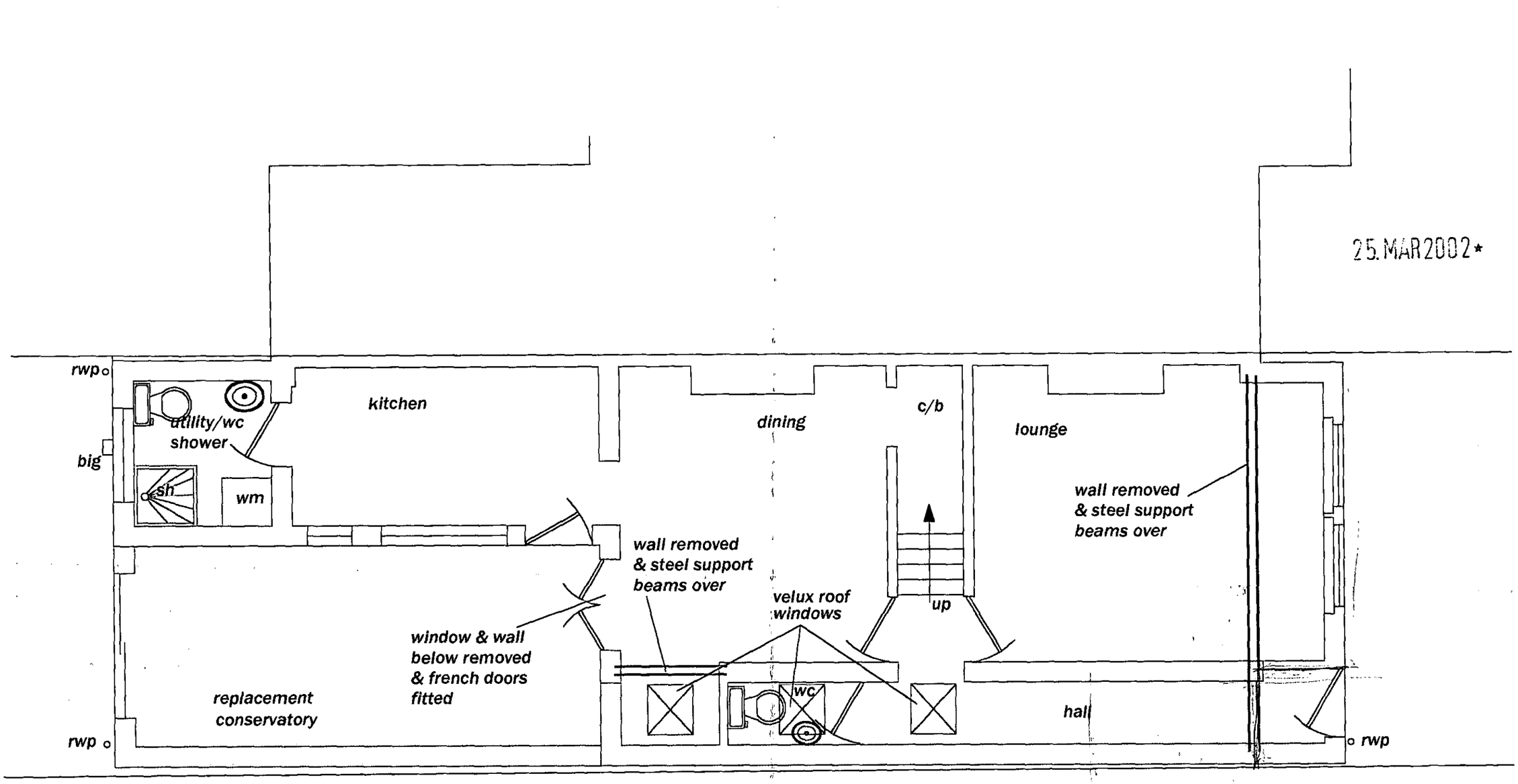
M. F. WINTER MARTIN F WINTER C.Eng., M.B.Eng.

03/04/2002 15:05

WESTGATE 3A.dwg

25.MAR2002* 6217



GROUND FLOOR PLAN

PROPOSED
1/50

All new work shown RED
Brickwork, tiles & windows
all to match extg. and/or to L.A. approval
Windows to have trickle vents

CONTRACTORS MUST VERIFY ALL DIMENSIONS & LEVELS AT SITE BEFORE QUOTING, SETTING OUT, COMMENCING WORK, OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE FROM THIS DRAWING.

REVISIONS
A 3/4/02 Side of extension moved back from boundary.

DRWG No. 020206 - 5A

0118-933-2866

MFW
MARTIN F WINTER CEng.
Ferndale Court, 6, West End Road,
Mortimer Common, Reading, RG7 3SY

MR. & MRS. C. WESTGATE
40 SEAFORD ROAD
WOKINGHAM
BERKS. RG40 2EL

PROPOSED EXTENSION & ALTERATIONS

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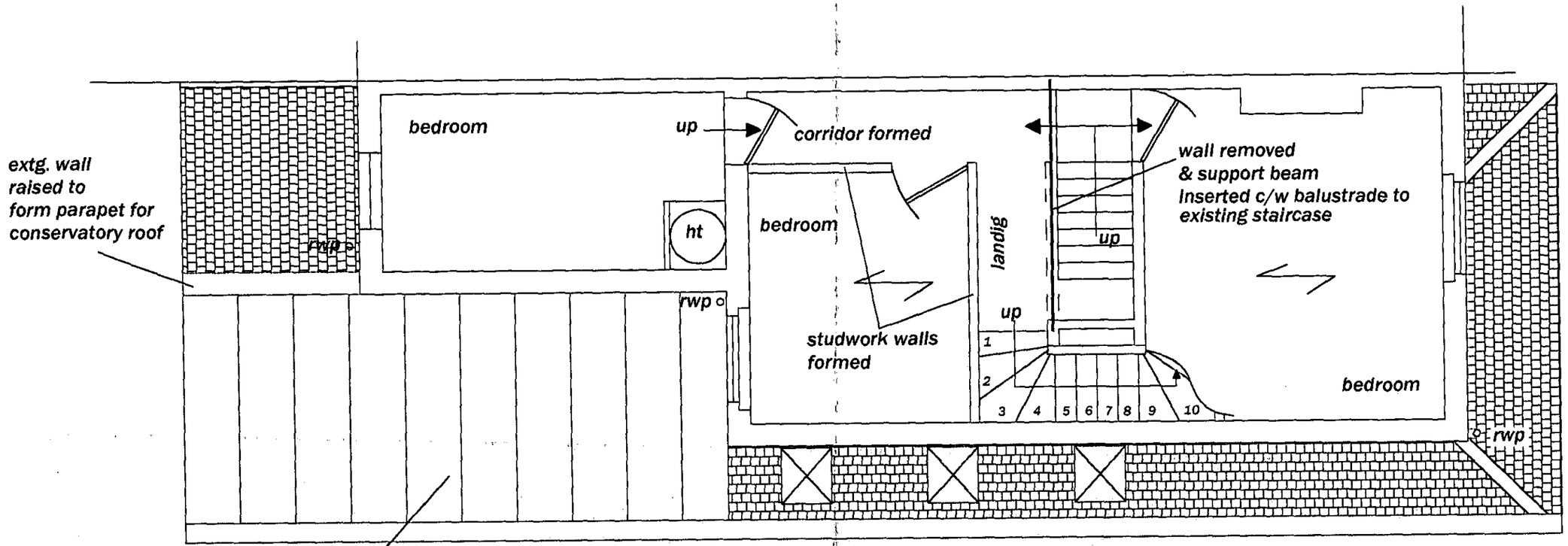

FIRST FLOOR PLAN

PROPOSED
1/50

All new work shown RED
Brickwork, tiles & windows
all to match extg. and/or to L.A. approval
Windows to have trickle vents

CONTRACTORS MUST VERIFY ALL DIMENSIONS & LEVELS AT SITE BEFORE QUOTING, SETTING OUT, COMMENCING WORK, OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE FROM THIS DRAWING.

REVISIONS
A 3/4/02 Side of extension moved back from boundary.

DRWG No. 020206 - 6A

0118-933-2866

MARTIN F WINTER CEng.
Ferndale Court, 6, West End Road,
Mortimer Common, Reading, RG7 3SY

MR. & MRS. C. WESTGATE
40 SEAFORD ROAD
WOKINGHAM
BERKS. RG40 2EL

PROPOSED EXTENSION & ALTERATIONS

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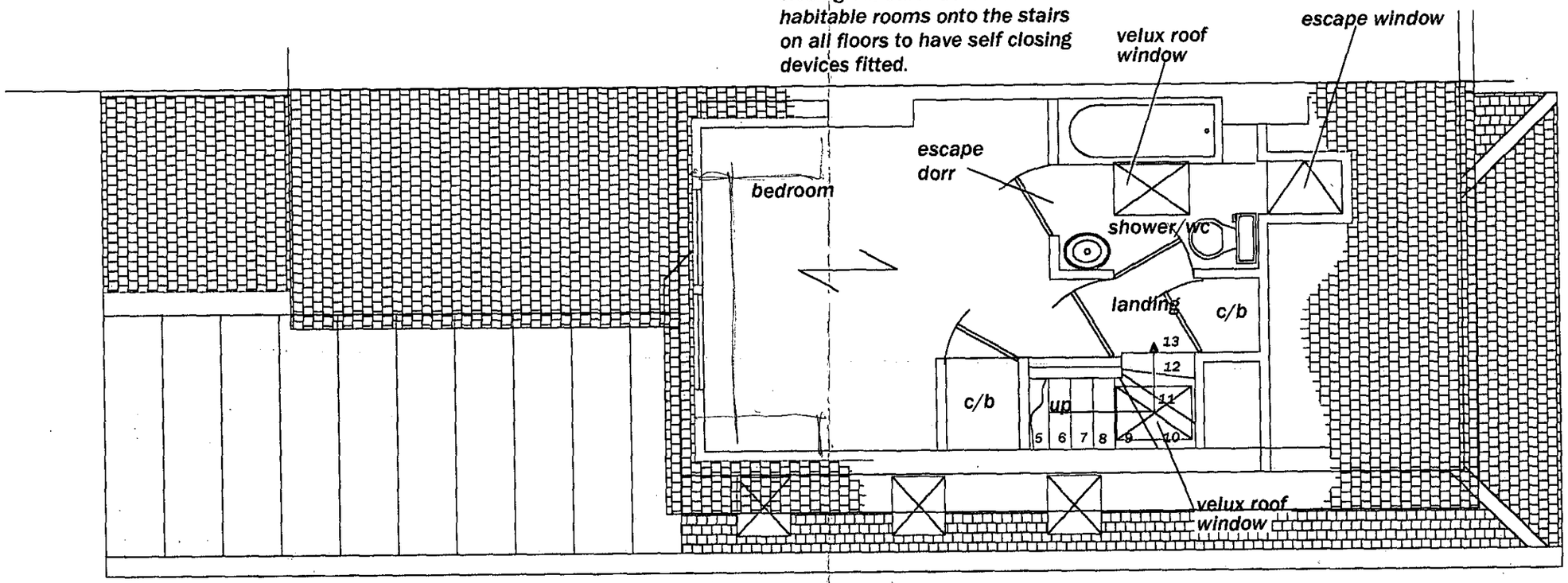
25.MAR2002* 6217

N.B. second floor doors to proposed bedroom & shower room to be half hour fire resistant & self closing. All other doors from habitable rooms onto the stairs on all floors to have self closing devices fitted.



SECOND FLOOR PLAN

PROPOSED
1/50

CONTRACTORS MUST VERIFY ALL DIMENSIONS & LEVELS AT SITE BEFORE QUOTING, SETTING OUT, COMMENCING WORK, OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE FROM THIS DRAWING.

REVISIONS
A 3/4/02 Side of extension moved back from boundary.

DRWG No. 020206 - 7A

0118-933-2866

MARTIN F WINTER CEng.
Ferndale Court, 6, West End Road,
Mortimer Common, Reading, RG7 3SY

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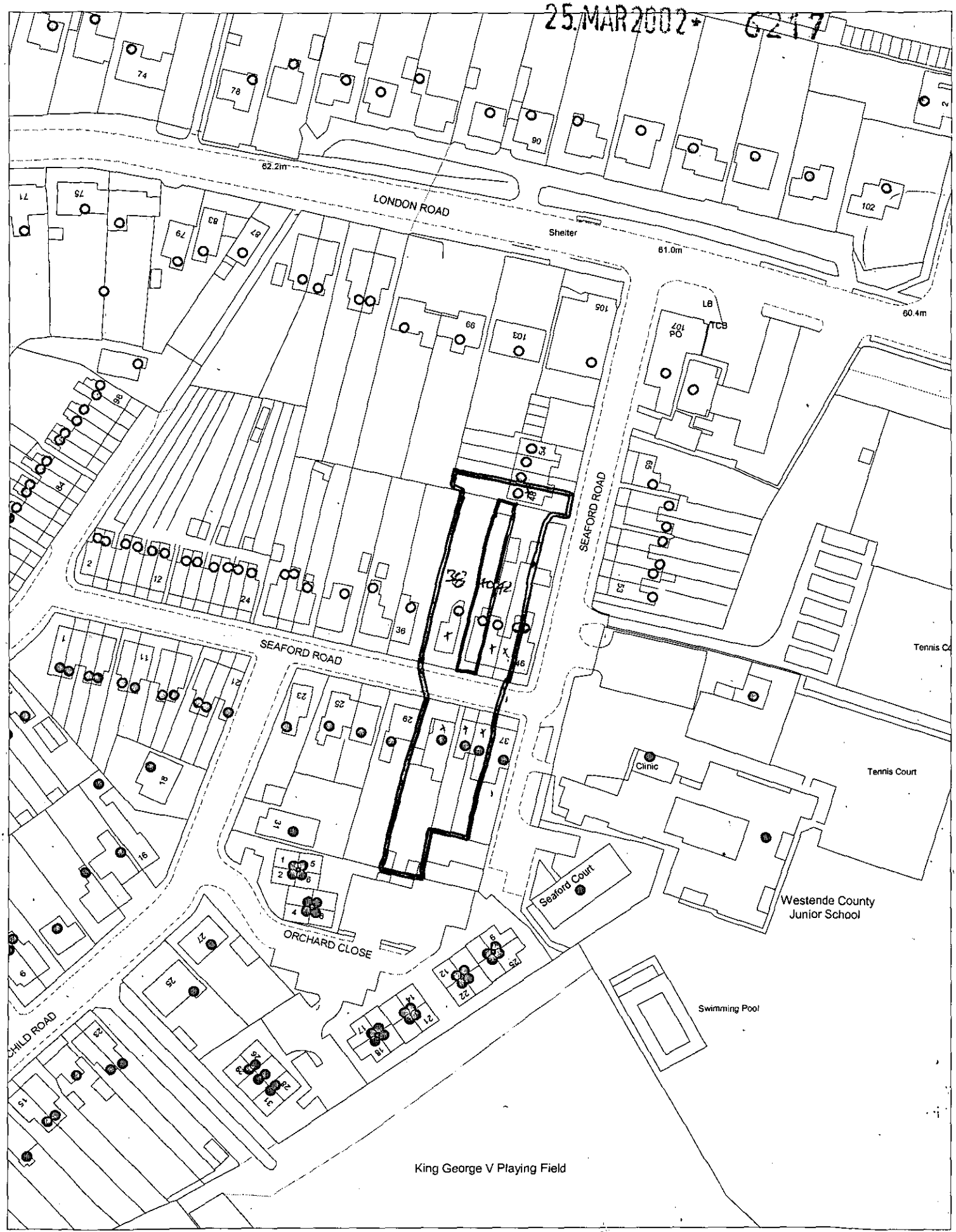
03/04/2002 15:28

WESTGATE 7A.dwg

25 MAR 2002 * 6217



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Development Control Section, Environmental Services, Wokingham District Council.

2 April 2002

Scale: 1 : 1250

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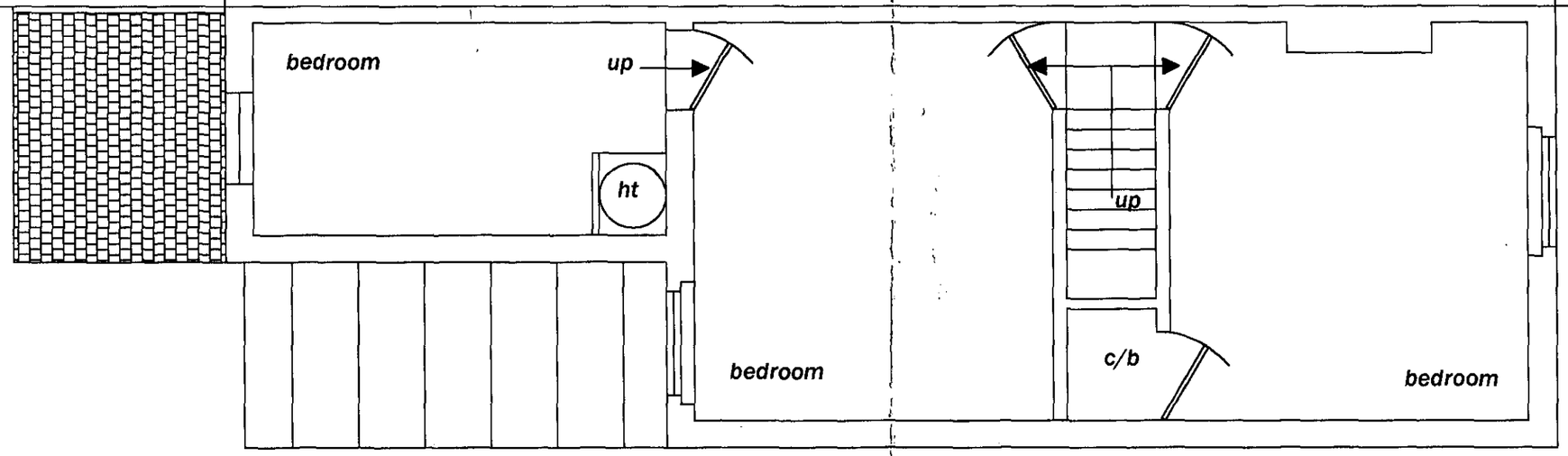
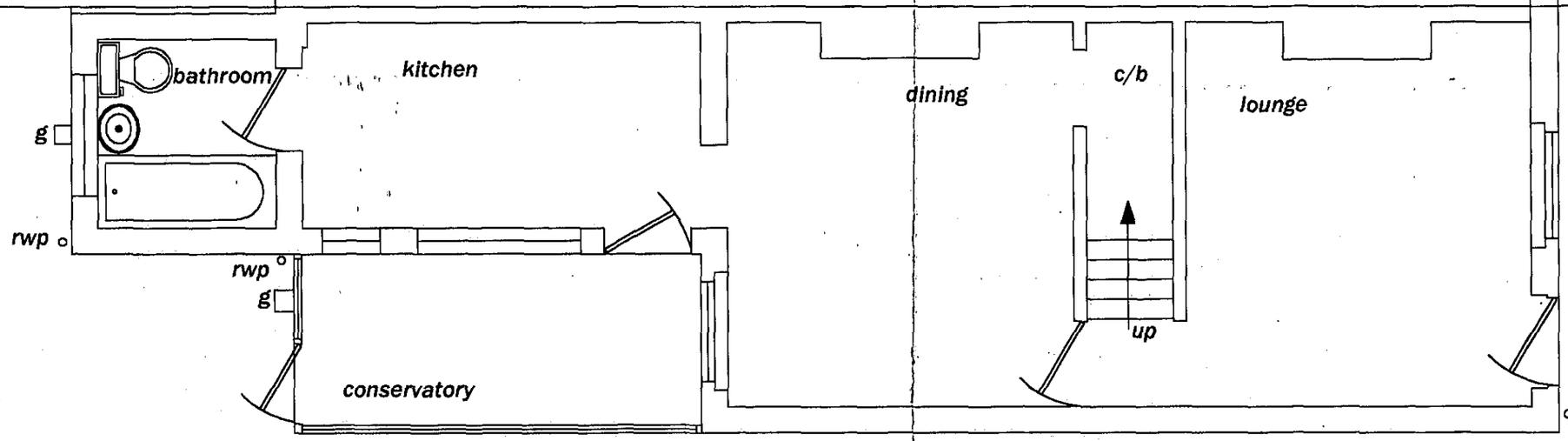


FIRST FLOOR PLAN

EXISTING
1/50



GROUND FLOOR PLAN

DELEGATED

11.JUN.2002 6828

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REVISIONS

DRWG No. 020206 - 4

0118-933-2866

MARTIN F WINTER CEng.
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MR. & MRS. C. WESTGATE
40 SEAFORD ROAD
WOKINGHAM
BERKS. RG40 2EL

PROPOSED EXTENSION & ALTERATIONS

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