APPLICATION NO:

F/2001/3355

LOCATION:
12a Tudor Close, Wokingham.

APPLICANT:
Mr & Mrs Borland C/O King And Evans Partnership

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **17/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Borland
C/O King And Evans Partnership
New Market House
Market Street
Newbury
Berkshire
RG14 5DP

Application Number: F/2001/3355

Parish: **WOKINGHAM**

Location: **12a, Tudor Close, 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 side elevations of the extension hereby permitted 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.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 27/03/2001

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.

[redacted]WAYS CONSULTATION SHEET

From: George Allpress **Date:** 21 February 2001

Application Number: F/2001/3355

Proposal: Proposed first floor rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
12a, Tudor Close, , Wokingham.

Applicant:
Mr & Mrs Borland C/O King And Evans Partnership.

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 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 driveway must also be shown accurately.

Adam, is this layout an attached O.K.? PANNED GA 5/3/01

Signed: _____ **Print name:** Adam Coggins 22/02/01

CONDITIONAL APPROVAL

1. C049, R049.
2. C122, R122.
3. The driveway must be widened to 4.8 metres and the associated crossing extended to accommodate this.

NOT.

Adam Coggins 06/03/01

NOTE TO PO: CONDITION 3 TO APPLY IF IT ISN'T 4.8M WIDE ALREADY.

Received by Wokingham District Council

Application No: F/2001/3355

Proposal:
Proposed first floor rear extension to dwelling.

Location:
12a, Tudor Close, , 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 17/03/2001. 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

21 February 2001

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

Tel: 0118 974 6442

Date: **21 February 2001**

My ref: F/2001/3355

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/3355
12a, Tudor Close, , 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/2001/3355**
12a, Tudor Close, , 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 Green

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

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

Tel: 0118 974 6442

Date: **21 February 2001**

My ref: F/2001/3355

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/2001/3355
12a, Tudor Close, , 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/2001/3355**
12a, Tudor Close, , 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 Wyatt

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

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3355	GA
BUILDING CONTROL NUMBER	HP 2001/1886	Howard
~~APPLICANT~~/AGENT	King + Evans Partnership	
ADDRESS OF SITE	12A Tudor Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1849/02A	1849/02A
ELEVATIONS	1849/01B	1849/01A
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/9/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	22/8/02
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number: F/2001/3355

Appraisal:

The application property is a two storey detached house which is situated close to the end of this cul-de-sac on its western side. The house is one on a distinctively designed pre-war development of suburban dwellings.

The property has a single storey rear extension on the side of the house which faces no.12, the neighbour to the south. The application proposes building a first floor extension over the footprint of the existing ground floor extension.

The extension would be partially visible from the street as an addition rising above side of the roof towards the rear of the building. Similar extensions have been carried out to surrounding houses, and that proposed is would not result in an extension that would appear out of context in this location. Harm to the street scene would not therefore result.

The footprint of no.12 projects further rearward than that of the application premises, such that the rear elevation of the application property's ground floor rear extension roughly lines through with no.12's rear elevation.

The proposed extension would not therefore project beyond no.12's rear elevation, result in an overbearing impact or obstruct daylight.

The proposed extension is not considered to materially alter the existing relationship in terms overlooking.

No.14 is to the north, but there is sufficient distance between application site and boundary to ensure no loss of amenity.

The application property is capable of complying with parking standards.

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/3355

Applicant: Mr & Mrs Borland C/O King and Evans Partnership

Location: 12a Tudor Close, Wokingham.

Proposal: Proposed first floor rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications: 21/02/01

Date of Site Visit: 01/03/01

Date Registered: 12/02/2001

Earliest Date for Decision: 17/03/2001

Latest Consultation Date/Site Notice Expiry Date: 17/03/01
22/03/01 (GA)

This application will have expired on: 09/04/2001. 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 – recommend approval subject to appropriate conditions.

Wokingham Town Council -

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

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/2001/3355
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side elevations of the extension....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: 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.

John Mitchell
27/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 12a Tudor Close, Wokingham.

APPLICATION NUMBER: F/2001/3355

OFFICER: George Allpress

DATE OF SITE VISIT: 01/03/01

1. SITE/STATUTORY NOTICE DISPLAYED?	Yes
2. DESCRIPTION OF SURROUNDINGS	Residential are within defined settlement.
3. DESCRIPTION OF SITE/BUILDING	Detached single family house
4. RELATIONSHIP TO ADJOINING PROPERTIES	No.14 to the north, no.12 to the south - no other dwellings impacted upon.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Single garage with front parking for 2 cars.
LEVELS	Level.
BOUNDARY TREATMENT	Dwarf wall to front, timber fencing to rear.
OTHERS	None

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/3355 relates.

Address of site 12a Tudor Close

Wokingham, RG40 2LY

Signed A.M. Barlow

Date 3.3.01.

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

Environmental Services

For office use only.
Application number: 12.FEB.2001 * 3555

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	MR & MRS P BORLAND
	Address and postcode	12A TUDOR CLOSE WOKINGHAM RG40 2LU
	Phone number	01189781487
2	Agent's Name	KING AND EVANS PARTNERSHIP
	Address and postcode	NEW MARKET HOUSE MARKET STREET NEWBURY BERKSHIRE RG14 5DP
	Phone number	01635 36560
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.	12A, TUDOR CLOSE WOKINGHAM RG40 2LU
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST 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.	BRICKS AND TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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: N. Shaw,

on behalf of MR & MRS P BORLAND

Date 9th February 2001

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

12A

ADDRESS 13 TUDOR CLOSE PARISH WOKINGHAM

PLOT No. RENUMBERED 16 & 17 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 7045	J.T. SAUNDERS	CONSERVATORY	31.8.77	APP. W
BR 19063	"	S/S. PORCH & CLOAKROOM	14.7.82	APP. N/A
17950	"	"	26.8.82	N/A CL
BRA 2206	"	MINI-PILING ETC.	22.1.87	APP
FP/92/0949	MR & MRS BOLLAND	S/S. HUT.	21.10.92	APP
H0332	"	"	5.1.93	CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

12.FEB.2001* 3355

King and Evans Partnership

Chartered Surveyors

Architectural Services - Building Surveying - Project Management - Quantity Surveying

New Market House
Market Street
Newbury Berkshire RG14 5DP
Telephone 01635 36560
Fax 01635 528363
email kingandevans@fsbdial.co.uk

Michael P Evans FRICS MaPS
Nigel Shaw BSc MRICS

9th February 2001

Our Ref: 1849/NS/JAC

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sirs

Extension at 12A, Tudor Close, Wokingham

We enclose the following in respect of a planning application at the above address:

i) Six copies of Householders Planning Application Forms

ii) Six Copies of Drawings 1849/01A and 02

iii) Cheque in the sums of £95.00

If you require further information regarding the application please contact the office.

Yours faithfully

for King and Evans Partnership

NQA ISO9001 REGISTERED COMPANY UKAS QUALITY MANAGEMENT 015

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	12 FEB 2001
Officer: GA	Application No. F/2001/3355

Map No. 76 Site 0.04
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: 12A TUDOR CLOSE

Parish: WOKINGHAM Ward: Wescott ✓ 2/2

Applicant: MR/MRS BORLAND

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

(S)
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.		
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 : ..... 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 ✓ 21/2 .....

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 .....
.....
.....
.....
.....
.....
.....
.....
.....



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

N W E S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3355
CASE OFFICER: George Allpress

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)