611

APPLICATION NO:
F/2002/8114

LOCATION:
12 Westcott Road, Wokingham.

APPLICANT:
Mr J McIntyre C/O The Edwards Irish P/Ship

PROPOSAL:
Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/01/2003

CASE OFFICER: **Louise Smith**

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J McIntyre
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/8114

Parish: **WOKINGHAM**

Location: **12, Westcott Road, Wokingham.**

Proposal: **Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.**

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.

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.

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 SBE1, SBE2, STV1, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/01/2003

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8114

Applicant : Mr J McIntyre C/O The Edwards Irish P/Ship.

Location : 12, Westcott Road, , Wokingham.
Proposal : Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12/02

Date Registered : 02/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 27/01/2003. 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 - no objection

Planning Issues :
Id. self.
Highway Safety
Street Scene
Neighbouring Properties

Application Number: F/2002/8114

Appraisal :

The site is a semi-detached dwelling situated within the identified settlement boundary of Wokingham. The application proposes new gable end to side elevation of roof and insertion of front and rear pitched roof dormer extensions.
The adjoining semi is the subject of an application F/2002/7903 (proposed dormer extensions, s/s rear extension and conversion of dwelling to flats).

Impact on neighbouring dwellings:
No adverse impacts are considered - sufficient distance to neighbouring properties to prevent significant overlooking

Impact on character of street scene:
The site is bordered by a car park to the rear and lies close to the town centre. Given that No 20 has a bulky flat roof dormer in the rear elevation and No 17 has flat roof dormer windows to front elevation, the principle of dormer extensions is acceptable in the street scene. The proposed dormers would be relatively small and set in from the roofline of the dwelling - they would not dominate the roof. The proposed gable ended roof (as proposed next door) would not detract from the character of the street seen where a variety of hipped and gable ends are visible.

Highway Safety:
Parking facilities are provided by permit spaces along the road (town centre location). On this basis highway officers make no objections. ~~The proposed is acc~~

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

Application Number F/2002/8114
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~			

DISCUSS W/ GLAINE APP. NEXT DOOR

RECORD OF SITE VISIT

SITE ADDRESS: 12 Westcott Road Wokingham.

APPLICATION NUMBER: F/2002/8114

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/12/02

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

2/S semis + detached dwellings

Res rd - close to town centre - limited parking - permit holder spaces - some houses have removed front wall to allow internal parking spaces on site

Dormers in street scene - No 17 flat roofed dormer window in front elev.

some dwellings have gable side elev others hipped

3. DESCRIPTION OF SITE/BUILDING

semi-d dwelling - app next door.

car park to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

adjoins No 10 → adjacent to No 14

5. SITE CONSTRAINTS

No 20 flat roof bulky dormer in rear elev.

TREES N/A

ACCESS/PARKING ?

LEVELS level.

BOUNDARY TREATMENT N/A.

OTHERS

No 14 - first floor hallway window in side elevation

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	HPT 64446
POL	TLS
DC LS	ENF
CS	

20 DEC 2002

COPIES TO	ACK
	FILE

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

19 December 2002

Ref: PHE/FJ/1541

For the attention of: Louise Smith.

Dear Sirs,

RE: EXTENSION TO 12 WESTCOTT ROAD – WOKINGHAM.
APPLICATION NO. F/2002/8114.

Following the receipt of registration of the above application I note that you require a block plan showing two off road parking spaces.

Unfortunately the property being semi-detached and in close proximity to the neighbouring property has no possibility of achieving two off road spaces. One space can be achieved in front of the property if the front wall is demolished and the garden covered by block paving.

My client has confirmed that there are two road-parking permits currently allotted to this property.

The addition of an additional bedroom to this property, by its occupants use, does not increase the required parking provision in this instance.

The property is sited within the Town Centre zone and has a number of car parks in close proximity if required. However I would like to draw your attention to the current Government Guidelines PPG3 where parking standards are reduced for such locations.

I trust this application can be viewed positively and result in a favourable recommendation.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 09 December 2002

Application Number: F/2002/8114

Proposal: Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

Parish: WOKINGHAM TOWN

Site Address:
12, Westcott Road, , Wokingham.

Applicant:
Mr J McIntyre C/O The Edwards Irish P/Ship.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AE 19/12/02

Application Number : F/2002/8114	Map No : 158/76
Case Officer : LS	Site Area : 0 02
Valid Date : 2.12.02.	Received Date: 02/12/2002

Level : Delegated Application

Description : Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

Location : 12, Westcott Road, , Wokingham.

Parish : WK Ward : WES 9.12.02 TB.

Applicant : Mr J McIntyre C/O The Edwards Irish P/Ship.

Fee Required: £110 Fee Received: £110 (S)

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 spaces (min. 2 off road spaces)		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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 9-12-02 TB

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 Parking. ✓

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		3WESCOTT ROADWOKINGHAM	RG40 2ER
		5WESCOTT ROADWOKINGHAM	RG40 2ER
		7WESCOTT ROADWOKINGHAM	RG40 2ER
		9WESCOTT ROADWOKINGHAM	RG40 2ER
		10WESCOTT ROADWOKINGHAM	RG40 2ES
		12WESCOTT ROADWOKINGHAM	RG40 2ES
		14WESCOTT ROADWOKINGHAM	RG40 2ES
		8WESCOTT ROADWOKINGHAM	RG40 2ES
WESCOTT SERVICES		1WESCOTT ROADWOKINGHAM	RG40 2ER

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

Tel: (0118) 974 6463

Date: 09 December 2002

My ref: F/2002/8114

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/2002/8114
12, Westcott Road, , Wokingham.
Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8114**
12, Westcott Road, , Wokingham.
Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.
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 6463

Date: 09 December 2002

My ref: F/2002/8114

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/2002/8114
12, Westcott Road, , Wokingham.
Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8114**
12, Westcott Road, , Wokingham.
Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.
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/2002/8114

Proposal:
Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

Location:
12, Westcott 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/2002/8114 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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

09 December 2002

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

02.12.2002

PLANNING
POL
DC
APP
CS

02 DEC 2002

COPIES TO

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

29 November 2002

Ref: PHE/FJ/1562

Dear Sirs,

RE: PROPOSED LOFT CONVERSION – 12 WESTCOTT ROAD – WOKINGHAM.

Please find enclosed, on behalf of my client, the application for the proposed conversion of the existing loft space to the above property.

The proposal involves removing the existing hipped roof structure and replacing with a gable ended roof complete with dormer windows. Inside the revised loft space it is proposed to form two bedrooms with a smaller shower-room.

Mr McIntyre's next-door neighbour, Mr Gascoyne is also proposing a similar conversion to his loft space at 10 Westcott Road. An application for this proposal is already with you and has reference No. F/2002/7903.

This application for No. 12 Westcott Road consists of the following documentation: -

- Six copies of drawing No. 1562/01.
- Six copies of the application form.
- A cheque made out for £110.00 being the appropriate fee.

I trust that the proposals are acceptable but should you require any further information please do not hesitate to contact me.

Yours faithfully

Paul Edwards
Partner

. Encs.

MAY BE REQ'D
DATE RECD 2 DEC 2002
ACK
ANSD

Environmental Services

For office use only.
Application number: 02.DEC.2002 8114

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 DISTRICT COUNCIL

8114

02 DEC 2002

1	Your name	MR. J. MCINTYRE.
	Address and postcode	12 NESTCOTT ROAD WOKINGHAM BERKS RG40 2ES.
	Phone number	
2	Agent's Name	THE EDWARDS IRISH PARTNERSHIP
	Address and postcode	36 LANGBOROUGH ROAD WOKINGHAM BERKS RG40 2BT
	Phone number	0118 980 4403
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.	12 NESTCOTT ROAD WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	REMOVAL OF EXISTING ROOF AND CONSTRUCTION OF NEW GABLE ENDED ROOF WITH BEDROOMS WITHIN
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.	ROOF TILES TO MATCH EXISTING PAINTED RENDERED WALLS 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 ☑

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
MR. R GASCOYNE	10 NESTCOTT ROAD WOKINGHAM BERKS	29 : 11 : 2002.

None of the land forms part of an agricultural holding.

Your signature: J Edwards on behalf of Mr. J. McINTYRE

Date 29:11:2002

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

ADDRESS 12, Wescott Road. PARISH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/8114	Mr J McIntyre	new gable ended roof with rooms in roofspace.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

8114 filing

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Louise Smith

Application Number: F/2002/8114

Proposal: Proposed removal of roof of dwelling and construction of new gable ended roof with rooms in roof space.

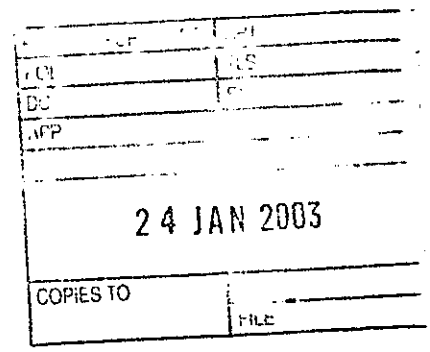
Site Address: 12 Wescott Road, Wokingham

Applicant: Mr J McIntyre C/O The Edwards Irish Partnership

Your observations are required in respect of this application **by 30/12/02**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

No objection



SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council