APPLICATION NO:
**F/2002/6046**

LOCATION:
**29 Waverley Way, Wokingham.**

APPLICANT:
**Mr/Mrs Taylor C/O Impulse Design**

PROPOSAL:
**Proposed single storey front and rear extensions to dwelling**

EARLIEST DATE FOR DECISION: **04/04/2002**
28 day expiry 8/4/02
**APPLICATION WILL HAVE EXPIRED ON:**
**29/04/2002**

CASE OFFICER: **Francis Leo**

APPROVED
25/4/02

1161
D1

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs Taylor**
**C/O Impulse Design**
**36 Loxwood**
**Earley**
**Reading**
**Berks**
**RG6 5QZ**

**Application Number: F/2002/6046**

**Parish:** **FINCHAMPSTEAD**

**Location:** **29, Waverley Way, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Condition**
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

**Condition**
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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**
4. 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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

**Reason**
4. 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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 26/04/2002

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.**

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST Revised

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 6046 | FL |
| BUILDING CONTROL NUMBER. | BN 2002/1475 Brian | |
| APPLICANT/~~AGENT~~ | Mr S. Weal & Miss W. Taylor. | |
| ADDRESS OF SITE | 29 Waverley Way. ~~&~~ FINCHAMPSTEAD | |
| DESCRIPTION OF PROPOSED WORK | S/S front & rear exts | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | |
| ELEVATIONS | 2027-02-1 | 2027-02-1 |
| FLOOR PLANS | " | " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | ~~Time~~ 26/4/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 19/11/02 | |

| 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 | |

**WORK SHEET FOR :** Francis Leo

**Application Number :** F/2002/6046

**Applicant :** Mr/Mrs Taylor C/O Impulse Design.

**Location :** 29, Waverley Way, , Wokingham.
**Proposal :** Proposed single storey front and rear extensions to dwelling

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | ✓ | 22/4/02 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 22/4/02

**Date Registered : 04/03/2002**

**Earliest Date for Decision : 04/04/2002**

**Latest Consultation Date/Site Notice Expiry Date : 04/04/2002**

**This application will have expired on: 29/04/2002. 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 :**

Finchampstead Parish : no objection.

Highways : approval with conditions.

**Planning Issues :** I'd Sett.

SBE1, SBE2

WOS3, WBE1

ENI

**Application Number: F/2002/6046** **Officer : Francis Leo**
29 Waverley Way, Wokingham

**Appraisal :**

**Development**
Proposed single storey front and rear extensions to dwelling..

The site is a detached property located within the identified settlement of Wokingham.

**Impact upon neighbouring properties**
The garage to application site and no 27 adjoining property to the south are located alongside each other and linked to the respective main dwellings. The only difference is that because the main dwellings are staggered the garage to no 27 is located forward of the garage at no 29.

Since the side walls are already in existence the proposal is to relocate the garage doors at the front almost in alignment with the main front building line, within the applicants boundary, and to reconstruct the roof to extend over the new garage space. The rear part of the garage building would remain the same as existing except applicant intends to use part of the rear as an extension to existing kitchen.

The ridge of the extended garage would be raised slightly to allow the roof slope to follow the same angle as the main dwelling and the garage roof at no 27. The window to the landing at no 27 on the flank wall would not be affected. The proposal would have no adverse impact upon the neighbouring property.

**Impact upon the character of the area**
The appearance of the proposal on completion would appear almost the same as existing except that the stagger would be reduced slightly. Hence it is felt there would be no adverse impact upon the character of the area.

Highway section and Finchampstead Parish have no objections to the proposal.

**Recommendation : approval** ☑ **Refusal** ☐

**Application Number: F/2002/6046**

**Appraisal :**

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

## Application Number F/2002/6046
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R007 | |
| 2 | C014 | R014 | |
| 3 | C049 | R049 | |
| 4 | C122 | R122 | |
| | | | |
| | | | |
| | |

# RECORD OF SITE VISIT

SITE ADDRESS: 29 Waverley Way Wokingham.

APPLICATION NUMBER: F/2002/6046

OFFICER: Francis Leo

DATE OF SITE VISIT: 22/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Mainly 2 storey detached dwelling. garage on the side. open plan. Bldgs is staggered form.

3. DESCRIPTION OF SITE/BUILDING 2 storey. side garage. open plan garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 27 has a garage alongside garage at app site. It is forward of garage at No 29. No 27 ~~has~~ 1st floor window is about 3m away.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.5m high timber fence to ~~the~~ northern boundary.

OTHERS Large tree on adjoining garden. Rear 27 and 29. 1.8m high Timber fence

## HIGHWAYS CONSULTATION SHEET

**From:** Francis Leo **Date:** 11 March 2002

**Application Number:** F/2002/6046

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

**Parish:** FINCHAMPSTEAD PARISH

**Site Address:**
29, Waverley Way, , Wokingham.

**Applicant:**
Mr/Mrs Taylor C/O Impulse Design.

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).

C049, R049
C122, R122

**Signed:** _____ **Print name:** Adam 13/03/02.

FROM: Francis Leo

DATE: 11 March 2002

REPLICATED

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** F/2002/6046

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

**Site Address:** 29, Waverley Way, , Wokingham.

**Applicant:** Mr/Mrs Taylor C/O Impulse Design.

Your observations are required in respect of this application **by 04/04/2002** .


| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |

02 APR 2002

| COPIES TO | ACK: |
|---|---|
| | FILE: |


The Parish Council has no objections to this application

SIGNED: C.S.Cl DATE: 28-3-02

Clerk To Finchampstead Parish/Town Council.

| | |
|---|---|
| Application Number : F/2002/6046 | Map No : 90 |
| Case Officer : FL | Site Area : 0.02 |
| Valid Date : 4/03/02 | Received Date: 04/03/2002 |

Level : Delegated Application

Description : Proposed single storey front and rear extensions to dwelling

Location : 29, Waverley Way, , Wokingham.

Parish : FI Ward : FIN

Applicant : Mr/Mrs Taylor C/O Impulse Design.

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 | / | | |
| 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

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

## 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

## NEIGHBOURS

S/N + see map

## OTHERS

No pre-apps

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/6046

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY


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/2002/6046**
**29, Waverley Way, , Wokingham.**
**Proposed single storey front and rear extensions to dwelling**

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/2002/6046**
**29, Waverley Way, , Wokingham.**
**Proposed single storey front and rear extensions to dwelling**
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 T Charlesworth

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

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/6046

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX


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/2002/6046**
**29, Waverley Way, , Wokingham.**
**Proposed single storey front and rear extensions to dwelling**

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Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Francis Leo** Application Number: **F/2002/6046**
**29, Waverley Way, , Wokingham.**
**Proposed single storey front and rear extensions to dwelling**
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 Cundy

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

**Received by Wokingham District Council**

# Application No: F/2002/6046

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

**Location:**
29, Waverley Way, , 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/2002/6046 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 04/04/2002. 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**

**11 March 2002**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 1GARSTON GROVEWOKINGHAM | RG404YG |
| | | 2GARSTON GROVEWOKINGHAM | RG404YG |
| | | 3GARSTON GROVEWOKINGHAM | RG404YG |
| | | 4GARSTON GROVEWOKINGHAM | RG404YG |
| | | 9GARSTON GROVEWOKINGHAM | RG404YG |
| | | 27WAVERLEY WAYWOKINGHAM | RG404YD |
| | | ~~29WAVERLEY WAYWOKINGHAM~~ | ~~RG404YD~~ |
| | | 28WAVERLEY WAYWOKINGHAM | RG404YD |
| | | 30WAVERLEY WAYWOKINGHAM | RG404YD |
| | | 1MERRYWEATHER CLOSEWOKINGHAM | RG404YH |

Neighbour consultation list

# Environmental Services

For office use only.
Application number: 04.MAR2002* 6046

## 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 TAYLOR |
| | Address and postcode | 29, WAVERLEY WAY<br>FINCHAMPSTEAD, WOKINGHAM<br>BERKS. |
| | Phone number | |
| 2 | Agent's Name | IMPULSE DESIGN |
| | Address and postcode | 36, LOXWOOD<br>EARLEY<br>READING<br>RG6 5QZ. |
| | Phone number | 0118 9212282 |
| 3 | Site<br>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. | 29, WAVERLEY WAY<br>FINCHAMPSTEAD<br>WOKINGHAM<br>BERKS |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | KITCHEN EXTENSION INTO REAR OF EXTG GARAGE AND EXTN TO FRONT OF GARAGE |
| 5 | Are there any trees on the site?<br>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. | BRICKWORK AND CONC INTERLOCKING TILES TO MATCH EXTG. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 3 |
| 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 + MRS WHEELER | 27, WAVERLEY WAY FINCHAMPSTEAD BERKS | 1ST MARCH 2002 |

None of the land forms part of an agricultural holding.

Your signature: P.R.O'Farrell on behalf of MR + MRS TAYLOR.

Date 1/3/02

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

1933

ADDRESS 19/21/23/25/27/29 WAVERLEY WAY PARISH FINCHAMPST.

PLOT No. 27/28/29/30/31/32 ORD. SHEET No. CU 7966 (9

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decisi |
|---|---|---|---|---|
| 24330 | CHARLES CHURCH | O/L. | 10.10.85 | RE |
| 32365/6 | | RES. DEV. | 19.1.89 | G |
| 34969/70 | THAMESWAY | DET. HOUSE & GARAGE | 15.2.90 | G |

MINISTRY DECISION 24330 - APPEAL ALLOWED - 2.12.87

SPECIAL ORDERS

04.MAR2002 6046




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Development Control Section, Environmental Services, Wokingham District Council.
6 March 2002 Scale: 1 : 1250

N
W E
S