APPLICATION NO:
F/2000/2953

LOCATION:
5 Evergreen Way, Wokingham.

APPLICANT:
Mr & Mrs Bartlett C/O Andesign

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **05/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2001

CASE OFFICER: **Karen Wildsmith**

RAILEX
Marbleboard

EASIFILE EP7

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bartlett
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/2953

Parish: **WOKINGHAM**

Location: **5, Evergreen Way, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor flank walls of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, fixed shut, and be permanently retained so thereafter.

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 safeguard the amenities of the occupiers of neighbouring residential properties.

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 Policy SBE1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 23/01/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2953.	KW
BUILDING CONTROL NUMBER.	BP 2000/1371	Howard.
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	5 Evergreen Way WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3091A	AH/E/3091A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	2/2/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2000/2953

Applicant : Mr & Mrs Bartlett C/O Andesign.

Location : 5, Evergreen Way, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		9/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : 9/1/01

Date Registered : 30/11/2000

Earliest Date for Decision : 05/01/2001

Latest Consultation Date/Site Notice Expiry Date : 05/01/2001

This application will have expired on: 25/01/2001. 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 :

1) Wokingham Town Council – 'No objection'

Planning Issues :

(1) Local Plan(s) - settlement boundary.
(2) Impact on neighbouring properties
(3) Impact on street scene
(4) Car parking

Application Number: F/2000/2953

Appraisal :

1) The site lies within the identified settlement of Wokingham.
The proposal is for a 2 storey extension to the rear of the property. The property already benefits from an existing single storey extension to the rear of the property, so the proposed extension would be adjacent to that.

2) The property at 5 Evergreen Way is approximately 2 metres from the property nearest to the proposed extension. The existing rear bedroom is to have a window at a high level to add light to the room, as the current window will be bricked up. This proposed window will look towards the neighbouring house, but at such a high level, it should not affect the adjacent property.

3) The proposed development is in keeping with existing extensions in that residential area, and would not be out of character for the street scene.

4) The owners had previously been advised that an extra parking space on the driveway is necessary to support the extra bedroom. This extra parking space is shown on the submitted plan.

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

Application Number F/2000/2953
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	'first floor flank walls of the extension'
4	C046	R046	Obscure glazing

RECORD OF SITE VISIT

SITE ADDRESS: 5 Evergreen Way Wokingham.

APPLICATION NUMBER: F/2000/2953

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 9/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Established residential area

3. DESCRIPTION OF SITE/BUILDING Single garage + Driveway

4. RELATIONSHIP TO ADJOINING PROPERTIES
1 metre from fence.

5. SITE CONSTRAINTS Daylo

TREES

ACCESS/PARKING Double Driveway

LEVELS

BOUNDARY TREATMENT

OTHERS

Garage again - new pkg space next to existing Driveway? - Yes b/c extra bedroom.

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

Tel: 0118 974 6502

Date: **12 December 2000**

My ref: F/2000/2953

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2953
5, Evergreen Way, , Wokingham.
Proposed two storey 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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2000/2953**
5, Evergreen Way, , Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/2953

Proposal:
Proposed two storey rear extension to dwelling.

Location:
5, Evergreen 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. 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 Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2001. 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

12 December 2000

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 12 December 2000

Application Number: F/2000/2953

Proposal: Proposed two storey rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
5, Evergreen Way, , Wokingham.

Applicant:
Mr & Mrs Bartlett C/O Andesign.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

Highways would like to see the entire area to the front of the dwelling converted to hardstanding and the associated crossing extended to accommodate this.

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

Environmental Services

For office use only.
Application number: 30.NOV.2000* 2953

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 T.N. BARTLETT
	Address and postcode	5 EVERGREEN WAY WOKINGHAM, BERKS RG41 4BX
	Phone number	9782367
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINSWAY WOKINGHAM, BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY. 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.	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: 4	Proposed: 5
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.	4	
	b The fee (We have attached a current scale of fees).	£95	
	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.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR & MRS T.N. BARTLETT

Date 29/11/2000

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

MASTER CARD FOR EVERGREEN WAY.

ADDRESS

PARISH WOKINGHAM.

30.NOV.2000* 2955

PLOT No. 155 - 188 & 196 AREA 5 WOOSEHILL

ORD. SHEET No. SU 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/41/69	Calgary & Edmonton.	O/L Res Dev	4. 12. 68	NA Ref
O/42/70	Consortium of Owners.	" " "	18. 2. 71	NA Ref
O/42/71	Calgary & Edmonton.	" " "		
O/16/72	PH Smith.			
O/66/72	Dobinson & Co.	" "	18. 10. 72.	NA Ref
O/77-9/72	Fairview Estate	" "		
B/31/72.	Dobinson.	" "	31 8. 72.	NA Ref
O/24/73.	Consortium of Owners	" "	28 3. 74	NA CA
01767	Hampshire & Bitty	Master Plan	23. 1. 75	NA Ref
06321	Bryant Homes.	196 House & garages	12. 5 77	NA CA
07101	" "	Revised Scheme	15 12 77	NA CA
BR6940	" "	Drainage.	25. 9 77	CA NA
BR7094.	" "	Roads & Sewers.	26. 8. 77	Ref NA

DATE OF COMPLETION

MINISTRY DECISION O/24/73 - C/A BY D.O.E.

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 5 EVERGREEN WAY

PARISH WOKINGHAM.

PLOT No. 157 AREA 5. WOOSEHILL

ORD. SHEET No. SU 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06321	Bryant Homes.	196 Dwelling garage.	12. 5 77	NA CA
07101	" "	Revised Scheme	15. 12 77	NA CA
BR7867	" " amended.	Det house & garage	12 5. 78	App NA
BR8047	" "	" " "	21. 3 78	App NA
13319	" "	Revise house type.	8. 6. 80.	NA CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PL/MUX. SERVICES	HP
PO1	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Karen Wildsmith

Application Number: F/2000/2953

Proposal: Proposed two storey rear extension to dwelling

Site Address: 5 Evergreen Way, Wokingham

Applicant: Mr & Mrs Bartlett C/O Andesign

Your observations are required in respect of this application **by 05/01/2001**

No objections

SIGNED: _____ **DATE:** 09/01/2001

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2000	Map No. 75A: Site ...005...
Officer: KW | Application No. F/2000/2953	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 5 EVERGREEN WAY

Parish: WOKINGHAM Ward: Evendons 12.12.2000

Applicant: MR/MRS BARTLETT

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

Enforcement Section (3) 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	Only 3 parking spaces shown? (or is this a double garage?)		
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 : 12.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre apps .....

NEIGHBOURS:

SIN + see map ✓

Environmental Services

For office use only.
Application number: 30.NOV.2000* 2953

Householder planning application form

Please answer all questions in CAPITAL letters.
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	Phone number	9784165
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.	AS ABOVE
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3544 Crystal Mark
Clarity approved by Plain English Campaign

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Date 29/11/2000

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

MASTER CARD FOR EVERGREEN WAY.

ADDRESS

PARISH WOKINGHAM.

PLOT No. 155 - 188 & 196 AREA 5 WOOSEHILL

ORD. SHEET No. SU 7968

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0/66/72	Dobinson & Co.	"	18. 10. 72.	NA Ref
0/77-9/72	Fairview Estate	"		
B/31/72.	Dobinson.	"	31 8. 72.	NA Ref
0/24/73.	Consortium of Owners.	" "	28 3. 74	NA CA
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06321	Bryant Homes.	196 House & garages	12. 5 77	NA CA
97101 BR6940	"	Revised Scheme Drainage.	13 12 77 22. 9 77	NA CA NA Appd
BR7094.	"	Roads & Sewers.	26. 8. 77	Ref NA

DATE OF COMPLETION

MINISTRY DECISION 0/24/73 - C/A BY D.O.E.

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 5 EVERGREEN WAY

PARISH WOKINGHAM.

PLOT No. 157 AREA 5. WOOSEHILL

ORD. SHEET No. SU 7968

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Plan No.	Applicant	Description of Development	Date of Decision	Decision
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BR7867	" " amended.	Det house & garage	12 5. 78	App NA
BR8047	" "	" " "	21. 3 78	App NA
A3319	" "	Revise house type.	8. 6. 80.	NA CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30.NOV.2000* 2953



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Development Control Section, Environmental Services, Wokingham District Council.
8 December 2000 Scale: 1 : 1250

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W E
S