APPLICATION NO:
F/2001/5025

LOCATION:
8 Starmead Drive, Wokingham.

APPLICANT:
Mr & Mrs P A Carroll C/O ANDESIGN

PROPOSAL:
Proposed single storey side extension to dwelling and relocation of boundary fence.

EARLIEST DATE FOR DECISION: **08/11/2001**
28 day exp · 7/12
APPLICATION WILL HAVE EXPIRED ON:
27/11/2001

CASE OFFICER: **Helen Pollock**

ST NO OBS 04/12/01 SR

139

D2

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P A Carroll
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2001/5025

Parish: **WOKINGHAM**

Location: **8, Starmead Drive, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and relocation of boundary fence.**

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. A landscaping strip of a minimum width of 2.5 metres, as shown on revised plan AH/E/3234B, shall be provided and so maintained thereafter.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, and this landscaping scheme shall be implemented as approved.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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:

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: 26/11/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5025	HP
BUILDING CONTROL NUMBER.	Fp 2001/2318 Central	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	8 Starmead Drive WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3234	AH/E/3234R
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/11/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/12/01.	

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	

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

Tel: 0118 974 6480

Date: **15 October 2001**

My ref: F/2001/5025

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/2001/5025
8, Starmead Drive, , Wokingham.
Proposed single storey side extension to dwelling and relocation of boundary fence.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/5025**
8, Starmead Drive, , Wokingham.
Proposed single storey side extension to dwelling and relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6480

Date: **15 October 2001**

My ref: F/2001/5025

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
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LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5025**
8, Starmead Drive, , Wokingham.
Proposed single storey side extension to dwelling and relocation of boundary fence.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2001/5025

Proposal:
Proposed single storey side extension to dwelling and relocation of boundary fence.

Location:
8, Starmead Drive, , 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/2001/5025 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/11/2001. 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 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.

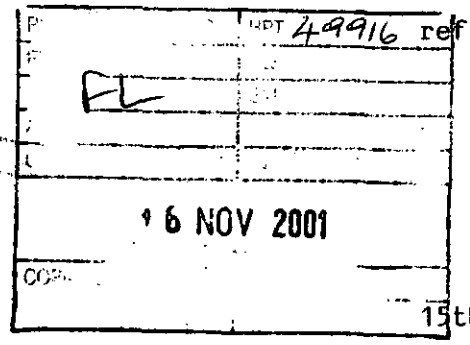
Head Planning and Transportation

15 October 2001

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

Mr Leo
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR



15th November 2001

Dear Mr Leo,

re:**Application No.2001/5025 - 8 Starmead Drive,Wokingham**

Further to our recent telephone conversation on 14th November, as requested, please find enclosed 6 copies of a revised drawing number AH/E/3234B on which the fence position has been amended as requested and the elevation of the gate shown on the north elevation. I trust this information is sufficient for your purpose and that you will now feel free to issue your formal Planning consent as soon as possible.

Yours faithfully,

A. Hester

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5025

Applicant : Mr & Mrs P A Carroll C/O ANDESIGN.

Location : 8, Starmead Drive, , Wokingham.
Proposal : Proposed single storey side extension to dwelling and relocation of boundary fence.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 6 Nov 01

Date of Neighbour Notifications : .....

Date of Site Visit : 6 Nov 01

Date Registered : 02/10/2001

Earliest Date for Decision : 08/11/2001

Latest Consultation Date/Site Notice Expiry Date : 08/11/2001

This application will have expired on: 27/11/2001. 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 with no conditions.

Environmental Design. No objection to loss of one Laurel bush and a leylandi hedge, but request that the applicant plant a tree towards south-east corner of the rear garden such species as Silver Birch or Rowan.

Planning Issues : I'd Sett.

SBE1, SBE2

WOS3, WBE1,

Application Number: F/2001/5025 **Officer : Francis Leo**
8 Starmead Drive, Workingham

Appraisal:

Development

For a single storey side extension to dwelling and relocation of close boarded timber boundary fence 1.8m high between concrete posts spaced at approximately 2.5m centres.
The site is a detached dwelling located within the identified settlement of Workingham.
On 16 November 2001 applicant submitted revised drawings providing a space of 2.5m from the back edge of the public foot path to the proposed fence in order to maintain the open plan effect as illustrated on revised drawing AH/E/3234B.

Impact upon neighbouring properties

The proposed single storey extension is 3.5m in depth and 2.3m in width with a pitched roof following the gradient of the main roof. The height to the highest part of the ridge being 3.6m. The design is in-keeping with the character of the main dwelling.

The revised location of the close boarded timber fence, 1.8m high, would match the existing fence at the rear of the application site. The proposal would continue to maintain the open plan effect of the area and is therefore considered acceptable.

The proposal would result in the loss of one large Laurel bush and a Leylandii hedge. The Councils Senior Arboriculturist has raised no objections to the loss of the hedge and the tree, but has requested that the applicant plant a Silver Birch or Rowan towards the Southeast corner of the rear garden.

Impact upon the character of the area

Although the existing hedge would be felled yet the space of 2.5m between the back edge of public foot path and the fence would be provided hence maintaining the open plan effect. Also a condition would be added in any approval to ensure a Silver Birch or Rowan is planted towards the Southeast corner of the garden. The proposal would therefore have no adverse effect on the character of the area.

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

Application Number F/2001/5025
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission
2	C014	R014	External Finishes To match
4.	C150	R150	delete "which shall include ....."
			insert " and this landscaping scheme shall be implemented as approved"
5.	C151	R151	
3.			A landscaping strip of a minimum width of 2.5m, as shown on revised plan AH/E/3234B, shall be provided and so maintained thereafter

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES~~:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1.
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 26-11-01

RECORD OF SITE VISIT

SITE ADDRESS: 8 Starmead Drive Wokingham.

APPLICATION NUMBER: F/2001/5025

OFFICER: Helen Pollock

DATE OF SITE VISIT: 6 NOV 01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS mainly two storey detached properties in a cul-de-sac. There area ~~[illegible]~~ is an open plan with hedges and bushes forming notional boundaries.

3. DESCRIPTION OF SITE/BUILDING Two storey detached house with large gardens to the front and rear. To the side facing east the garden depth is 6m incorporating a line of leylandi and bushes at the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Being an end property the proposed dev well away from adj property no 6 to have any effect.

5. SITE CONSTRAINTS none.

TREES none

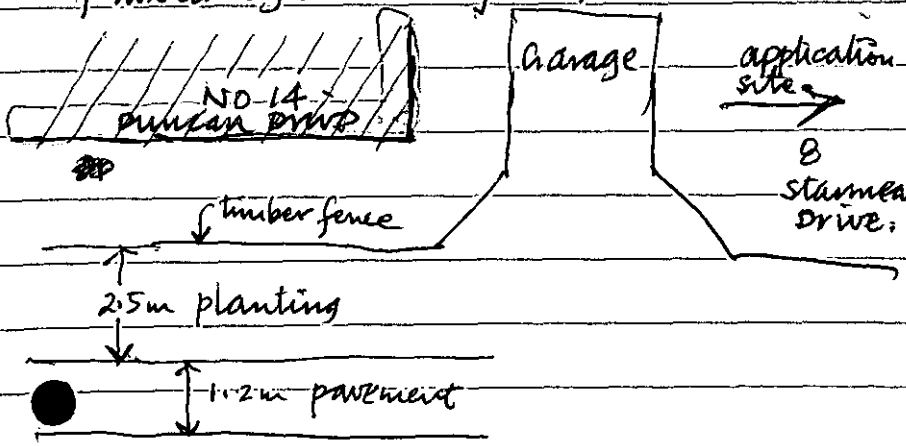
ACCESS/PARKING no change

LEVELS none

BOUNDARY TREATMENT a line of leylandi and laurel bush at the rear.

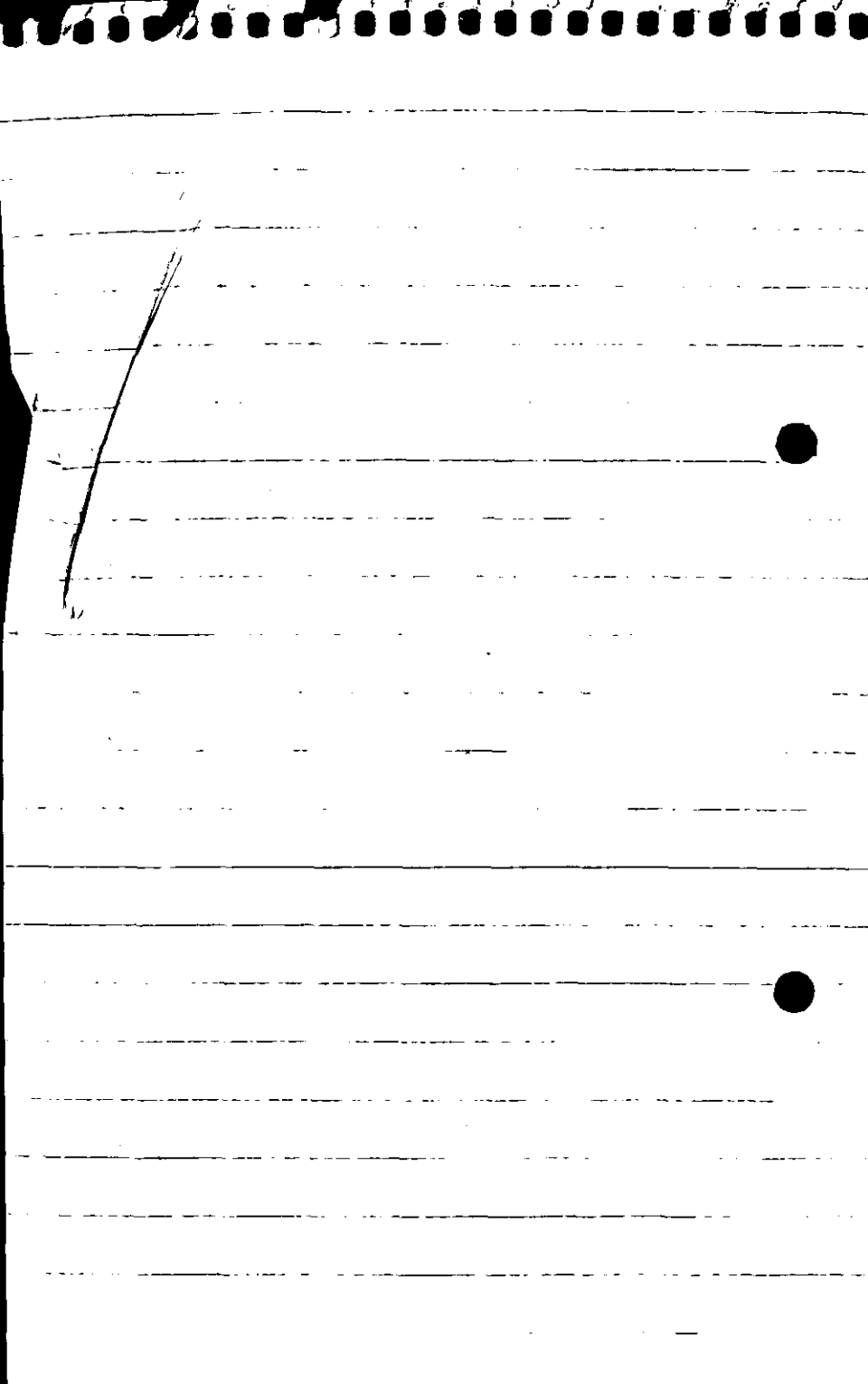
OTHERS

Note of Tel conversation with Agent
9784/65 Andesign. 14 Nov 01
RE: 8 Starmead Drive (boundary fence/planting)
Informed agent to follow pattern as at ~~xxxxx~~ property rear of application site ie no 14 where the pavement is 1.2m and planting area of 2.5m followed by a timber fence.



Agent agreed to discuss with Client and ~~xxx~~ come back to me on Friday 16 Nov

Francis Leo



TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

~~Helen Pollock~~
FL

DATE: 19th November 2001

Location: 8 Starmead Drive, Wokingham.

Proposal: Proposed single storey side extension to dwelling and relocation of boundary fence.

Application Number: F/2001/5025

In response to your consultation dated 15th October 2001 for the above application, the arboricultural comments are as follows:

The proposals will result in the loss of one large Laurel bush and a Leylandii hedge. Whilst these are attractive features of the property they are of little significance in the surrounding landscape. We can not include bushes or hedges in Tree Preservation Orders and I, therefore, have no objection to their being removed or planning permission being granted.

In view of the loss of vegetation would it be possible to request (either by condition or informative) that the applicants plant a tree towards the Southeast corner of the rear garden? Species such as Silver Birch or Rowan would be appropriate for a garden of this size.

Neil Etherington
Senior Arboriculturist

To:
Neil Etherington
Senior Arboricultural Officer

From: Helen Pollock FRANCIS LTD.

Date: 15 October 2001

Application Number: F/2001/5025

Proposal: Proposed single storey side extension to dwelling and relocation of boundary fence..

Site Address:
8, Starmead Drive, , Wokingham.

Applicant:
Mr & Mrs P A Carroll C/O ANDESIGN.

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

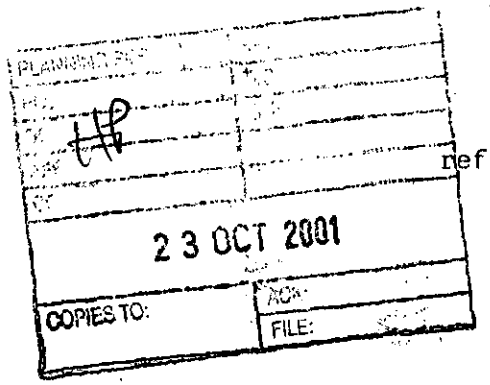
---

1 Carrel
+ Leylandii hedge to be removed

49027

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165



Miss H. Pollock
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref;4124

22nd October 2001

Dear Miss Pollock,

re;**Application No.F/2001/5025 - 8.Starmead Drive, Wokingham**

As requested, please find enclosed 6 copies of the fence detail as requested which I understand is essential for the processing of the application. If you require any further information please do not hesitate to ask.

Yours faithfully,

A. Hester

Correct plans now received.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 October 2001

Application Number: F/2001/5025

Proposal: Proposed single storey side extension to dwelling and relocation of boundary fence.

Parish: WOKINGHAM TOWN

Site Address:
8, Starmead Drive, , Wokingham.

Applicant:
Mr & Mrs P A Carroll 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).

Signed: _____ **Print name:** AC 17/10/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 OCT 2001
Officer: HP	Application No. F/2001/5025

Map No. 75A. Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) Proposed Single Storey side extension to dwelling + relocation of boundary fence.

Location: 8 Starmead Drive

Parish: Wokingham Ward: NEScott

Applicant: Mr + Mrs P. A. Carroll.

Fee Received 95.00 Required ..... Additional ..... Refund .....

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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Elevations of fence. 15/10	Request with SW	
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 : 15/10 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:

S/N + see map

ANDESIGN
BUILDING PLANS

Andrew Hester CAH

9 PERKINS WAY, WOKINGHAM, BERKS., RG41 2TN.
Tel: 0118 978 4165

ADDRESS 8 STARHEAD DRIVE PARISH WOK.

PLOT No. 66 ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/49/64	Rolphin Dev	Res Dev	24/9/64	Ref
0/88/64	c/o	c/o	29/7/65	C/A
B/55/67	Crest Dev	Amend layout &	28/12/67	C/A
B/17/68	c/o	Revised House type	14/8/68	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 02.OCT.2001* 5025

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.A. CARROLL
	Address and postcode	8 STARMEAD DRIVE WOKINGHAM BERKS RG40 2HX
	Phone number	9787886
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2IN
	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	SINGLE STOREY SIDE EXTENSION AND RELOCATION OF BOUNDARY FENCE

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 [X]	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 [X]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes [ ]	No [X]

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	Proposed:
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). If you do not have to pay a fee, please say why below.	£95	
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 P.L CARROLL

Date 1/10.2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/5025**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

02.OCT.2001* 5025



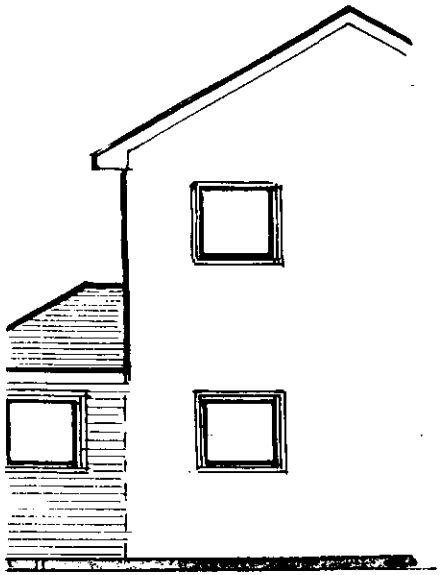
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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

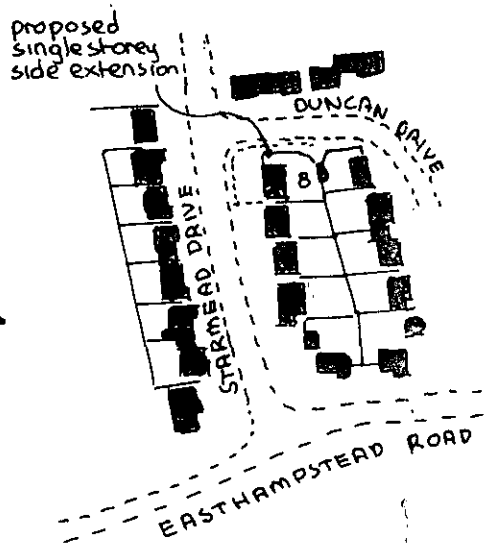
8 October 2001

Scale: 1 : 1250

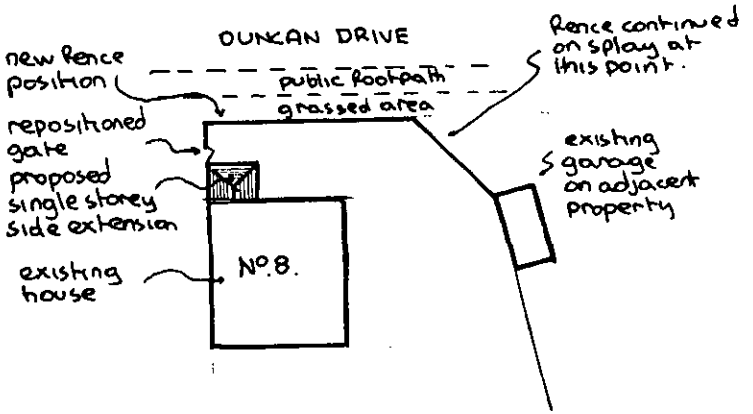
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W E
S



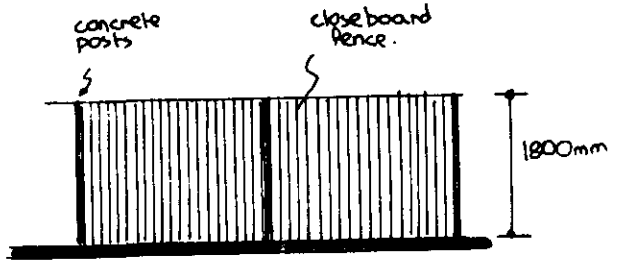
)rth elevation



location plan 1:2500



block plan 1:500



fence detail 1:100

gross internal area of extension = 6·75 m²

Superceded