APPLICATION NO:
F/2001/5492

LOCATION:
15 Evendons Lane, Wokingham.

APPLICANT:
Mr M Honer C/O Derek Cann

PROPOSAL:
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

EARLIEST DATE FOR DECISION: **11/01/2002**
End of consultation 16/01/02
APPLICATION WILL HAVE EXPIRED ON:
08/02/2002

CASE OFFICER: **Joanna Medler**

APPROVED

606

01

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Honer
C/O Derek Cann
13 Manor Road
Wokingham
Berks
RG41 4AH

Application Number: F/2001/5492

Parish: **WOKINGHAM**

Location: **15, Evendons Lane, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)**

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 flank walls in the south west elevation of the extensions 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.

Condition
6. The first floor high level window in the side elevation shall be obscure glazed and fixed shut and the sill height shall be a minimum of 1.7 metres above the internal floor level and shall be maintained as such 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 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.

Reason
6. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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 LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Informative
4. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 16th January 2002 and does not approve the proposals as originally submitted.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

Received by Wokingham District Council

Application No: F/2001/5492

Proposal:
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

Location:
15, Evendons Lane, , 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/2001/5492 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2002. 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.

Head Planning and Transportation

19 December 2001

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

Tel: (0118) 974 6502

Date: **19 December 2001**

My ref: F/2001/5492

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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/2001/5492
15, Evendons Lane, , Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

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 **Joanna Medler** on **(0118) 974 6502.**

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5492**
15, Evendons Lane, , Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6502

Date: **19 December 2001**

My ref: F/2001/5492

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/5492
15, Evendons Lane, , Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

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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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5492**
15, Evendons Lane, , Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)
*I wish this application to be listed should the officers recommendation be for*_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6502

Date: **19 December 2001**

My ref: F/2001/5492

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/5492
15, Evendons Lane, , Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5492**
15, Evendons Lane, , Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5492

Applicant : Mr M Honer C/O Derek Cann.

Location : 15, Evendons Lane, , Wokingham.
Proposal : Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/11/02

Date Registered : 14/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 08/02/2002. 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 :

Highways approve, with conditions
No other comments/responses.

Planning Issues :

Neighbouring Properties : BSP - LD3
WOLP - WBE1, WOS3
SEALP - SBE1, SBE2

Application Number: F/2001/5492

Appraisal :

① Development: The proposed application is in respect of an amendment to application F/2001/4654, a proposed two storey side extension, and single storey rear extension plus rear conservatory. The amendment is for the insertion of a first floor window in the gable end, nearest NO.17, and a minor variation to the design of the conservatory.* The plans show the first floor window to be 1.5m above floor level, however revised plans have been requested for the window to be 1.7m above floor level.

* addition of half hip to gable end of 1st floor extension and rectangular conservatory

② Impact upon neighbouring properties: NO.17 is the neighbouring property to NO.15, and is at a slight angle. No.17 has a first floor window in the gable end, overlooking NO.15. However, the proposed first floor window at NO.15 at 1.7m above floor level (with, and obscure glazed and fixed shut to reduce any possible occurance of overlooking from NO.15 to NO.17, therefore reducing any impact regarding this matter to a minimum. The proposed alterations to the conservatory at NO.15, will not have an impact on NO.13, due to the fact that the boundary between the properties will obscure the proposed conservatory.

The half hip has already been accepted as a minor application (letter dated 22.10.01) to appln. F/2001/4654

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/5492
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission – Syrs
2	C014	R014	external finishes to match
4. 3	C049	R049	Garage(s) to be retained for vehicle parking.
5. 4	C122	R122	Parking and turning area before occupation.
3.	C044	R044	"flank walls or above" in the "south west elevation of the extensions" first floor
6.		R044	The high level window in the side elevation shall be ~~fitted~~ obscured glazed and fixed shut and the cill height shall be a minimum of 1.7m above the internal floor level and shall be maintained as such thereafter.

Informative for approvals	
3. N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	U03
MINERALS LOCAL PLAN POLICIES:	

1. N06
2. N04
4. N02 Revised plan received 16.1.02

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

Date: 30.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 15 Evendons Lane Wokingham.

APPLICATION NUMBER: F/2001/5492

OFFICER: Joanna Medler

DATE OF SITE VISIT: 15/11/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 Storey - semi-detached dwellings

3. DESCRIPTION OF SITE/BUILDING 2 Storey semi-detached dwelling

existing 2 first flr windows in gable

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 17 has single pane windows to No. 17 on ground flr rear-property at an angle to No. 15. window to 1st flr on gable which overlooks No. 15. proposed alteration to conservatory not detrimental to neighbouring properties.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING - see plan

LEVELS /

BOUNDARY TREATMENT Panel fencing 2-3m in height

OTHERS /

Joanna Medler

From: Derek Cann [derek.cann@virgin.net]
Sent: 24 December 2001 09:18
To: Joanna. Medler@wokingham.gov.uk
Subject: appl.F/2001/5492

Application F/2001/5492
15 Evendons Lane, Wokingham
attention Joanna Medler
Puzzled by request on note with planning notice for parking layout bearing in mind that we already have consent for the construction and this application is for a window and minor variation to the conservatory - no change to car-parking at one in garage and at least 2 on the drive.
If you still have a problem give me a call when you return to discuss.
Happy New year
Derek Cann
(0118 9786895)

HIGHWAYS CONSULTATION SHEET

20 DEC 2001

From: Joanna Medler **Date:** 19 December 2001

Application Number: F/2001/5492

Proposal: Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

Parish: WOKINGHAM TOWN

Site Address:
15, Evendons Lane, , Wokingham.

AR

Applicant:
Mr M Honer C/O Derek Cann.

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:** AC 21/12/01

Application Number : F/2001/5492	Map No : 83
Case Officer : JKM	Site Area : 0.07
Valid Date : 14/12/01	Received Date: 14/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling plus single storey rear extensions including conservatory. (Amendment to consent F/2001/4654)

Location : 15, Evendons Lane, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr M Honer C/O Derek Cann.

Fee Required: £0 Fee Received: £0 Resubmission - paid on 4654

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	REQUIRES PARKING LAYOUT.	19/12	
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

OTHERS

No pre-app

NEIGHBOURS

N/N + Seaman

+ MR PAUL BRADY AND MS KAREN HARVEY, 17 EVENDONS LANE, WOKINGHAM, RG41 4AA ✓

5492

DEREK CANN
ARCHITECT

14 DEC 2001 5492

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0115
13th December 01

Dear Sir.

Proposed Two Storey Side and Single Storey Rear Extension
15 Evendons Lane Wokingham
Revisions to Consent F/2001/4654

I enclose the following in support of an application for approval under the Town and Country Planning Acts.
This is a revised application to consent F/2001/4654 for an additional gable window and a revised conservatory.

Six copies of Householder Planning Application form.
Six copies of drawings 0115 / 02B.

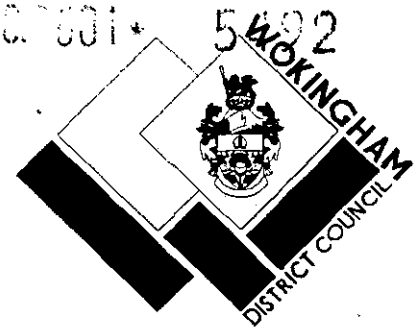
Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

ENVIRONMENTAL SERVICES

14 DEC 2001 5492



PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS POST CODE	Mr M. Honer 15 Evendons Lane Wokingham RG41 4AA tel :- 0118 9792602
2	AGENT'S NAME ADDRESS POST CODE	Derek Cann ARIBA 13 Manor Road Wokingham RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	15 Evendons Lane
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	2 storey side and rear extension with Revised Conservatory.Additional gable window To approved Appl. F/2001/4654
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brick 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

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	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	No fee asapplication is a revised one		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	*	
	(ii) 1:500 scale site layout plan	*	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF Mr M. Honer

DATE 13th Dec. 01.

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS 15 EVENDONS LANE PARISH WORLINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~F/2001/4654~~				
- 4164		GARAGE		NP
F/2001/4654	Mr. Homer	2/St side ext & S/St ext & rear conserv.	8.10.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

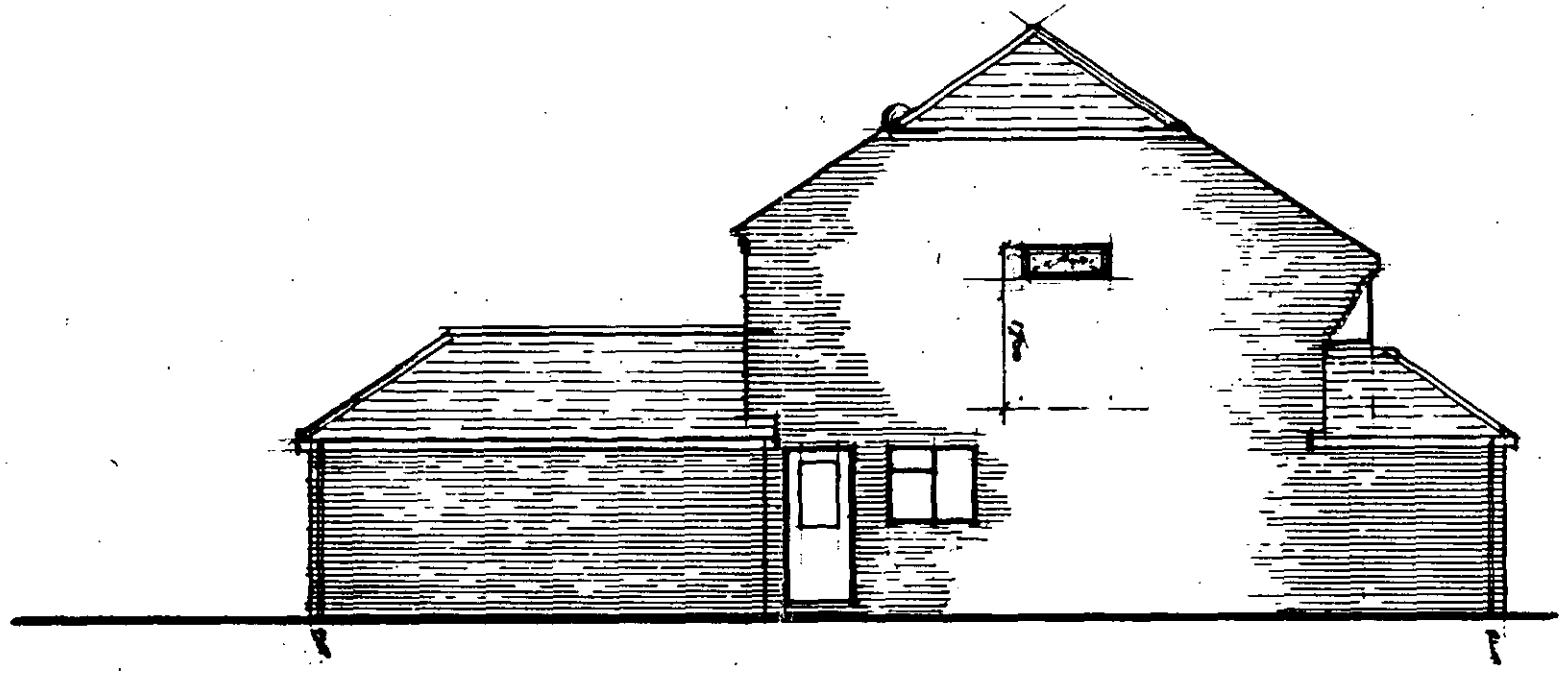
DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

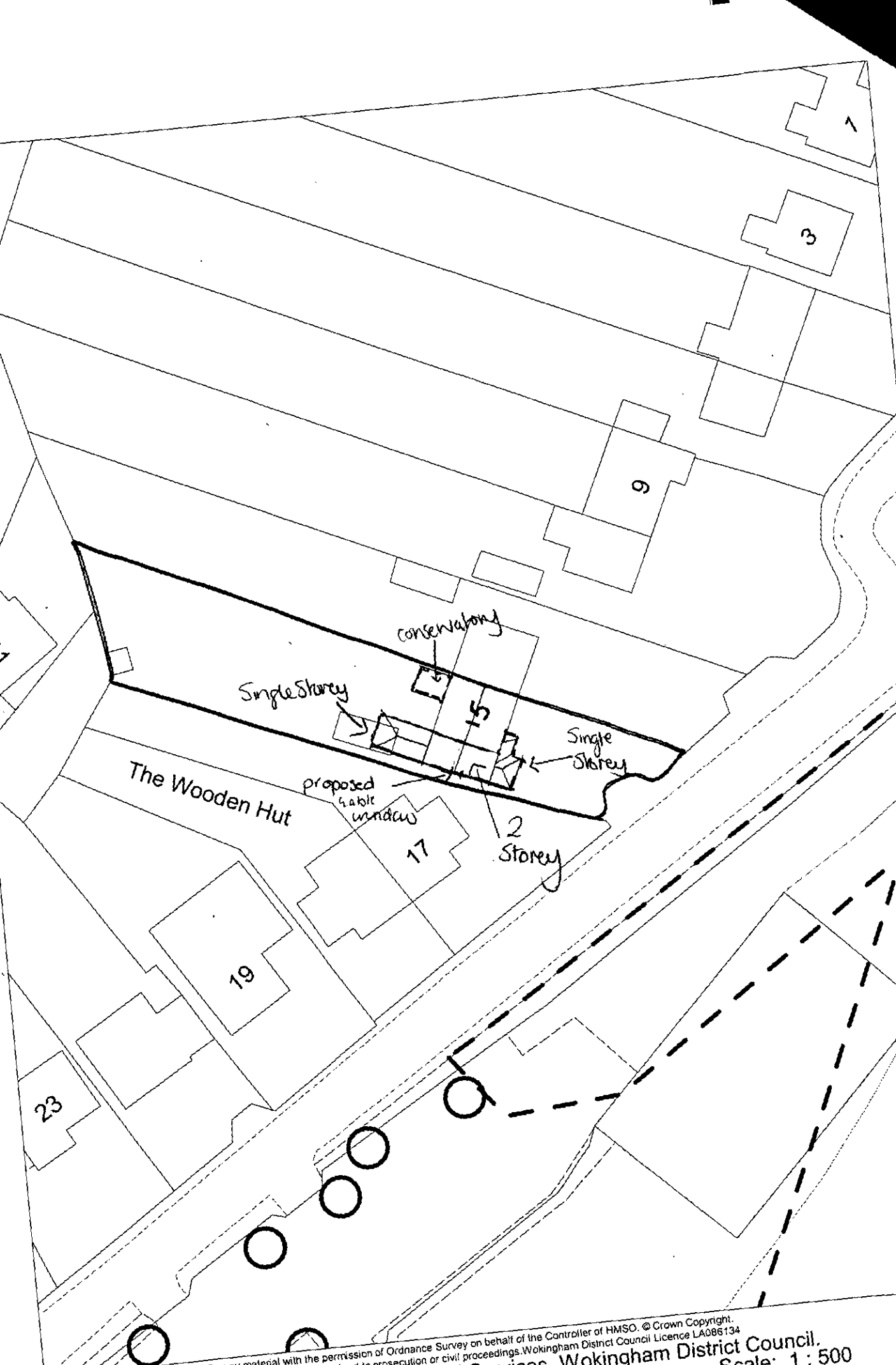
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 JAN 2002	
COPIES TO:	ACK:
	FILE:

Revised window Side Elevation. B dwg. 0115.02.
Planning Dpp. F/2001/5492.
15. Evendons Lane. Wokingham
- Jan 02.



SIDE ELEVATION.

APPROVED

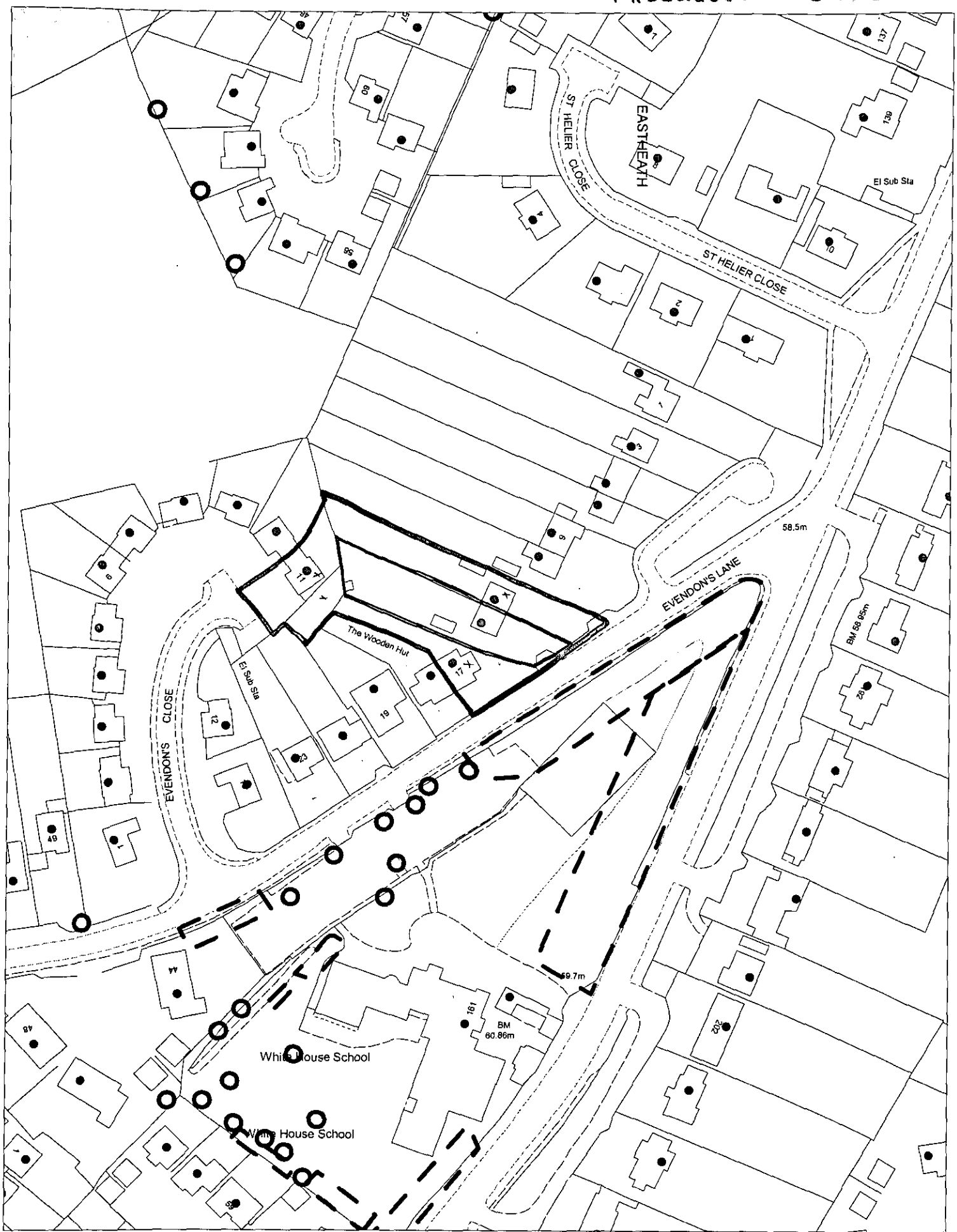


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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2001

Scale: 1 : 500

14.DEC.2001 5492



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Development Control Section, Environmental Services, Wokingham District Council.

17 December 2001

Scale: 1 : 1250

N
W E
S