→ DO SV mon 18th am.

APPLICATION NO:
F/2000/2717

LOCATION:
Lyndhurst Forest Road, Wokingham.

APPLICANT:
Mr M Sinister C/O Derek Gayler

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **04/12/2000**
28 Day exp: 8/12/2000
APPLICATION WILL HAVE EXPIRED ON:
27/12/2000

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Sinister
C/O Derek Gayler
63 Cumberland Road
SWINDON
Wilts
SN3 1AB

Application Number: F/2000/2717

Parish: **HURST**

Location: **Lyndhurst, Forest Road, Wokingham**

Proposal: **Proposed single 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.

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.

John Mitchell
Development Control Manager
Date: 22/12/2000

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.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Meadow View, Forest Road
exts to other semi.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2717. NB
BUILDING CONTROL NUMBER.	FP 2001/1535 Hovard
~~APPLICANT~~/AGENT	Derek Gayler.
ADDRESS OF SITE	Lyndhurst. Forest Road HURST. ~~Wokingham~~
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd. 29/1/01	rec'd 28/11/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? bc F/2000/2935 →	- right up to boundary Lt Meadow View next door has similar rear ext shown on plans.	
DATE	19/2/01.	

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	

Received by Wokingham District Council

Application No: F/2000/2717

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Lyndhurst, Forest Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/12/2000. 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

10 November 2000

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

Tel: (0118) 974 6492

Date: **10 November 2000**

My ref: F/2000/2717

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/2717
Lyndhurst, Forest Road, , Wokingham.
Proposed single 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2717**
Lyndhurst, Forest Road, , Wokingham.
Proposed single 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 Drake

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2717

Applicant : Mr M Sinister C/O Derek Gayler.

Location : Lyndhurst, Forest Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : 8/12 .....

Date Registered : 01/11/2000

Earliest Date for Decision : 04/12/2000

Latest Consultation Date/Site Notice Expiry Date : 04/12/2000

This application will have expired on: 27/12/2000. 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 :

HURSTPC : ~~no objec~~ no adverse comment.

Planning Issues : Rural area sporadic d'ment ; countryside.

Application Number: F/2000/2717

Appraisal :

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

Application Number F/2000/2717
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: Lyndhurst Forest Road Wokingham.

APPLICATION NUMBER: F/2000/2717

OFFICER: Natalie Brown

DATE OF SITE VISIT: 18.12.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes @ front of property

2. DESCRIPTION OF SURROUNDINGS

existing S.S pitched roof rear ext + conservatory

3. DESCRIPTION OF SITE/BUILDING

Twin rear garden & long → open aspect to side.

Proposed extn lower ridge height than existing S.S rear extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi-D with meadow view.

25 rear elevn of 'The Oaks' app 2.5m beyond Lyndhurst (2 1st floor ob. glazed in side elev)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING n/a.

LEVELS

BOUNDARY TREATMENT 1.8m fence with The Oaks.

OTHERS

Application Number: F/2000/2717

Appraisal:

Development

For a single storey rear extension to form a kitchen/diner. It would cover 17.4m^2 floor area, which amounts to 20.8% increase in total floor area and 36% increase in footprint. The site lies within a countryside/rural area, and forms a pair of semi-detached cottages. The cottages lies along a main road within a clustering of dwellings.

1) Impact upon neighbouring properties

   The proposed development would be 4m in length with a pitched roof 2.1m to eaves and 3.1m to the ridge. It would be along the boundary with 'Meadowview'. There is a similar application at Meadowview (F/2000/2935), which includes a front extension.

   It is not considered that the rear extension would have any adverse effect upon neighbouring properties.

2) *Impact upon the open character of the area*

   The Council's 'rule of thumb' for increases within the countryside stands at 50%. The increase that the extension would amount to is within this guideline. The extension is also single storey so would cause no excessive bulk within the countryside.

Recommendation: Approval: ✓ ~~**Refusal:**~~

(Tick appropriate box)

Lyndhurst (f/2000/2717).

- External floor area.

existing: glf = 4.4 × 11 = 48.4
1st/f = 4.4 × 8 = 38.2
} 83.6

proposed = 4×35 × 4 = 17.4.

- $\frac{17.4}{83.6}$ = 20.8% inc in total floor area
- $\frac{17.4}{48.4}$ = 36% inc in footprint

Meadowview (f/2000/2035).
External floor area).

existing: glf = 4.4×11 = 48.4
1st/f = 4.4×8 = 38.2
} 83.6

proposed rear = 4.35 × 4 = 17.4
front = 4.35 × 2.10 = 9.135
} 26.5m².

- $\frac{26.5}{83.6}$ = 31.7% inc in total floor area.
- $\frac{26.5}{48.4}$ = 54.8% inc in footprint.

(Rear extn represents $\left(\frac{17.4}{83.6}\right)$ 20.8% inc floor area & $\left(\frac{17.4}{48.4}\right)$ 36% in footprint)
(front extn represents $\frac{9.135}{83.6}$ 10.9% inc floor area & $\left(\frac{9.135}{48.4}\right)$ 18.9% in footpri

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 NOV 2000	Map No. 56 Site 0.09
Officer: BP ~~[illegible]~~ NAB Application No. F/2000/2717	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: LYNDHURST FOREST ROAD

Parish: HURST Ward: Hurst.
10.11.2000

Applicant: MR SIMISTER
resubmission 2000/1459 - refused

Fee Received 00-00 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			
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 : 10.1.2000 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: (Rural Area)

.....

.....

..... No new pre-apps .....

NEIGHBOURS:

..... SN + Meadow View ? Forest Road .....
..... The Oaks .....
.....
.....
.....
.....
.....
.....
.....

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

24th November, 2000

37111
POL
DC
APP
CS MB
COPIES TO.

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2000/2717

I refer to the above-mentioned Application by Mr. M. Sinister of Lyndhurst, Forest Road, Wokingham; proposed single storey rear extension to dwelling.

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

ADDRESS "LYNDHURST" FOREST ROAD

PARISH ~~WOK/WITHOUT~~ Hurst 1.4.86

PLOT No. Old Property

ORD. SHEET No. SU.8271(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/560/60	Mr. M. D. Saxe	Kitchen & Bathroom	12-1-60	APP U
BR 5725	Mr W. Carlyle	ext to garage	15-11-76	APP N
F/2000/459	Mr. Sinister	2/st/s/st/r/ext	07-8-00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq 2St/R-Conserv - Gayler - 19/1/00 & 18/2/00

DRAINAGE

Environmental Services

For office use only.
Application number:

01.NOV.2000* 2717

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 M. SIMISTER
	Address and postcode	'LYNDHURST' FOREST ROAD WOKINGHAM BERKS. RG40 5SA.
	Phone number	01344 - 450058
2	Agent's Name	DERICK GAYLER
	Address and postcode	63 CUMBERLAND ROAD SWINDON WILTSHIRE SN3 1AB
	Phone number	01793 - 531778
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 1/
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR S/STOREY EXT.
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.	SEE PLAN.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark Clarity

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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.		
	PREV. APPLIC. F/2000/1459		
	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
MRS J. LOWE	'MEADOW VIEW' FOREST ROAD	1 NOV 00

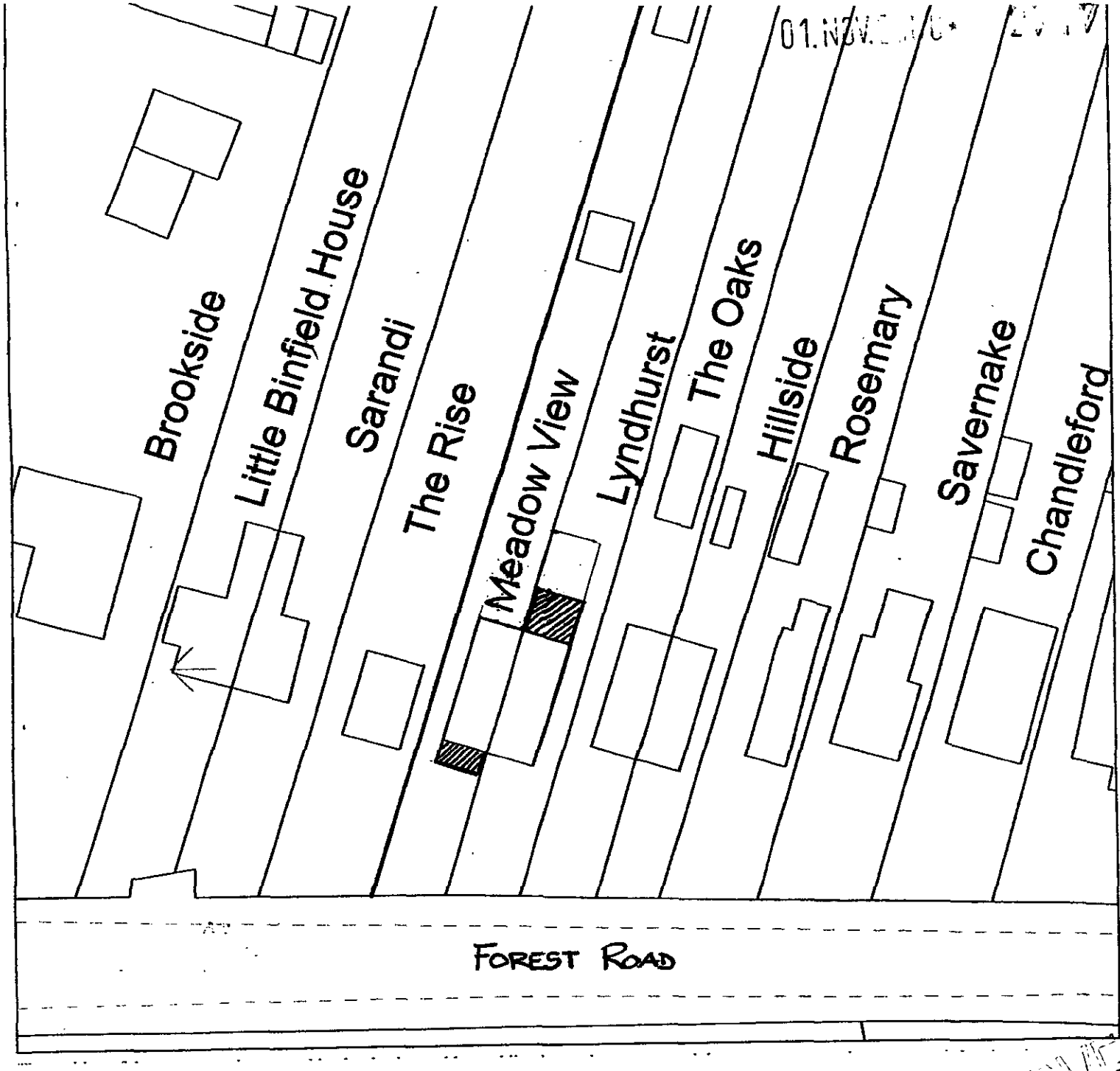
None of the land forms part of an agricultural holding. ✓

Your signature: [signature]

on behalf of MR M. SIMISTER

Date 31 OCT 00

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



BLOCK PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD . WOKINGHAM

SCALE 1:500