16/3/2000

APPLICATION NO:
F/2000/0472

LOCATION:
392 London Road, Wokingham.

APPLICANT:
Mr M T Hammond

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **02/03/2000**

APPLICATION EXPIRY DATE: **24/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M T Hammond
392 London Road
Wokingham
Berkshire
RG40 1RE

Application Number: F/2000/0472

Parish: **WOKINGHAM**

Location: **392, London 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.

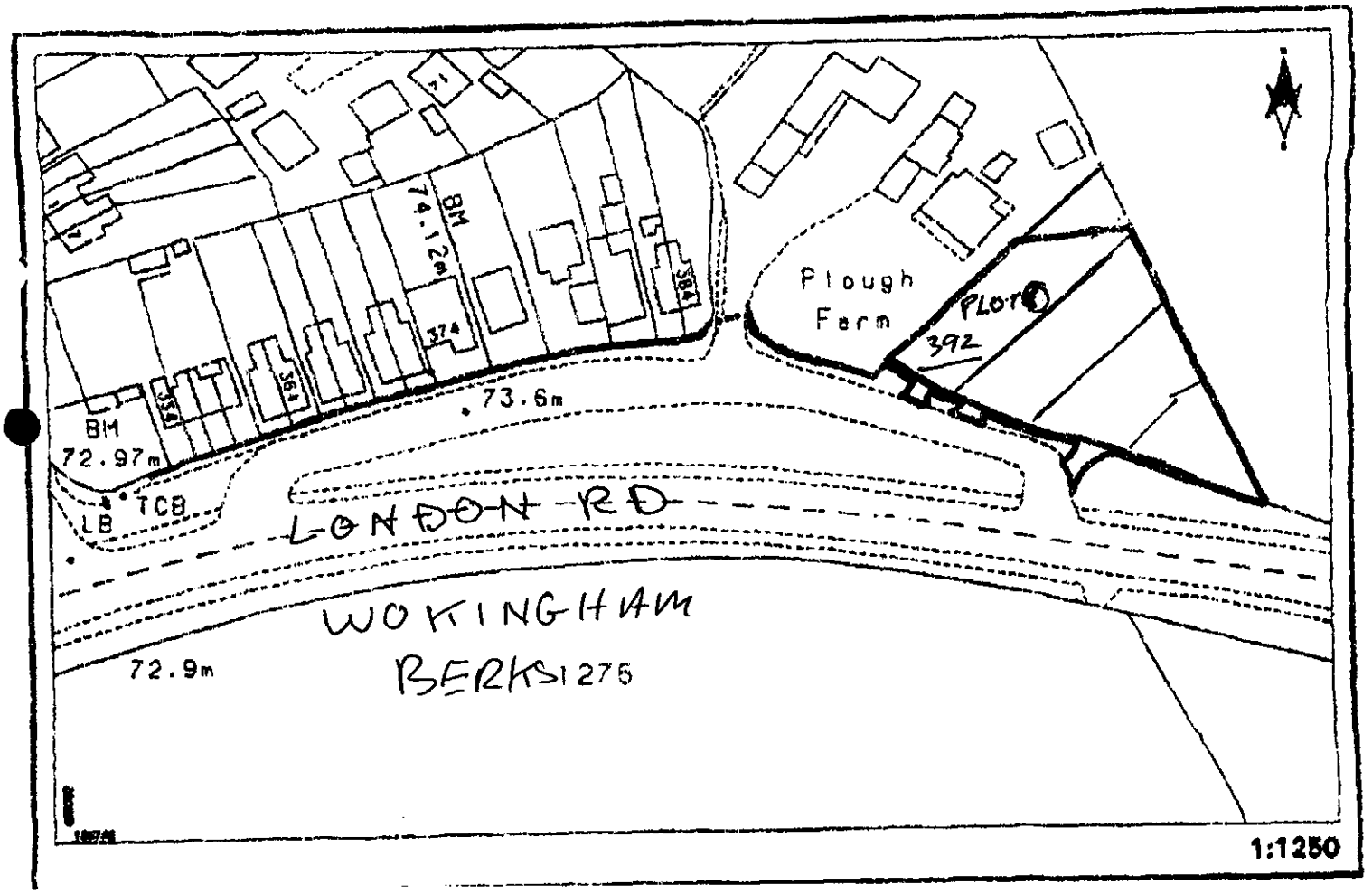
Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 13 March 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.


BM
74.12m
Plough
Farm
PLOT
392
73.6m
BM
72.97m
TCB
LB
LONDON RD
WOKINGHAM
BERKS1275
72.9m
1:1250

28-01-00

WESTBUILD

HOUSES DESIGNED TO BE

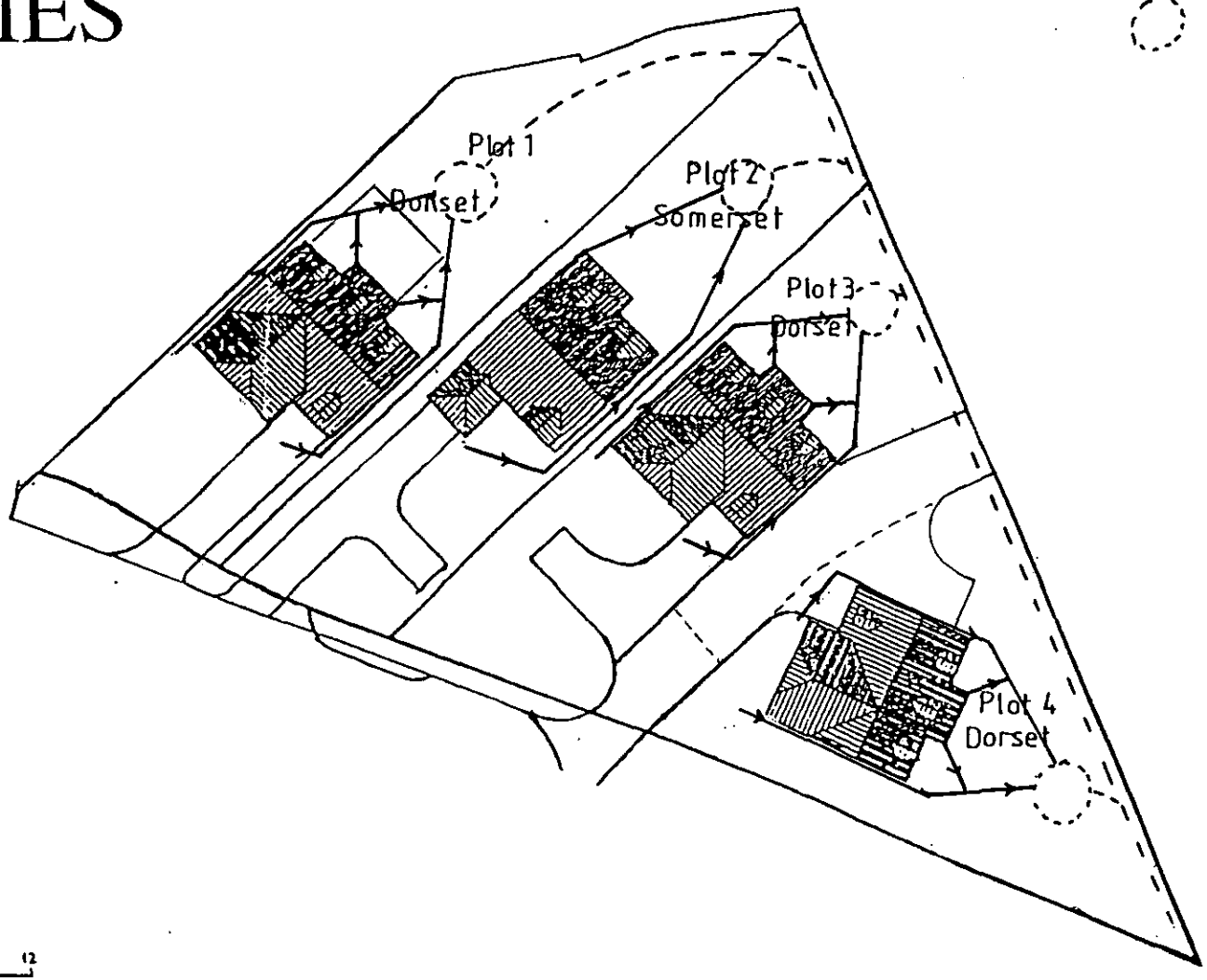
HOMES

SURFACE WATER (SCHEMATIC LAYOUT)

CONNECTIONS

LAND DRAIN

SOAKAWAYS



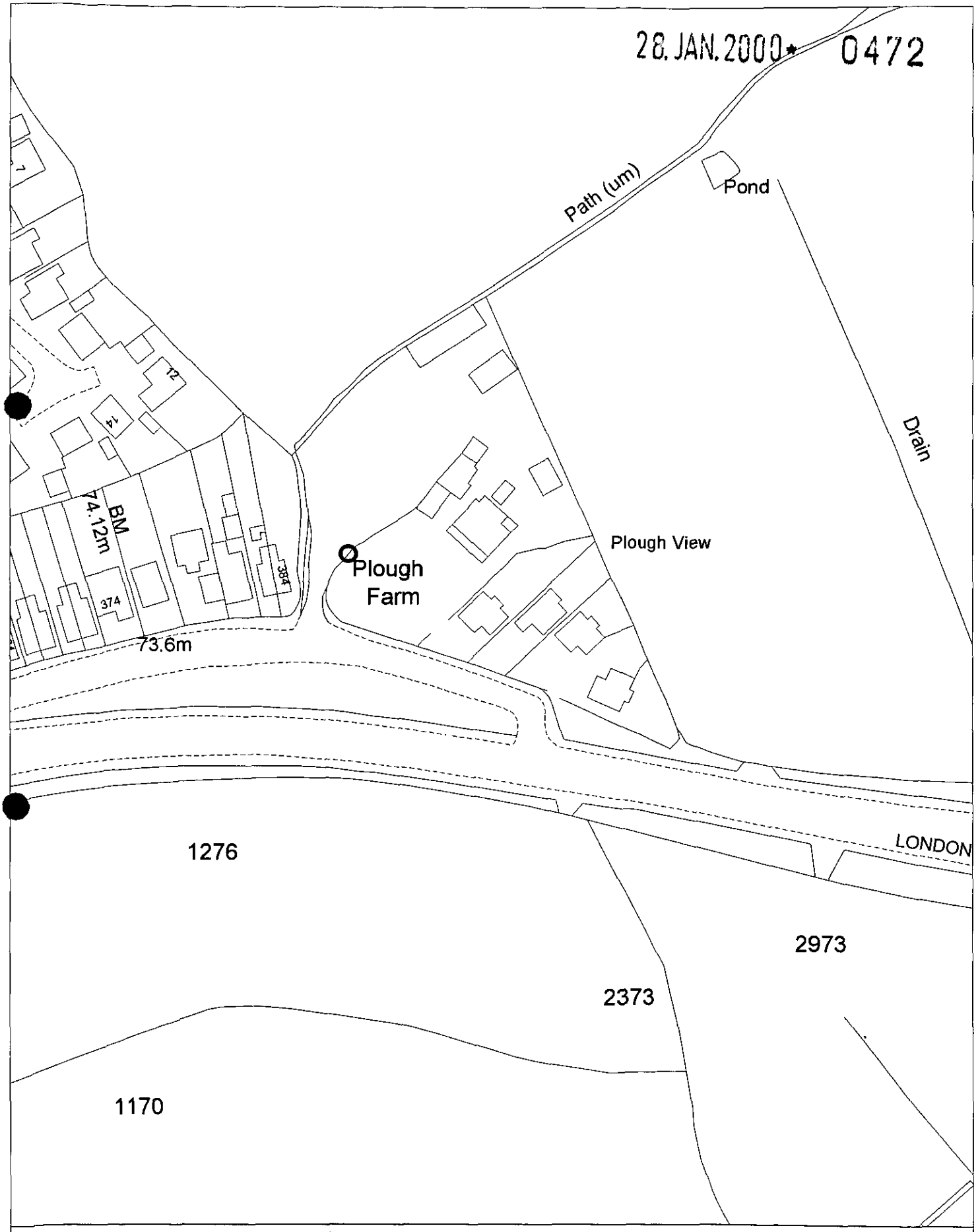
Sales Plan

(M)
0 2 4 6 8 10 12

SCALE : APPROX 1 : 400.

Residential Development
Plough End
Wokingham

28. JAN. 2000 * 0472



Site Plan, Scale: 1 to 1250

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Date: 2 February 2000

Received by Wokingham District Council

Application No: F/2000/0472

Proposal:
Proposed single storey rear extension to dwelling.

Location:
392 , London 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)**

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 02/03/2000. 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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0472	AB
BUILDING CONTROL NUMBER	FP1999/0036	Howard.
APPLICANT/~~AGENT~~	Mr M.T. Hammond.	
ADDRESS OF SITE	392 London Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 9/11/99	rec'd. 28/1/00.
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		13/3/00.
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		✓
DATE	12/11/99.	17/3/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	12/11/99.	28/1/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0472
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	~~SC1~~		
	SC01	SR02	
	SC53	SR12	INS: WORK

RECORD OF SITE VISIT

SITE ADDRESS: 392 London Road Wokingham.

APPLICATION NUMBER: F/2000/0472

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 14/2 – at front of property

(3) 2. DESCRIPTION OF SURROUNDINGS
Rear garden (large) view of A329(m) – gap in fence.
plough farm adj (derlict building – pony grazing)
↳ proposed 10 houses.

(2) 3. DESCRIPTION OF SITE/BUILDING 10'd sett.
houses (4 new) set back in a layby – other props also
London Road passes in front of.

4. RELATIONSHIP TO ADJOINING PROPERTIES
landing + bathroom ob. glazed – (394). 1st floor.
b. line far beyond that of No 392.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING Na

LEVELS /

BOUNDARY TREATMENT 1.8m fence surrounding

OTHERS /

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0472

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0472
392 , London Road, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/3/2000

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** *Application Number:* **F/2000/0472**
392 , London Road, , Wokingham.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0472

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: 33505 – Wokingham

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/0472
392 , London Road, , Wokingham.
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0472

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: 33505 – Wokingham

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0472
392 , *London Road*, , *Wokingham*.
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0472

Applicant : Mr M T Hammond .

Location : 392 , London Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/2/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 21/02/2000

Date Registered : 28/01/2000

Earliest Date for Decision : 02/03/2000

Latest Consultation Date/Site Notice Expiry Date : 02/03/2000

Application Expiry Date: 24/03/2000

Consultation Responses :

Wokingham T.C: 25/2 "No objections"

Neighbours/SN: None received.

Planning Issues : (N'd set)

① Impact upon neighbouring properties } WBE1
② Impact upon the street scene } SBE1

Application Number: F/2000/0472

Appraisal :

① Impact upon neighbouring properties / street scene
The proposed development is a single storey rear extension to form a 'garden room'. It will be 5.3m width (and set in from the existing side building lines of the dwelling) and protrude ~~for~~ beyond the rear building line by 5m. It will be 2.4m to eaves & 5.4m to the ridge (the roof will slope in on all four sides like a pyramid). The rear garden is surrounded by a 1.8m fence & the development will be set the away from these boundaries ~~[illegible]~~.
Nº 394 is set back further from the main road than 392 (app 10m beyond that which is existing ∴ app 4m beyond proposed).
Nº 394 has 2 1st floor windows which overlook Nº 392, but these windows are obscurely glazed.
The proposed development at Nº 392 will not overlook the neighbouring properties (looking toward the SE elevation, looks across plough farm - this is currently a derelict building, but is planned for housing - so at present there are no dwellings to the other side of 392).
Neither will the proposed development cause any overshadowing or overbearing impacts (it will be set away from boundaries. ~~The pitched~~ The quad-pitched roof will be visible above the fence but materials will match that of the existing.
There will therefore be no detrimental impacts to neighbouring properties or the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 JAN 2000	Map No. 76 Site ...03:04..
Officer: NAB | Application No. F/2000/0472	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: 392 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys 7.2.2000

Applicant: MR HAMMOND
PD rights removed

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 : 7.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... NO Pre-apps .....

NEIGHBOURS:

..... S/N + ~~Hough Farm, London Rd~~ .....

.....

.....

.....

.....

.....

.....

.....

.....

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0472**

392 , London Road, , Wokingham.

Proposed single storey rear extension to dwelling.

26982

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: M. Robertson

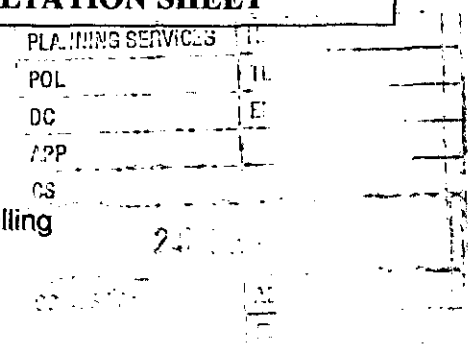
Date: 9/3/00

COPIES TO:

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: F/2000/0472

Proposal: Proposed single storey rear extension to dwelling

Site Address: 392 London Road, Wokingham

Applicant: Mr M T Hammond

Your observations are required in respect of this application by **02/03/2000**

Objections:

No objections

SIGNED: _____ DATE: 16 February 2000

CLERK TO Wokingham Town Council

28.JAN.2000 * 0472

Tel. 0118 974 6443 (Direct Line)

Date. 23 November, 1999

My ref. CD/FP1999/0036

Mr M T Hammond
392 London Road
WOKINGHAM
Berks RG40 1RE

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Hammond,

392 LONDON ROAD, WOKINGHAM
SINGLE STOREY REAR EXTENSION

Thank you for coming in to the Planning Department last week.

I can confirm that, due to a restrictive condition on the original planning permission for your property, a Planning Application is required for the proposed work.

If you are intending to pursue this proposal would you please submit a planning application to this department by 6 December. Provided that the volume of the extension is not more than 70 cubic metres there will be no fee for the application. The submission of an application does not necessarily mean that permission will be forthcoming

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

1933

ADDRESS 392 LONDON ROAD PARISH WOKINGHAM

PLOT No. 1 ORD. SHEET No. SU. 8368 (16)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64817/0	ASHDALE LAND & PROP. CO.	O/L.	1.10.97	CIA
98/67566/E	WEST BUILD HOMES LTD	DET. HOUSE & GARAGE	6.7.98	CA

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Hammond - S/St/R - 12/11/99

PD Enq - Prop Garden room - 09.11.99

Environmental Services

For office use only.
Application number:
28. JAN. 2000* 0472

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 Address and postcode Phone number	MR M. T. HAMMOND 392 LONDON RD WOKINGHAM, BERKS RG40 1RE 01189892339
	Agent's Name Address and postcode Phone number	
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.	392 LONDON RD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE 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.	RED BRICKS RED TILES STAINED TIMBER	
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 approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	See Letter		
	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

None of the land forms part of an agricultural holding.

Your signature: M. T. Mann on behalf of /

Date 28-1-00

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