SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

:X SYSTEMS LTD

APPLICATION NO:
F/2000/1947

LOCATION:
23 Glebelands Road, Wokingham.

APPLICANT:
Mr P Tyldesley C/O Access Architects

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **07/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
06/09/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Tyldesley
C/O Access Architects
Mortimer Housed
49 Church Street
Theale
Berkshire

Application Number: F/2000/1947

Parish: **WOKINGHAM**

Location: **23, Glebelands 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 resemble 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 wall of theextension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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 STV1,SBE1 and SBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/09/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 1 February, 2001
My ref. BC/DC/2000/1947

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

Mr P Tyldesley
c/o Access Architects
Mortimer House
49 Church Street
Theale
RG7 5BX

Dear Sirs

PLANNING PERMISSION 2000/1947
SITE: 23 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1947 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1947	MB
BUILDING CONTROL NUMBER	FP 2001/1484	Revised
~~APPLICANT~~/AGENT	Access Architects	
ADDRESS OF SITE	23 Glebelands Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00621/4	00621/4
ELEVATIONS	232/04	232/03
FLOOR PLANS	232/03	232/03.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	block plans not consistent but elevations & floor plans match	
DATE	17/1/01.	

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 : Natalie Brown

Application Number : F/2000/1947

Applicant : Mr P Tyldesley C/O Access Architects.

Location : 23, Glebelands Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/07/2000

Earliest Date for Decision : 07/08/2000

Latest Consultation Date/Site Notice Expiry Date : 07/08/2000

This application will have expired on: 06/09/2000. 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 :

WOK TC : No objections.

Neighbours/SN : None received.

Planning Issues : 10'd sett.

1) Impact upon neighbouring properties } WDLP : WOS3, WBE1
2) Impact upon the street scene } SDNLP : SNV1, SBE1, SBE2

Application Number: F/2000/1947

Appraisal :

• D'ment: S.S rear extn forming sunroom - to be within existing d'ment; 3.3m depth, 4.2m width, ≃ 2.3m (eaves), 3.9m (ridge)

1) Impact upon neighbouring properties.
The site is well screened by hedging & the extn would be set away from the boundary with Nº 21 (Nº 21 is itself set away from the boundary).
It is therefore considered that there would be no detrimental impacts through overshadowing, overbearing, overlooking.

2) Impact upon the character of the streetscene.
The extn would not be visible from the front of the dwelling by the road.
materials used would match existing - so it is not considered that there would be any adverse negative impacts upon the streetscene.

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

Application Number F/2000/1947
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full permission – 5 yrs.
	C01a	R01a.	External finishes to match.
	C044	R044	" Blank wall "
		N16	WDLP (DD) : WOS3, WBE1
			SCHLP 6 : STV1, SBE1, SBE2

John Mercer
5/9/00

also see notes made on app F/2000/1602.

RECORD OF SITE VISIT

SITE ADDRESS: 23 Glebelands Road Wokingham.

APPLICATION NUMBER: F/2000/1947

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Res - Detached - varying in design, age etc.

3. DESCRIPTION OF SITE/BUILDING

Rear flat roof extn.
Boundry forms driveway to Nº 27.

4. RELATIONSHIP TO ADJOINING PROPERTIES

see site plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Garage + large area for parking

LEVELS

BOUNDARY TREATMENT fencing at rear
hedging with road at front.
Lt & at sides.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~03 JUL 2000~~ Valid 12 JUL

Officer: NAB | Application No. F/2000/1947

Map No 68A Site 007

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD 12 JUL 2000* 1947

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

Location: 23 GLEBELANDS ROAD

Parish: WOKINGHAM Ward: Norreys. 14.7.2000. 14/7

Applicant: MR TYLDESLEY

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

Enforcement Section to be notified (10) ☐ 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	cant make out if this is side or rear	10/7	✓
4	Correct S 66 certificate	plans dont seem to match up?		
5	Elevation plans	I agree the block plan shows the dev. in the wrong place, it is at the back of the others. That is the block plan from the previous application		
6	Floor plans			
7	Metric scale disclaimer		12 JUL	
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 : 14.7.2000 ✓14/7

Parish Council Informed - YES / NO ✓14/7

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 (BABTIE) .....
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 .....

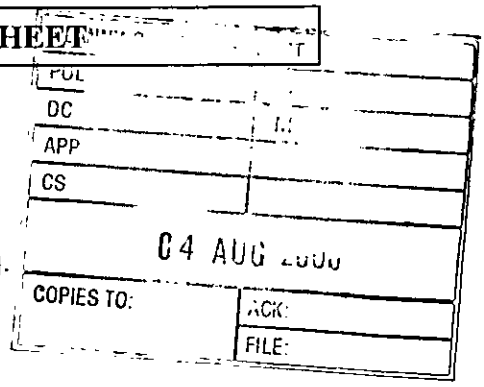
OTHERS:

NO pre-apps

NEIGHBOURS:

✓14/7 SIN + 19, 21, 25, 27 + 29 CLEVELANDS RD.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: F/2000/1947

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 23 Glebelands Road, Wokingham

Applicant: Mr P Tyldesley C/O Access Architects

Your observations are required in respect of this application by **07/08/2000**

No objections

SIGNED: _____ **DATE:** 02/08//00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1947

Proposal:
Proposed single storey rear extension to dwelling.

Location:
23, Glebelands 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 07/08/2000. 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

14 July 2000

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

Tel:

Date: **14 July 2000**

My ref: F/2000/1947

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/1947
23, Glebelands 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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1947**
23, Glebelands 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 Brown

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

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

Tel:

Date: **14 July 2000**

My ref: F/2000/1947

CONFIDENTIAL

Councillor 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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1947**
23, Glebelands 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 Robertson

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

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

Tel:

Date: **14 July 2000**

My ref: F/2000/1947

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

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23, Glebelands Road, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1947**
23, Glebelands 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 Edwards

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

12 .JUL.2000* 1947

ACCESS
ARCHITECTS

Mortimer House
49 Church Street
Theale
Berkshire RG7 5BX
Tel: 0118 930 4440
Fax: 0118 930 5552

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

30 June 2000
232/DTL/03

Dear Sirs

23 Glebelands Road, Wokingham, Berkshire, RG40 1DY

Please find enclosed the following documentation:

1. 4 copies of completed Planning Application Forms, including certificate of ownership
2. 4 copies of relevant drawings, including location plan (outlined in red)1:2,500
3. Site plan 1:500
4. Cheque to the value of £95

I would be grateful if you would advise me as to whether this application will go to Planning Committee or be dealt with by delegated powers and the date by which you believe a decision will be given.

Yours faithfully

D T Leighton

David T Leighton BSc BArch RIBA
Registered Architect

Enclosures: Planning Application
Cheque

Copied to: Mr P Tyldesley

ADDRESS 23 GLEBELANDS ROAD PARISH WOKINGHAM

PLOT No. Ex No. 11 ORD. SHEET No. SU.8169 083

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/53/63	MR. D.M. THOMAS	O/APP. HOUSE & GARAGE	31.8.63	C/A
O/4/64 5755	"	ORIGINAL HOUSE & GARAGE	27.2.64	APP. C/A
O/34/64 5884	"	" "	30.4.64	APP C/A
6260	MESSRS HUFF BUILDING	GARAGE	7.7.65	APP
F/2000/1602.				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

12 JUL 2000* 1947

12

Environmental Services

For office use only
Application number 21.JUL.2000* 1947

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 P TYLDESLEY
	Address and postcode	23 GLEBELANDS ROAD WOKINGHAM BERKSHIRE RG40 1DY
●	Phone number	0118 978 1889
2	Agent's Name	ACCESS ARCHITECTS
	Address and postcode	MORTIMER HOUSE 49 CHURCH STREET THEALE BERKSHIRE
	Phone number	0118 930 4440
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.	23 GLEBELANDS ROAD (AS ABOVE)
4 ●	Give brief details of the proposal for example, two storey side extension. About the application	REAR EXTENSION TO LIVING ROOM

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:	Proposed: NO CHANGE
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.		
	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: D. T. Creighton

on behalf of ACCESS ARCHITECTS FOR MR. P. TYLDESLEY

Date 30/06/00

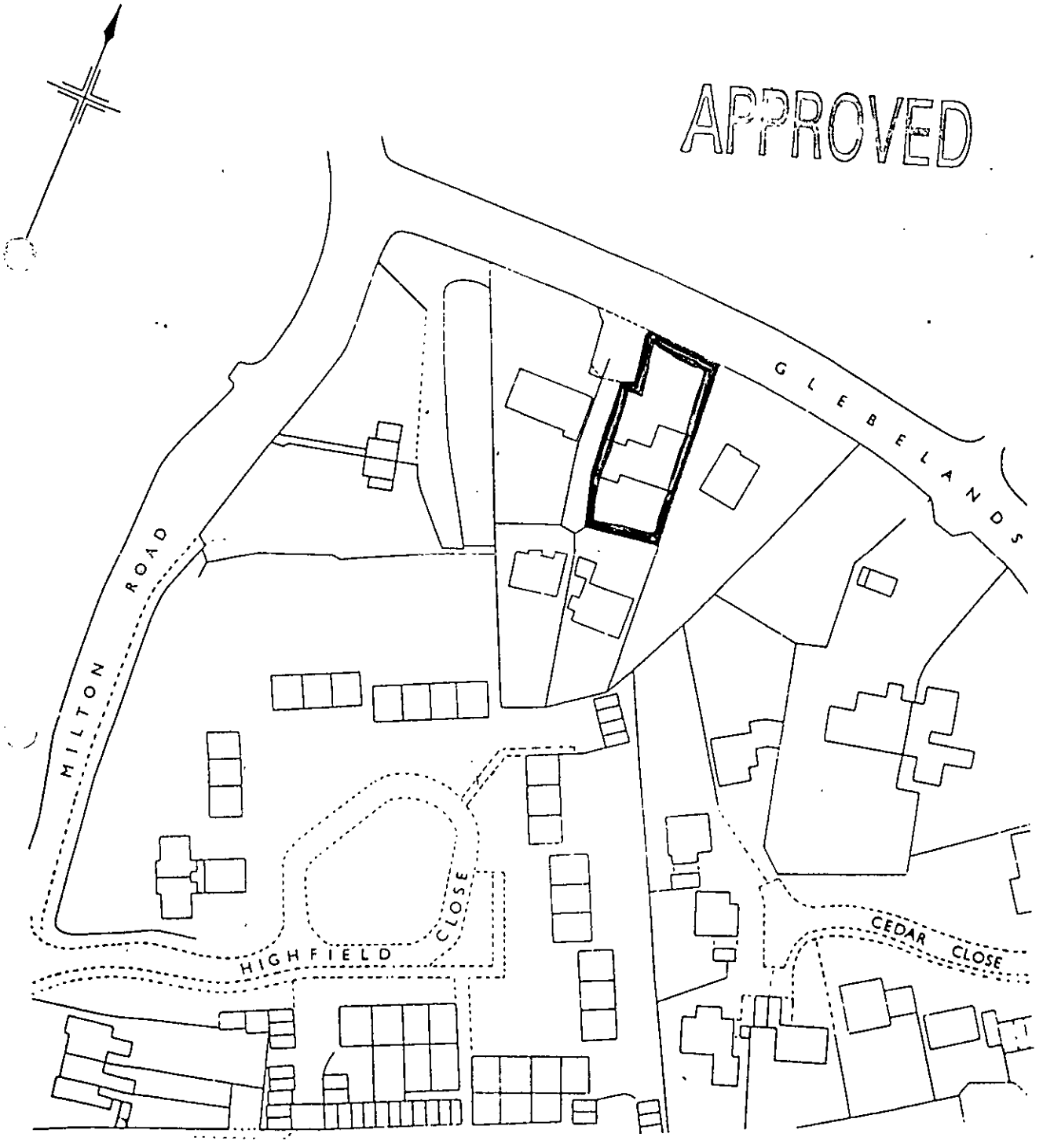
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

JUL.2000* 1947

Scale 1/1250 Enlarged from 1/2500

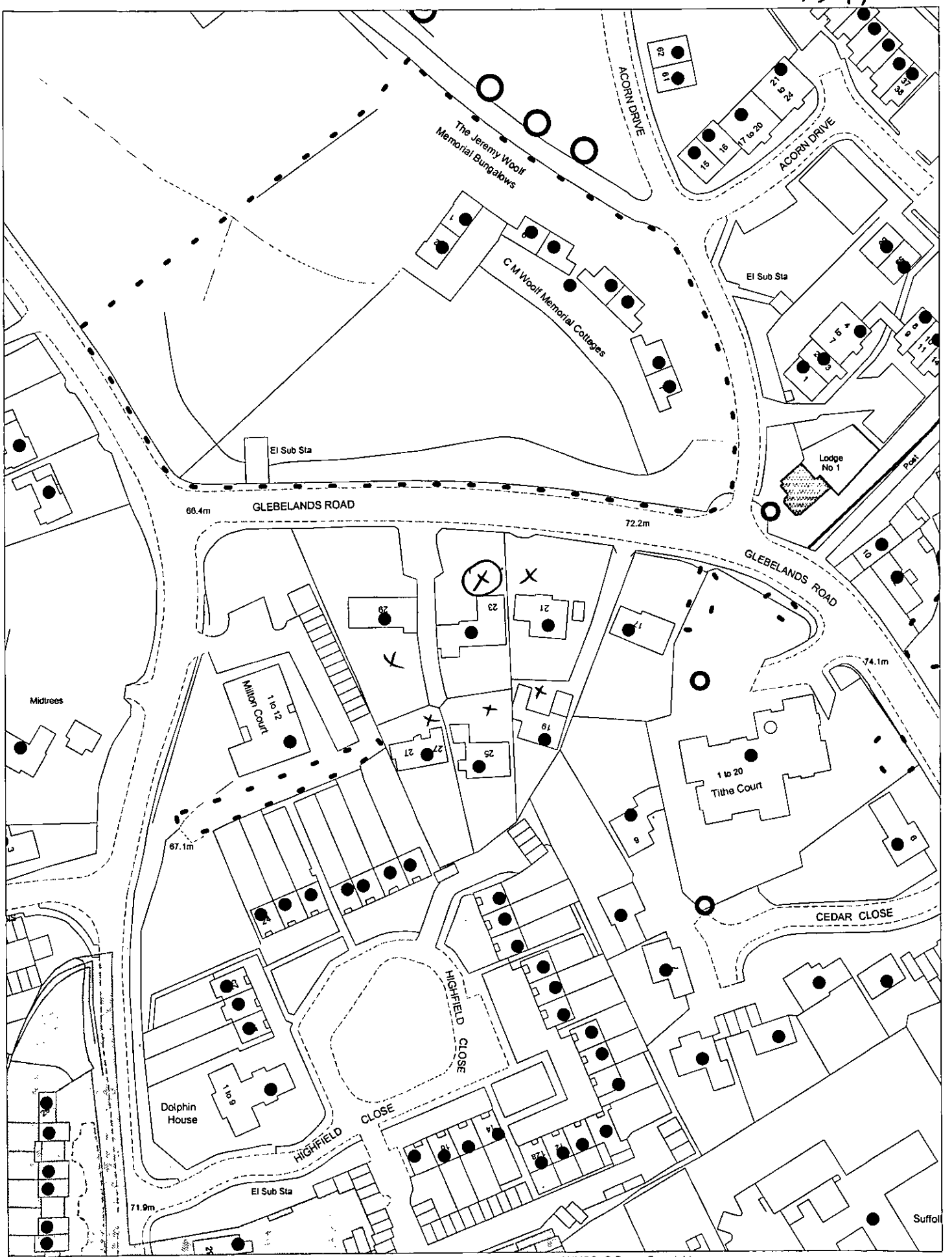
ADMINISTRAT

APPROVED



CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Location Plan
PROJECT:		SCALE:	
DATE:		REVISION:	

12 JUL.2000* 1947



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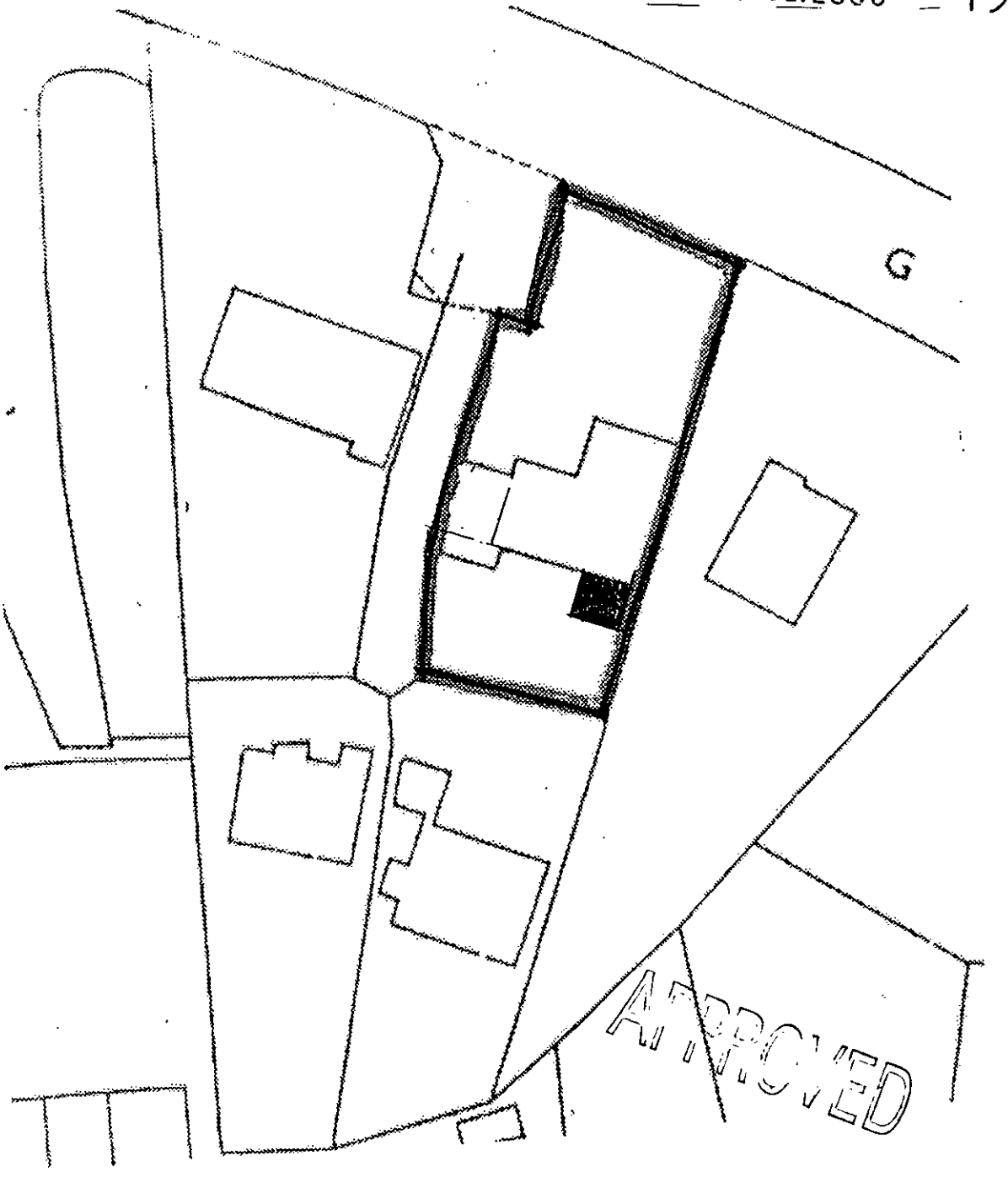
Development Control Section, Environmental Services, Wokingham District Council.

5 July 2000

Scale: 1 : 1250

N
W E
S

12 JUL 2000* 1947



CLIENT:	Mr and Mrs Tyldesley, 23 Gleblands Road, Wokingham.	DESCRIPTION:	Block Plan		
PROJECT:		SCALE:	1:500	DRAWING No:	00621/ 4
DATE:		REVISION:			