APPLICATION NO:
F/2002/6061

LOCATION:
9 Waterloo Road, Wokingham.

APPLICANT:
Mr/Mrs L Thomas C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey and two storey side extensions to dwelling.

EARLIEST DATE FOR DECISION: **05/04/2002**
28 day expiry 10/4/02
APPLICATION WILL HAVE EXPIRED ON:
01/05/2002

CASE OFFICER: **Francis Leo**

29/8 APPROVED

1165
DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs L Thomas
C/O Roger Pring & Sons
26 Easby Way
Earley
Reading
Berks
RG6 3XA

Application Number: F/2002/6061

Parish: **WOKINGHAM**

Location: **9, Waterloo Road, Wokingham.**

Proposal: **Proposed single storey and two storey side extensions 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.

Condition
3. The three windows in the south west facing elevation of the development hereby permitted shall not at any time be glazed other than with obscured glazing. They shall be fixed shut, except for the fanlight at the first floor window, and be permanently so retained thereafter.

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) no additional windows or similar openings shall be constructed in the first floor level or above in the south west facing elevation of the extension 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.

Reason
4. 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:

Berkshire Structure Plan Policy EN1.
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: 30/04/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	6061 FL
BUILDING CONTROL NUMBER.	BR 2002/3089 Central
~~APPLICANT~~/AGENT	Roger Ling + Sons
ADDRESS OF SITE	9 Waterloo Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S + 2 storey side exts

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02/393/01	02/393/01
ELEVATIONS	02/393/05	02/393/05
FLOOR PLANS	02/393/04	02/393/04

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/5/02	

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	

Applicationo	Name & Address
F/2002/6061	Tracey Bushell 11 Waterloo Road WOKINGHAM. RG40 2JE
F/2002/6061	J Yates 7 Waterloo Road WOKINGHAM. RG40 2JE
Application Approved	Letters sent 02.05.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6061

Applicant : Mr/Mrs L Thomas C/O Roger Pring & Sons.

Location : 9, Waterloo Road, , Wokingham.
Proposal : Proposed single storey and two storey side extensions to dwelling.

Site Notice Displayed ? : YES [✓] NO [ ] DATE [illegible]

Date of Neighbour Notifications : .....

Date of Site Visit : 13 March 02

Date Registered : 06/03/2002

Earliest Date for Decision : 05/04/2002

Latest Consultation Date/Site Notice Expiry Date : 05/04/2002

This application will have expired on: 01/05/2002. 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 : Approval with conditions.

Adj owner comment : Adj owners have written commenting
a) on right of way issues and drainage problems
b) windows to the side elevation will be a constant source of dispute from noise and light perspective (obscured glazing or not)

Planning Issues : I'd Sett

SBE1 SBE2

WOS 3 WBE1

[illegible] EN1

Application Number: F/2002/6061 **Officer : Francis Leo**
9 Waterloo Road, Wokingham

Appraisal :

Development
Proposed single storey and two storey side extensions to dwelling.

The site is a semi-detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The proposed extension would be set-in 150mm from the south western boundary fence between application site and no7 Waterloo Road, a chalet type bungalow in large grounds. There are two high level windows located along the flank wall 2m above ground level to ground floor sitting room and a window at first floor landing. The ground floor windows would be fixed shut with obscured glazing. The first floor window would also be fixed shut with obscured glazing with only the fanlight openable. It is considered that the proposal would have no adverse impact upon the neighbouring property.

The proposed single storey extension at the rear would align with the existing rear building line and would have a flat roof. Hence there would be no adverse impact upon either neighbouring properties.

The proposed extension at first floor has been designed to align with the first floor rear building line. Although it would be visible from the garden of no7 visually it would be no different from the existing situation.

Impact upon the character of the area
The first floor extension would be set back from the existing front building line by 1m thereby creating a subordinate effect. The extension would have a pitched roof following the profile of the main roof. The single storey extension at the front would have a sloping roof and sash windows to match the main building.

The proposed two storey extension has been designed to be in keeping with the character of the main dwelling and therefore it is felt there would be no adverse impact upon the character of the area.

Highways section has recommended an approval with a condition.

Adjoining owners comment: Windows to the flank wall facing no 7 would be obscured and fixed shut except for the fanlight at first floor level which would be openable. Hence there would be no overlooking. As for noise, this is a single family dwelling house and there would be no more noise than any other property in the street. Comments related to drainage are within the ambit of Building Regulations. As for right of way this is a legal matter.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6061

Appraisal :

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

(tick appropriate box)

Application Number F/2002/6061
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~C122~~	~~R122~~	
3. ~~4~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~
			~~'three' 'south west facing'~~
			The three windows in the south west facing ~~elev~~ elevation of the development hereby permitted shall not at any time be glazed other than with obscured glazing. It shall be fixed shut, except for the fan light at first floor window, and be permanently so retained thereafter
4	C044	R044	INSERT first floor level or above south-west facing elevation of the extension.
			INSERT

Informative for approvals	
N16	
~~LODDON AREA LOCAL PLAN POLICIES:~~	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS 3. WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
~~MINERALS LOCAL PLAN POLICIES:~~	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 30.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 9 Waterloo Road
Wokingham.

APPLICATION NUMBER: F/2002/6061

OFFICER: Francis Leo

DATE OF SITE VISIT: 16/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING 2 Storey Semi-di property.
Single storey extra at the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 7. Chalet
~~No~~ type bungalow pitched ~~roof~~ garage at the rear.

5. SITE CONSTRAINTS

TREES At the rear of the garden

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high fence

OTHERS

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

● right of way does not fall within defn. of owner double checked with colin Lawley 10/4.

+ See Note (a) to Certificate A

Phoned with Mr Pring tel. 935 3385 10/4.

OR

●

●

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . ●

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

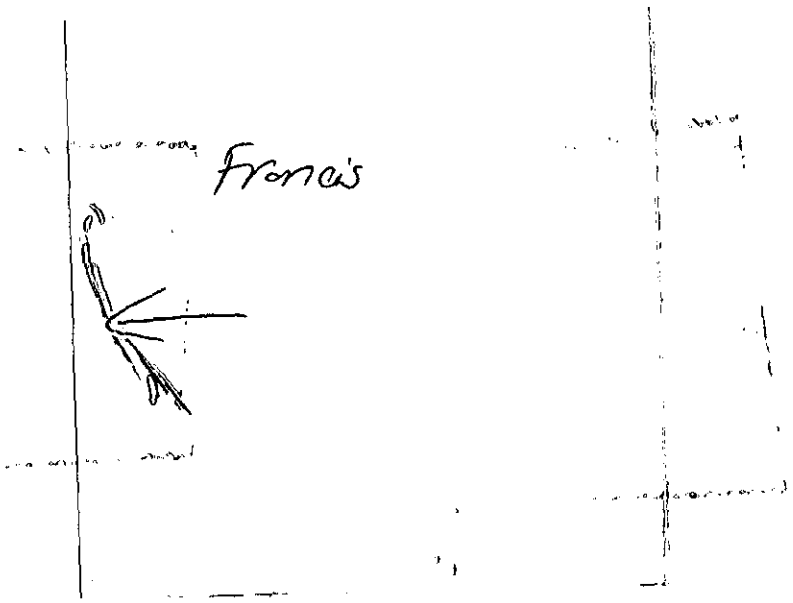
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . .

Date . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66


Franc's

7 WATERLOO ROAD
WOKINGHAM BERKS. RG40 2JE
Tel: 01189 782506
26th March 2002

BBB

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

03 APR 2002

COPIES TO	ACK: ✓
	FILE:

To:
Wokingham Unitary
Planning Dept
Shute End, Wokingham.
Your ref: F2002/6061
F.A.O. *Francis Leo*

Dear Sir,
With reference to the above development proposal I consider it inappropriate and object on the following grounds:

1. **It lies on a right of way to the adjoining three cottages.**
2. **The main drains for all four cottages along with No. 3 & 7 run the whole length of the site.**
3. **The proposed windows to the side elevation so close to the boundary will (obscured or not) be a constant source of dispute from a noise and light perspective.**
4. **The likely site for the Gas Heating flue will be in this boundary wall. As it is now we suffer from the fumes in the first floor bedroom from its existing site. To position it even closer will only make matters worse. Particularly important since the occupant suffers from breathing difficulties.**

The existing drains and rights of way do not appear to receive any mention on the submitted plans or documents. Possibly due to the fact that the inspection chambers, both to the front and rear of the site, have been concealed.

The Adjoining boundary is my responsibility and for privacy and security the fence will remain.

I trust these matters will receive proper attention.

I will expect to hear from you in due course.

Yours Sincerely,

J Yates
Owner – 7 Waterloo Road.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
02 APR 2002	
COPIES	

11 Waterloo Road
Wokingham
Berkshire
RG40 2JE

29th March 2002

Dear Sir Madam

I am writing regarding the extension plans for 9 Waterloo Road Wokingham, Reference number **F/2002/6061**.
I am sure that you will be aware, but I wanted to make sure. The main drain access is on the property of 9 Waterloo Road and both myself and number15 next door to me, have interlinking gates through both gardens to gain access to them.
This is on the deeds of my house and I believe of all concerned, plus there is a public right of way down the side of number 9.
The above I believe does concern other residents in the road as well.
My only concern is that the extension does not interfere with the drains should there be a problem.

Yours faithfully

Tracey Bushell

Tracey Bushell

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 13 March 2002

Application Number: F/2002/6061

Proposal: Proposed single storey and two storey side extensions to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
9, Waterloo Road, , Wokingham.

Applicant:
Mr/Mrs L Thomas C/O Roger Pring & Sons.

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).

C122, R122.

Signed: _____ **Print name:** Adam 14/03/02.

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

Tel: 0118 974 6502

Date: 13 March 2002

My ref: F/2002/6061

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/6061
9, Waterloo Road, , Wokingham.
Proposed single storey and two storey side extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6061**
9, Waterloo Road, , Wokingham.
Proposed single storey and two storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

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

Tel: 0118 974 6502

Date: 13 March 2002

My ref: F/2002/6061

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6061
9, Waterloo Road, , Wokingham.
Proposed single storey and two storey side extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6061**
9, Waterloo Road, , Wokingham.
Proposed single storey and two storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

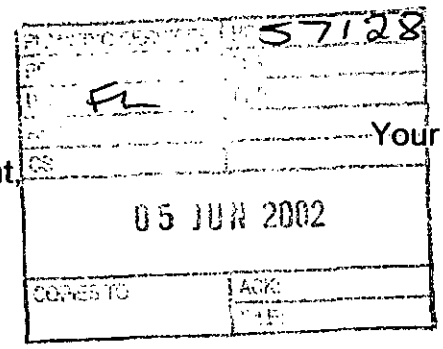
Councillor R Wyatt

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

ROGER PRING & SONS.

26, Easby Way, Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS



Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2002/6061
My ref. RP/393

31 May 2002

Dear Sir/Madam,

Re; Planning application no. F/2002/6061 (approved)
single and two storey side extensions at
9, Waterloo Road, Wokingham, Berkshire, RG40 2JE.

The two storey side extension was approved with a hipped, slate roof. In view of the fact that the end of the extension is on the splay the end roof will 'wind' slightly. Building Control are concerned that, because of the size of the slates, they will not lay sufficiently flat to prevent being lifted by the wind and/or permitting the ingress of moisture. I would therefore appreciate your approval to using through coloured, slate grey, concrete plain tiles to the end of the new roof. The front and back pitches remain slate finished.

I am enclosing 2 copies of amended drawing no. 02/393/05A for appendage to the application.

I look forward to hearing from you shortly.

Yours faithfully,

Roger Pring.

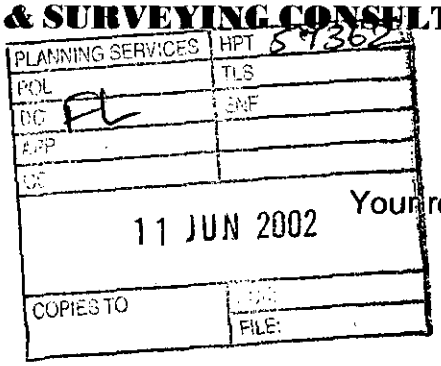
C/C Mr. & Mrs. L. Thomas.
C/C Brian Stone, Building Control.

REGISTERED NO. 2284491

ROGER PRING & SONS.

26, Easby Way, Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS



Mr. F. Leo,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2002/6061
My ref. RP/393

10 June 2002

Dear Sirs,

Re; Planning application no. F/2002/6061 (approved)
single and two storey side extensions at
9, Waterloo Road, Wokingham, Berkshire, RG40 2JE.

Further to my letter of the 31/05/02 and your subsequent telephone request, I confirm that, today, I deposited samples of the slate grey plain tile I have suggested using on the hipped end and a slate to be used to the front and rear slopes at the above address.

I look forward to hearing from you shortly.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. L. Thomas.

REGISTERED NO. 2284491

Application Number : F/2002/6061	Map No : 84
Case Officer : FL	Site Area : 0.02
Valid Date : 6/03/02	Received Date: 06/03/2002

Level : Delegated Application

Description : Proposed single storey and two storey side extensions to dwelling.

Location : 9, Waterloo Road, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr/Mrs L Thomas C/O Roger Pring & Sons.

Fee Required: £95 Fee Received: £95 (1)

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			
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

S/W + see map

Received by Wokingham District Council

Application No: F/2002/6061

Proposal:
Proposed single storey and two storey side extensions to dwelling.

Location:
9, Waterloo 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 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/2002/6061 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2002. 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.

Trevor Watson
Development Control Manager

13 March 2002

Organisation_Name	Building_Name	address1	Postcode
		11WATERLOO ROADWOKINGHAM	RG402JE
		7WATERLOO ROADWOKINGHAM	RG402JE
		11WATERLOO CRESCENTWOKINGHAM	RG402JJ
		7WATERLOO CRESCENTWOKINGHAM	RG402JJ
		9WATERLOO CRESCENTWOKINGHAM	RG402JJ
		15WATERLOO ROADWOKINGHAM	RG402JE
		12WATERLOO ROADWOKINGHAM	RG402JH
		14WATERLOO ROADWOKINGHAM	RG402JH
		16WATERLOO ROADWOKINGHAM	RG402JH

Neighbour consultation list.

06.MAR2002* 6061 6061

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

5 March 2002

Dear Sir/Madam,

Re; Full Planning application for
single and two storey side extension at
9, Waterloo Road, Wokingham, Berkshire, RG40 2JE.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 02/393/01 to 05 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

If there are any issues you would like to discuss, prior to determination, to ensure a satisfactory outcome for my client, please give me a call.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. L. Thomas.

REGISTERED NO. 2284491

Environmental Services

For office use only.
Application number: 06.MAR2002 6061

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&MRS L THOMAS 9 WATERLOO ROAD WOKINGHAM. BERKSHIRE RG40 2JE 0118 9784087
2	Agent's Name Address and postcode Phone number	ROGER PRING & SONS 26, EASBY WAY, LOWER EARLEY READING. BERKSHIRE RG6 3XA 0118 935 3385
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.	9 WATERLOO ROAD WOKINGHAM BERKSHIRE RG40 2JE
4	Give brief details of the proposal for example, two storey side extension. About the application	1&2 STOREY SIDE 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.	BRICKWORK & ROOFING TO BE OF SIMILAR COLOUR & TEXTURE AS 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 1
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: [signature]

on behalf of MR & MRS L. THOMAS

Date 05/03/02

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

ADDRESS 9 WATERLOO ROAD PARISH WOU

PLOT No. ORD. SHEET No. 84

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/6061	Mr. & Mrs. Thomas	S/St & 2St/S extn.		
0/45/71	Marc Gregory	Reg Dev at rear	21/10/71	e/A
R/22/72	do	22/72, 6/73, 12/73 ref. do	8/6/72	e/A

DATE OF COMPLETION

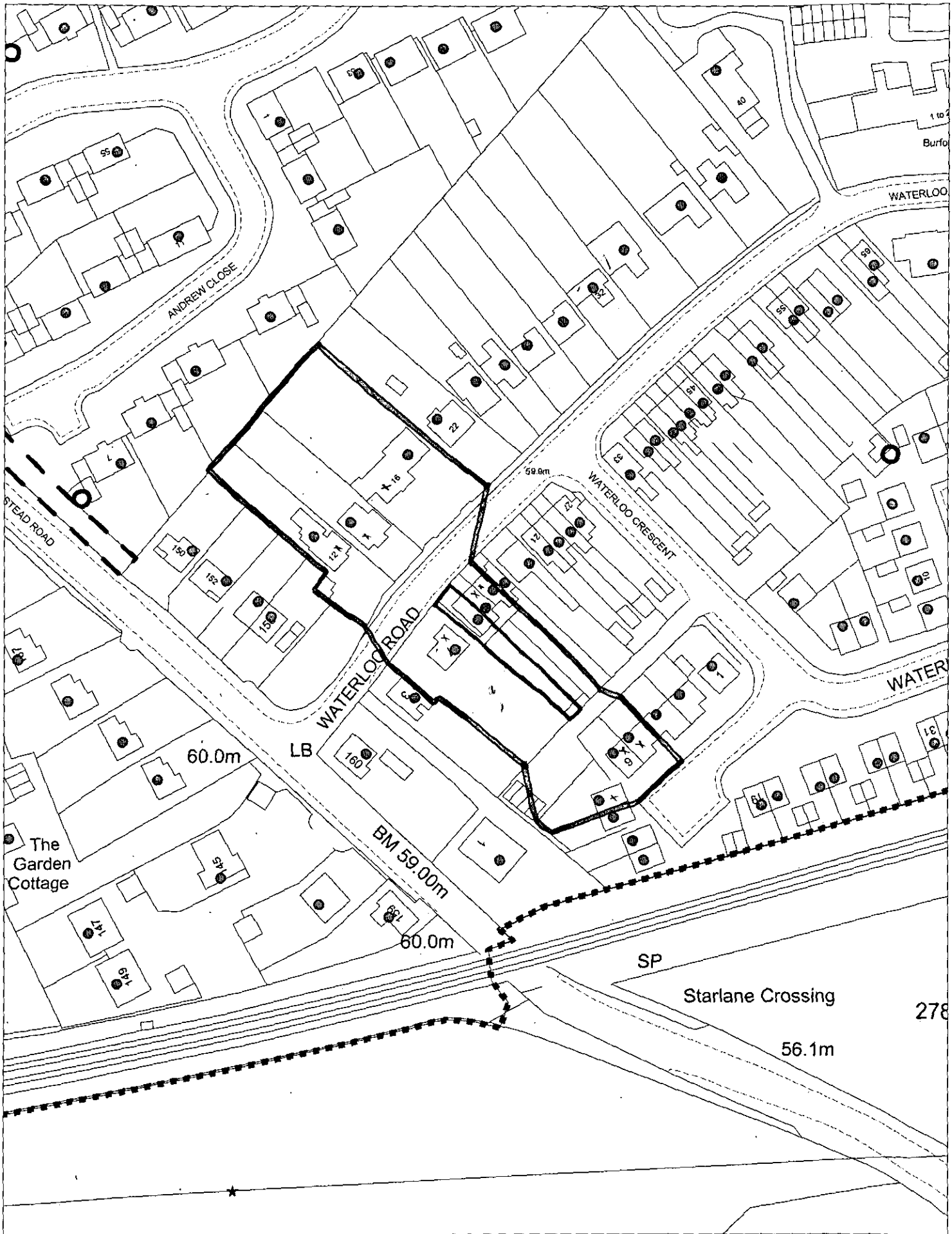
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

06.MAR2002* 6061



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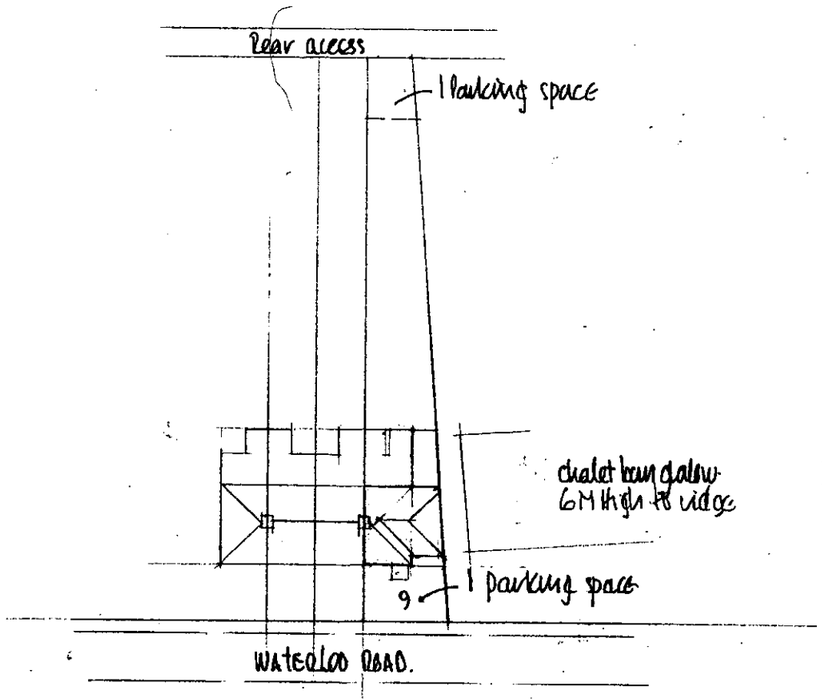
Development Control Section, Environmental Services, Wokingham District Council.

11 March 2002 Scale: 1 : 1250

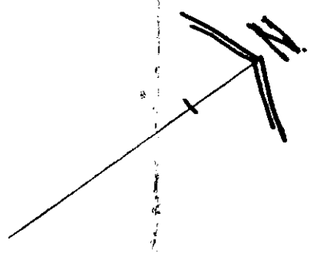
N W E S

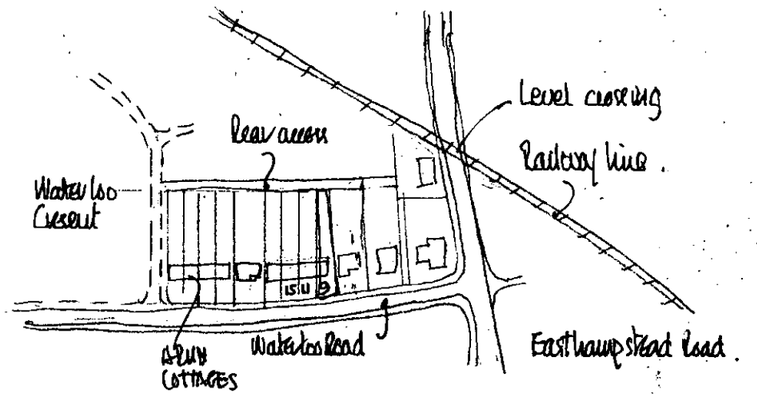
06.MAR2002 6061



BLOCK PLAN 1:500

3 bedrooms require 2 parking spaces.
the 2 parking spaces shown above are existing.





LOCATION PLAN 1:2500

APPROVED

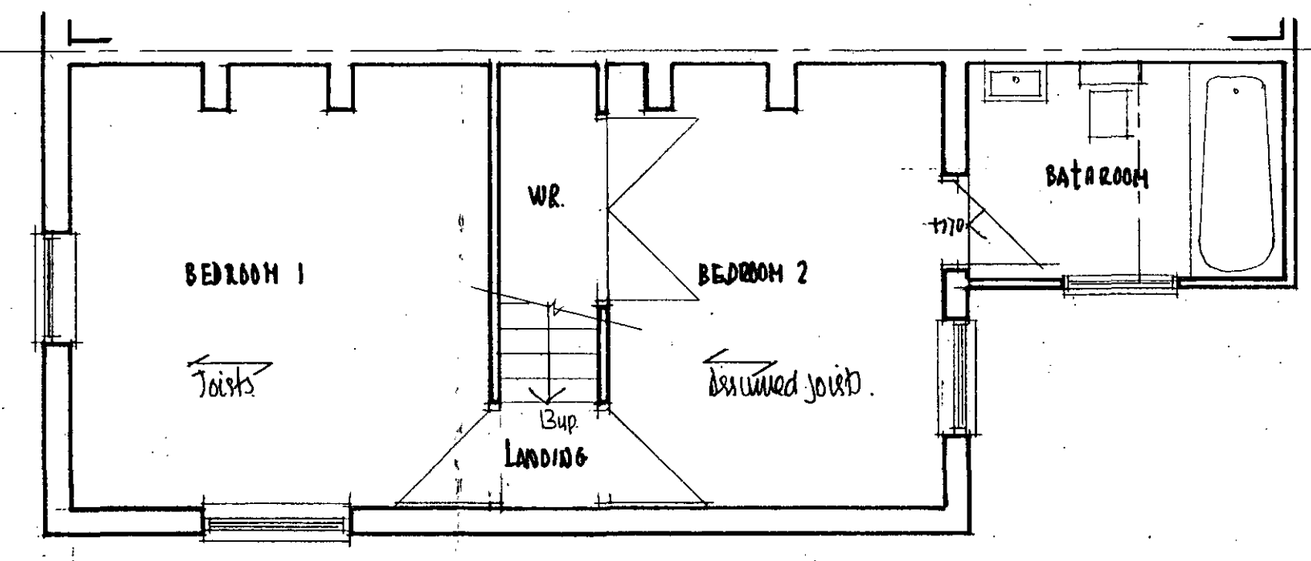
9 WATERLOO ROAD, WOKINGHAM, BERKSHIRE, RG40 2JE.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
[redacted]

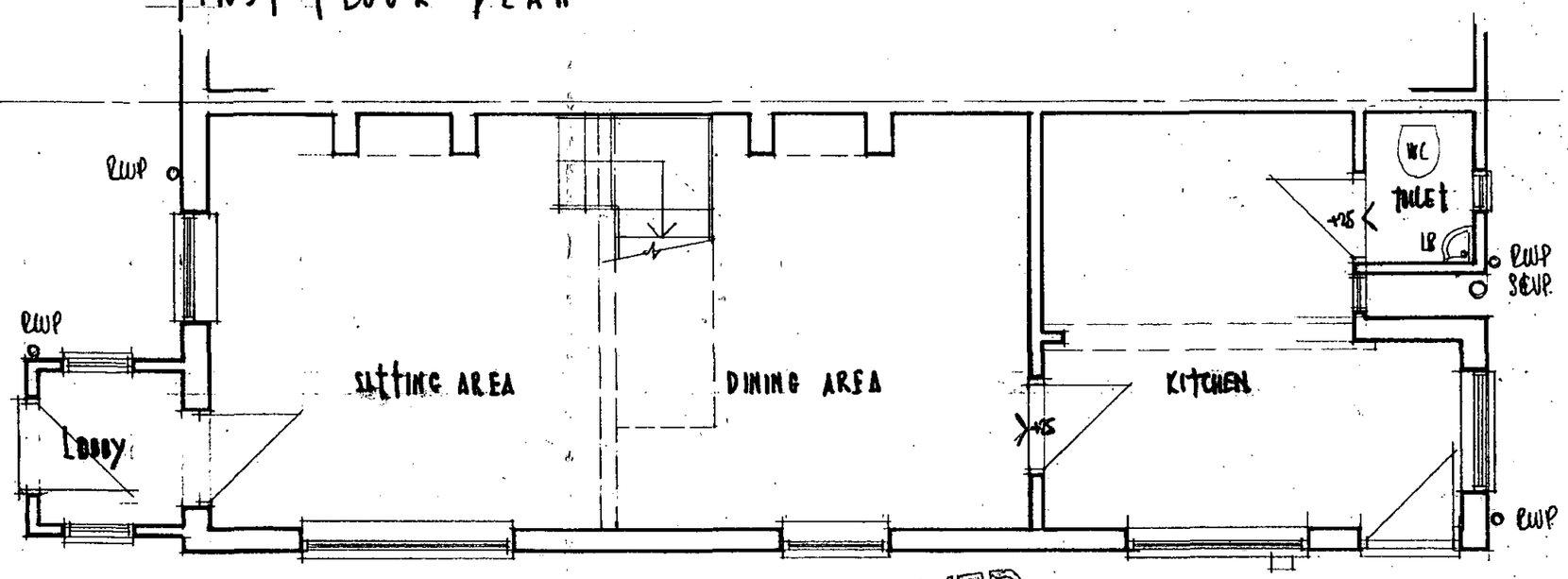
DRG. NO. 02/393/01 SCALE [illegible] DATE 03/03/02
Revisions:

16/5/02

06.MAR2002* 6061



FIRST FLOOR PLAN



APPROVED

GROUND FLOOR PLAN

PLANS : AS EXISTING

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

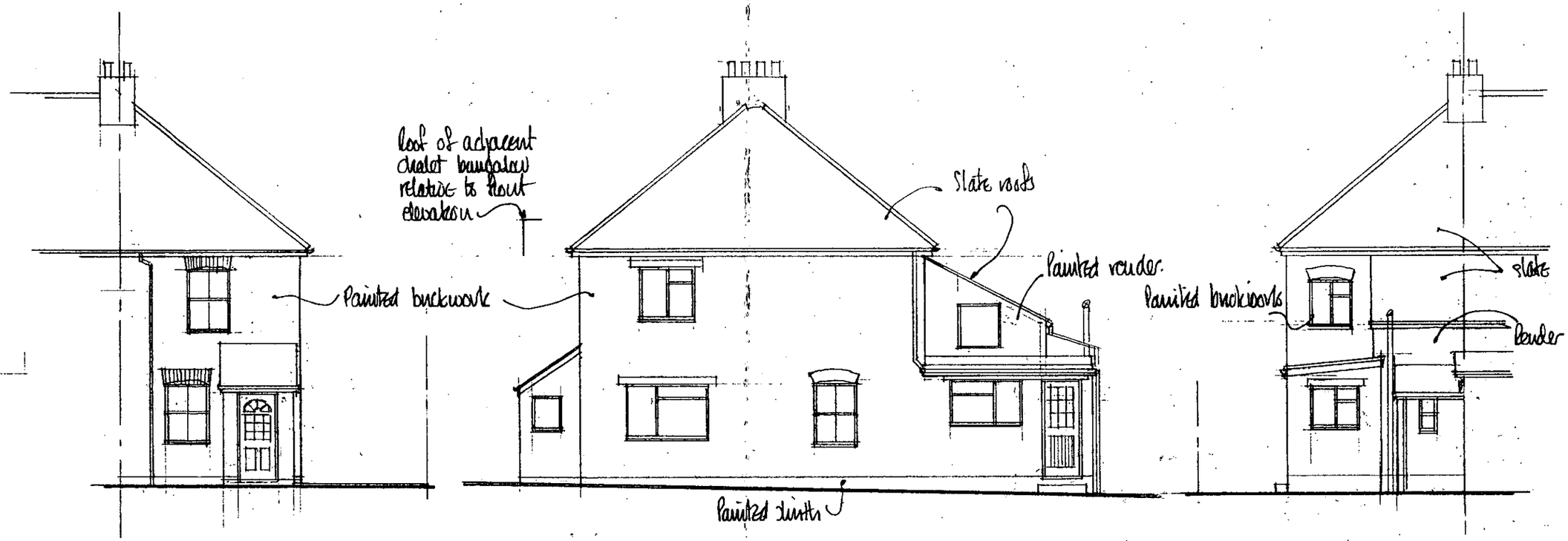
[illegible]

DRG. NO. 02/393/02 SCALE: 1:50 DATE 01/03/02

Revisions;

9, WATERLOO ROAD, WOKINGHAM, BERKSHIRE, RG40 2JE.

06.MAR2002* 6061



FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION

APPROVED

ELEVATIONS : AS EXISTING

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

~~[illegible]~~

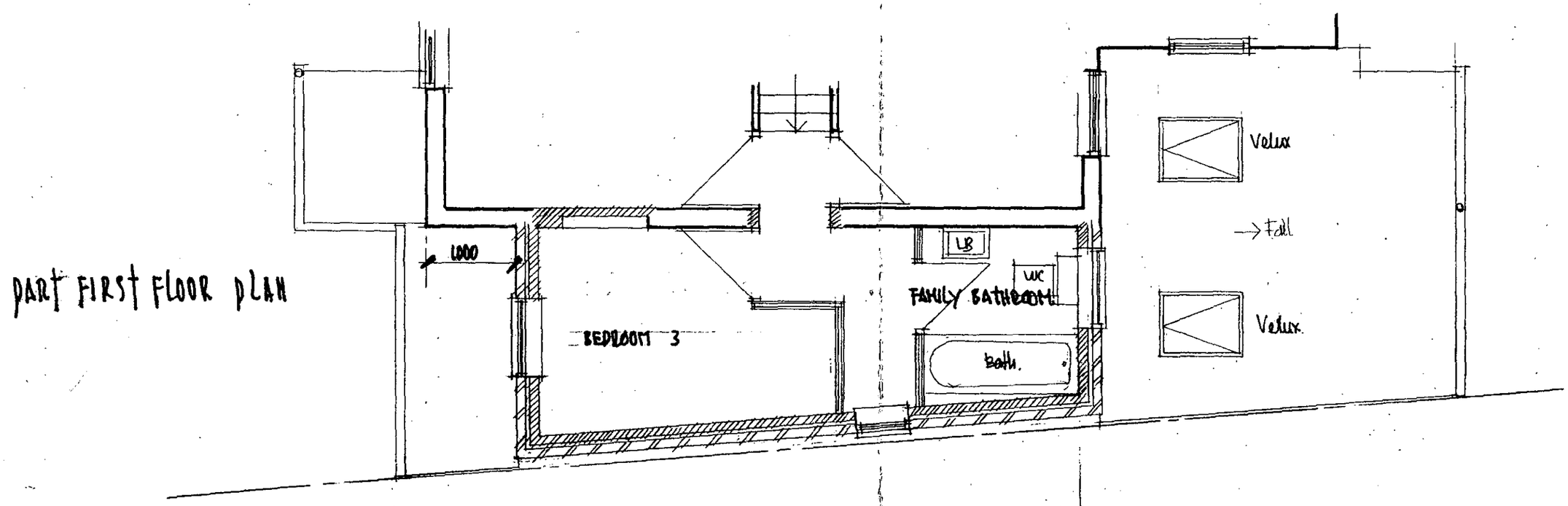
~~Telephone no.: 0118 973 [illegible]~~ ~~Facsimile no.: 0118 973 6200~~

DRG. NO. 02/393/03 SCALE. 1:100 . DATE 01/03/02

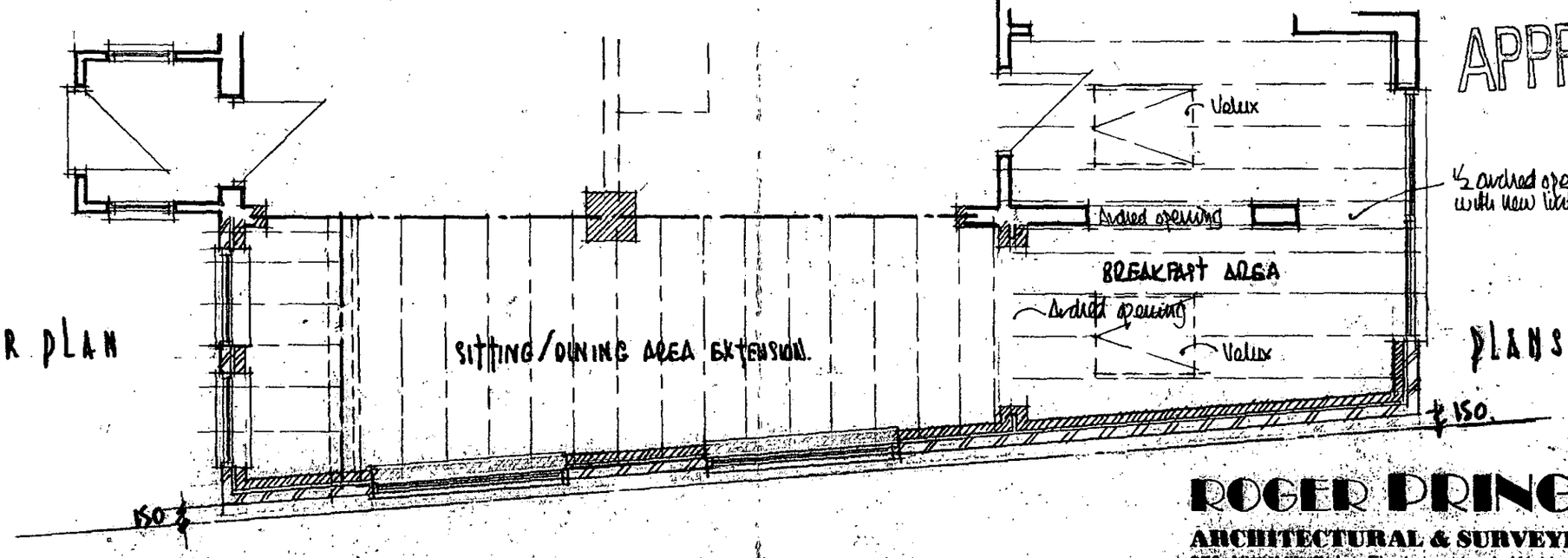
Revisions;

9, WATERLOO ROAD, WOKINGHAM, BERKSHIRE, RG40 2JE

06.MAR2002* 6061



PART FIRST FLOOR PLAN



APPROVED

PART GROUND FLOOR PLAN

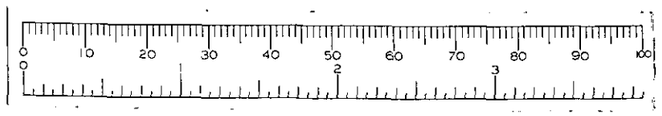
PLANS AS PROPOSED.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
[redacted]
DRG. NO. 02/393/04 SCALE. 1:50 DATE 01/03/02
Revisions;

9, WATERLOO ROAD, WOKINGHAM, BERKSHIRE, RG40 2JE

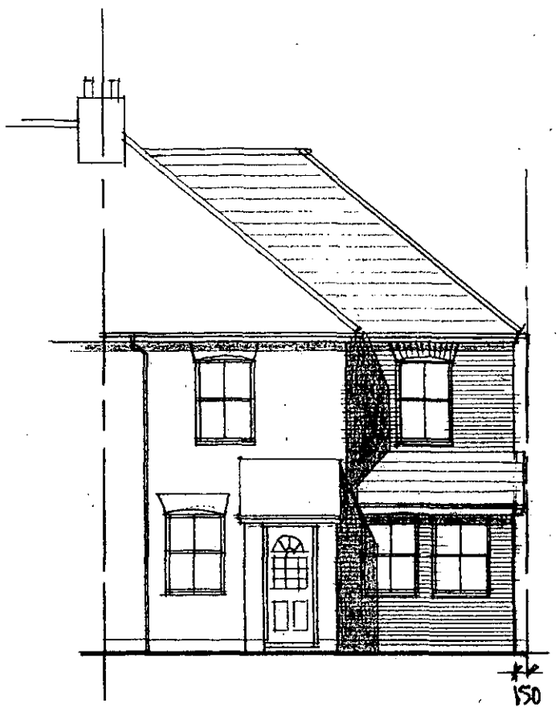
16/5/02

06 MAR 2002 * 6061

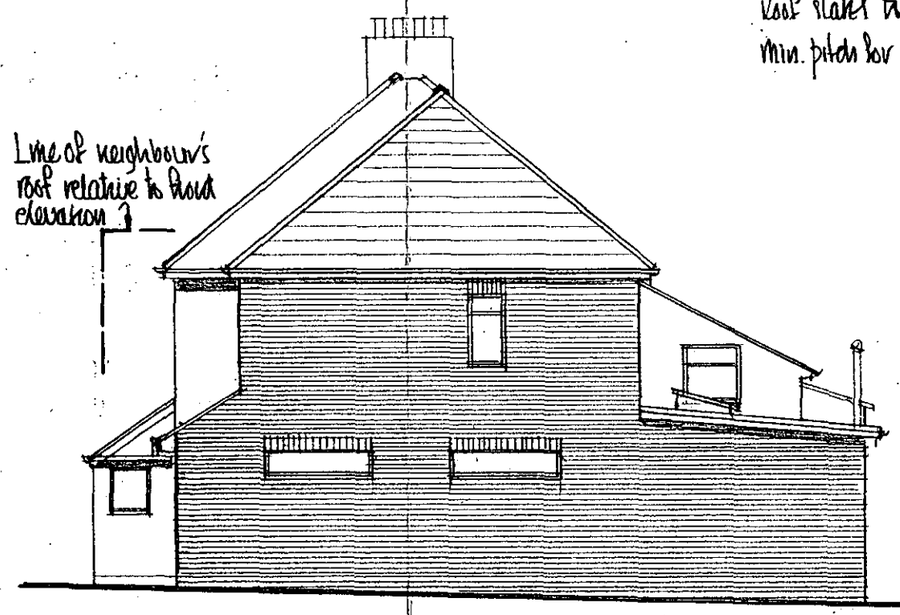


New brickwork to be painted to match existing.

Roof slates to match existing
Min. pitch for Velux 15°.

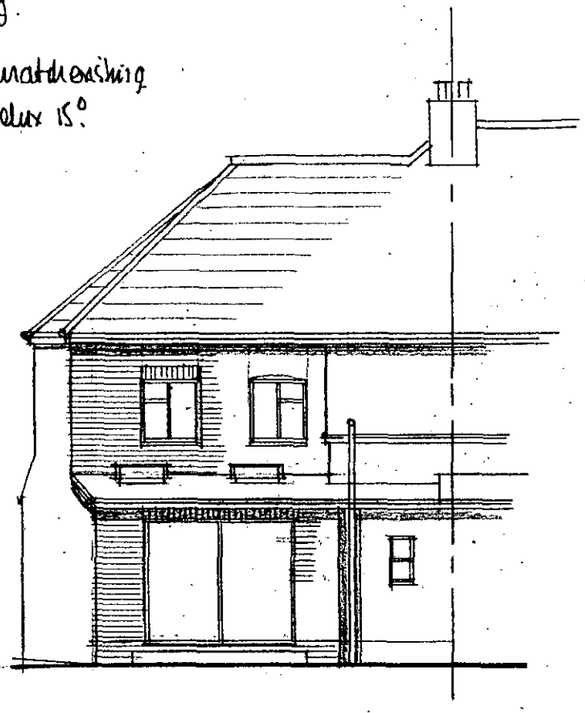


FRONT ELEVATION



SIDE ELEVATION

High level windows to ground floor to be obscure glazed & fixed shut.
Landing window to be obscure glazed with only the fanlight openable.



REAR ELEVATION

APPROVED

ELEVATIONS : AS PROPOSED

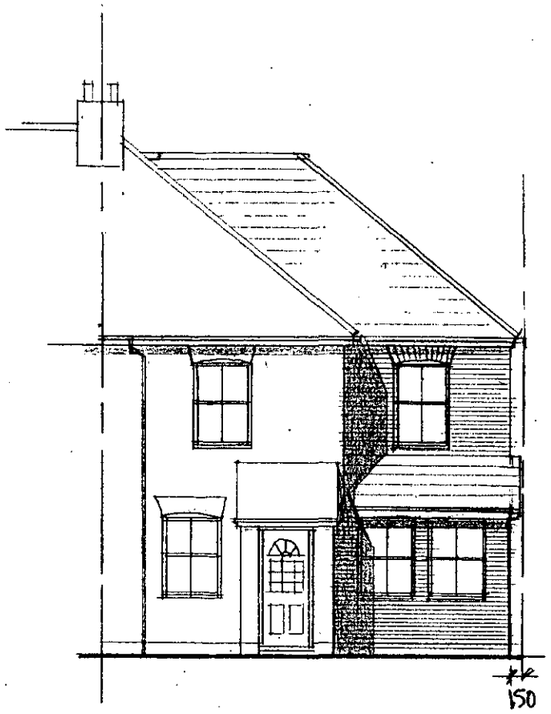
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
[redacted]

DRG. NO. 02/393/05 SCALE. 1:100 . DATE 02/03/02
Revisions;

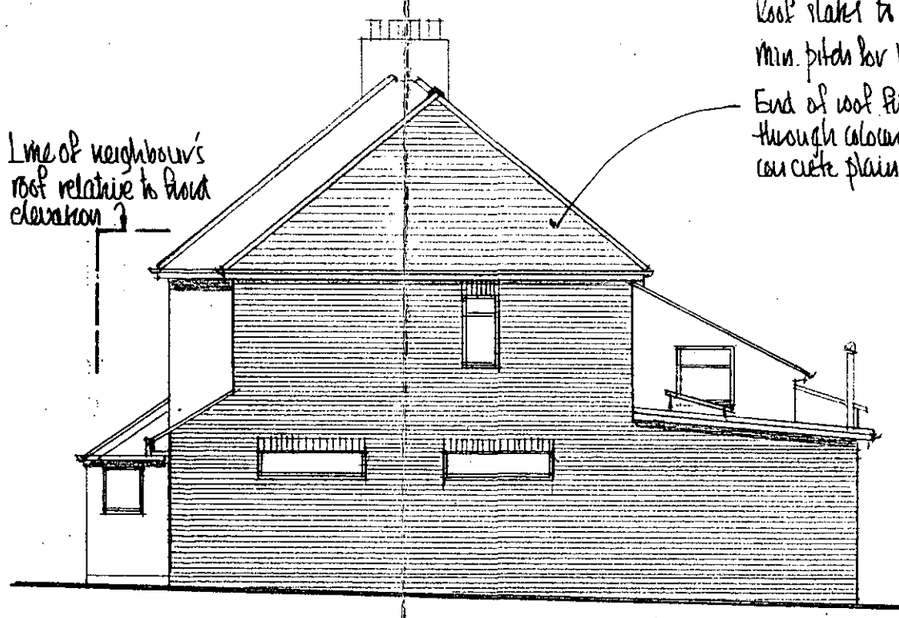
cd 16/5/02

9, WATERLOO ROAD, WOKINGHAM, BERKSHIRE. RG40 2JE

05 JUN 2002
COMMENTS
ACK
FILE



FRONT ELEVATION



SIDE ELEVATION

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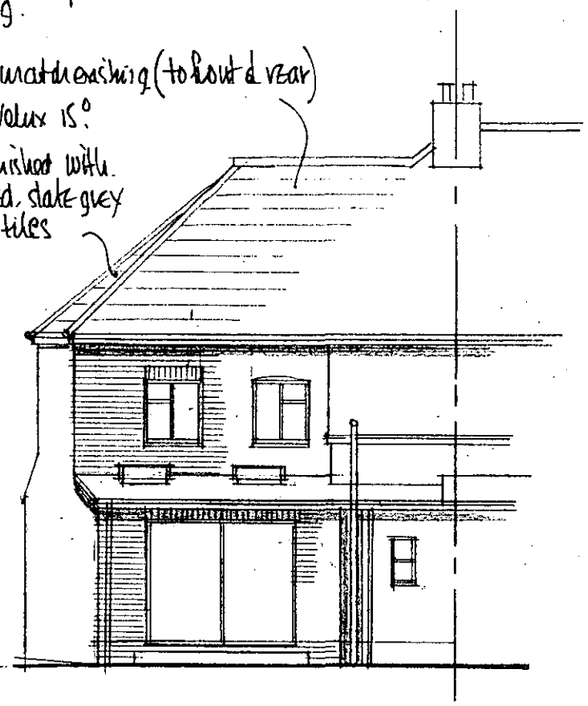


REAR ELEVATION

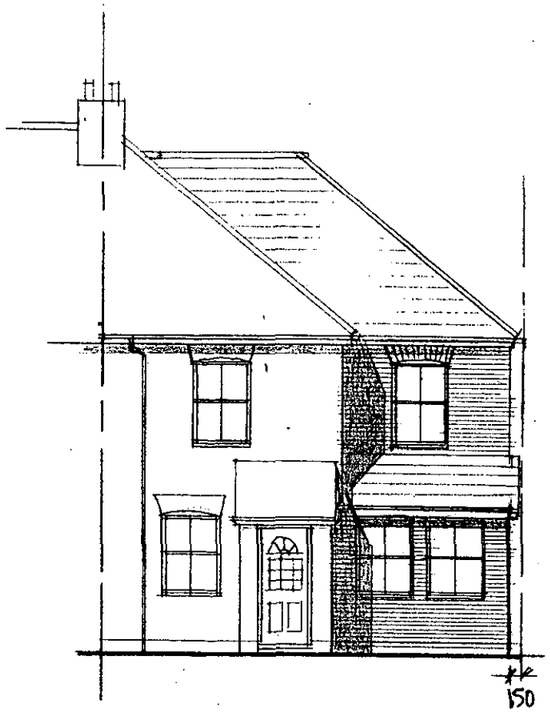
ELEVATIONS : AS PROPOSED.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
270, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4HT.
Telephone no: 0118 973 0502. Facsimile no: 0118 973 0909.

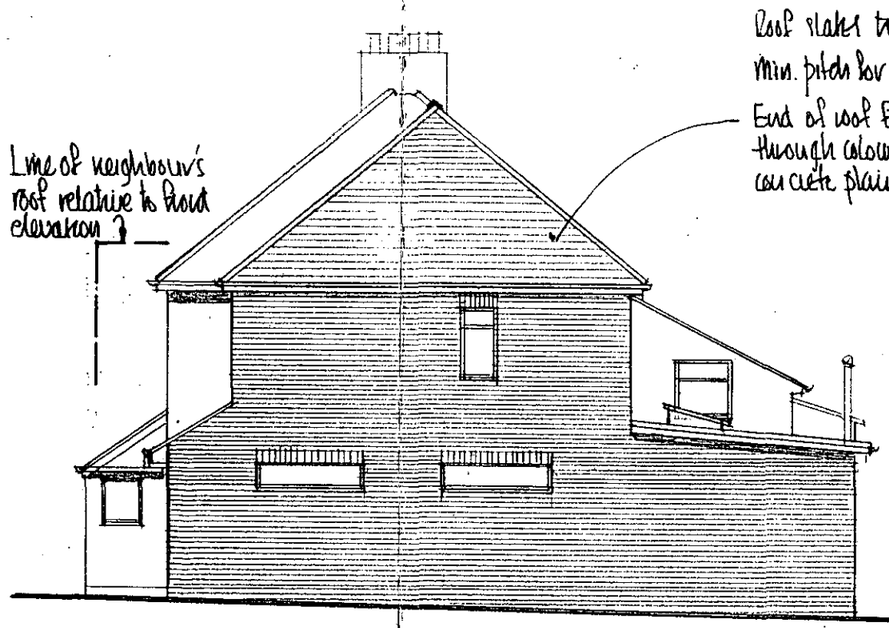
DRG. NO. 02/393/05A SCALE. 1:100 . DATE 02/03/02.
Revisions: A. Grey slate tiles shown to end of pitched roof 31/05/02.

9, WATERLOO ROAD, WOKINGHAM, BERKSHIRE, RG40 2JE

05 JUN 2002

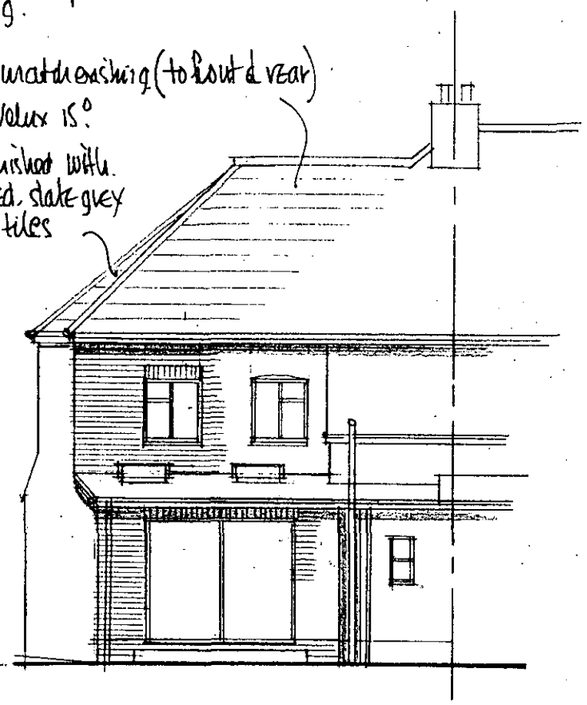


FRONT ELEVATION



SIDE ELEVATION

High level windows to ground floor to be obscure glazed & fixed shut.
Landing window to be obscure glazed with only the fanlight openable.



REAR ELEVATION

ELEVATIONS : AS PROPOSED.

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

~~276, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 4HE~~
~~Telephone no. 0118 973 0500. Facsimile no. 0118 973 0999.~~

DRG. NO. 02/393/05A SCALE. 1:100 . DATE 02/03/02

Revisions; A. Grey plain tiles shown to end of pitched roof. 31/05/02.

9 WATERLOO ROAD, WOKINGHAM, BERKSHIRE, RG40 2JE