APPLICATION N
F/2002/8245

LOCATION
18 Matthewsgreen Road, Wokingham Berks.

APPLICANT
Dr P Thomas & Dr S Holm C/O Romar Building Design & Services

PROPOSAL
Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.

EARLIEST DATE FOR DECISION: 03/03/2003

APPLICATION WILL HAVE EXPIRED ON: 28/03/2003

CASE OFFICER: Louise Smith

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr P Thomas & Dr S Holm
C/O Romar Building Design & Services
170A Reading Road
Wokingham
Berks
RG41 1LH

Application Number: F/2002/8245

Parish: **WOKINGHAM**

Location: **18, Matthewsgreen Road, Wokingham, Berks.**

Proposal: **Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.**

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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 unless otherwise agreed in writing by the Local Planning Authority.

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 first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informatives

1. This approval is in respect of the Ordnance Survey Site Location Plan and Plan numbers ROM/02/054/02 and ROM/02/054/01, received by the Local Planning Authority on 31 January 2003.

2. 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, SBE2, STV1, ST3 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 19/03/2003

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8245

Applicant : Dr P Thomas & Dr S Holm C/O Romar Building Design & Services.

Location : 18, Matthewsgreen Road, Wokingham, Berks.
Proposal : Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 12/2/3

Date Registered : 31/01/2003

Earliest Date for Decision : 03/03/2003

Latest Consultation Date/Site Notice Expiry Date : 03/03/2003

This application will have expired on: 28/03/2003. 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 :

Planning Issues :
Id sett.
Shr. Sc.
Neighb.
Highway safety.

Application Number: F/2002/8245

Appraisal :

The site is a detached chalet bungalow, situated at the edge of the Wokingham settlement boundary. The application being considered proposes 2/s side extension, front porch and demolition of existing garage. Planning permission 98/68392/F granted a similar 2/s side extension which was set in from the party boundary w/ No 20.

Impact on Neighbouring Properties:
The proposed 2/s extension to the west flank wall would lie a distance of 4·5m from the flank wall of No 20. The extension would be recessed from the front wall of the dwelling, comprising of a 2/s gable wall (w/ sm. hip) section with front and rear dormers and flat roofed single storey element to the rear of this.
The 2/s element would ~~[illegible]~~ not project significantly to the rear of No 20, and given its design and distance to the neighbouring dwelling, no significant adverse impacts are considered. This neighbour has no primary windows to habitable rooms in the flank wall facing No 18.
No impact considered for front porch

Impact on character of the street scene
The Matthewsgreen Rd is characterised by a mix of dwellings. The proposed extensions at No 18 would be in keeping with, and subservient to, the host dwelling.
Despite the proposal projecting 0·2m past the party boundary with No 20, no adverse impacts are considered given the modest spacing between dwellings.

Highway Safety:
There would be provision for 2 off road parking spaces - no objections

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

Application Number F/2002/8245
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	first fl side elevation of the extension
4	C049	R049	
5	C122	R122	

This approval / ~~refusal (delete as applicable)~~ is in respect of the OS Site Location Plan and Plan No's RDM/02/054/02 + RM/02/054/01, received by the LPA on ..31/1/3

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 STV1 ST3 ST5
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: GA1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T Gwalter
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 11/3/03

RECORD OF SITE VISIT

SITE ADDRESS: 18 Matthewsgreen Road Wokingham Berks.

APPLICATION NUMBER: F/2002/8245

OFFICER: Louise Smith

DATE OF SITE VISIT: 12/2/3.

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Res rd - edge of sett. boundary
detached bung / 2/s dwellings

3. DESCRIPTION OF SITE/BUILDING
chalet bungalow - 2 x front domes.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 20 - 2/s dwelling no side windows except of secondary to front
No 14 - bungalow.

This weighs detached gge set slightly forward of det gge No 18

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - c. 0.2/4m higher on No 18 than No 20.

BOUNDARY TREATMENT

OTHERS

porch ✓.

No 18 existing side windows at 1st fl level

68392

Application Number: F/2002/8245

Case Officer : LS

Valid Date : 31 JAN 2003	**Map No :** 68
	Site Area :
	Received Date: 24/12/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.

Location : 18, Matthewsgreen Road, Wokingham, Berks.

Parish : WK **Ward :** Emm Brook. 7.2.03 JB

Applicant : Dr P Thomas & Dr S Holm C/O Romar Building Design & Services.

Fee Required: £110 **Fee Received: £110** (2)

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	Velux window shown on 1st floor floor plan - not shown on rear elevation.	phoned 14/1	31.1.
FLOOR PLANS		left message	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	dwgs state at plans.		

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 7.2.03

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app

Received by Wokingham District Council

Application No: F/2002/8245

Proposal:
Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.

Location:
18, Matthewsgreen Road, Wokingham, Berks.

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/2002/8245 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/03/2003. 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

07 February 2003

Organisation_Name	Building_Name	address1	Postcode
		55CANTLEY CRESCENTWOKINGHAM	RG41 1NU
		9MARTINS DRIVEWOKINGHAM	RG41 1NY
		14MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU
		18MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU
		20MATTHEWS GREEN ROADWOKINGHAM	RG41 1JU

F/2002/8215

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

Tel: (0118) 974 6463

Date: 07 February 2003

My ref: F/2002/8245

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/8245
18, Matthewsgreen Road, Wokingham, Berks.
Proposed two storey side extension to dwelling and front porch.
Demolition of existing garage.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8245**
18, Matthewsgreen Road, Wokingham, Berks.
Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.
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 Malvern

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

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

Tel: (0118) 974 6463

Date: 07 February 2003

My ref: F/2002/8245

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2002/8245
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Yours sincerely
Trevor Watson
Development Control Manager

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18, Matthewsgreen Road, Wokingham, Berks.
Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.
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 Eke

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

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

Tel: (0118) 974 6463

Date: 07 February 2003

My ref: F/2002/8245

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2002/8245
18, Matthewsgreen Road, Wokingham, Berks.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/8245**
18, Matthewsgreen Road, Wokingham, Berks.
Proposed two storey side extension to dwelling and front porch. Demolition of existing garage.
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 Earnshaw

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

1959/a

31 JAN 2003 6645

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

8245

24 DEC 2002

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	DR P THOMAS & DR S. HOLM
	ADDRESS	18 MATTHEWSGREEN ROAD
		WOKINGHAM
		BERKS
	POST CODE	RG41 1JU Tel. No. 0118 977 5062
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROMAR BUILDING DESIGN & SERVICES
	ADDRESS	170A READING ROAD
		WOKINGHAM
		BERKS
	POST CODE	RG41 1LH Tel. No. 07939 230208
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	18 MATTHEWSGREEN ROAD
		WOKINGHAM
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING DETACHED GARAGE &
		CONSTRUCTION OF A TWO STOREY SIDE EXTENSION + ENTRANCE PORCH
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / ~~NO~~ NONE AFFECTED
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		PLAIN CONCRETE TILES TO ROOF, WHITE ROUGH
		CAST RENDER TO WALLS, WHITE UPVC WINDOWS.
		ALL TO MATCH EXISTING IN COLOUR & TEXTURE.
7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

~~I certify that:~~

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

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

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
Mrs B. Wickens	20 Matthewsgreen Road Wokingham Berks	18.12.02

* None of the land forms part of an agricultural holding

SIGNED [signature] (Roman Bd & S) ON BEHALF OF Dr P THOMAS & Dr S HOLM.

DATE 18.12.02

18, MATTHEWSGREEN ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
	8807X	13.4.72	Extension to form garage and extension to kitchen with bedroom over		26.5.72		
3/R/90/73		15.3.73	Extension to bay windows and front elevations of house	26.3.73C	27.4.73		
	9388M	20.3.73					
3748/			2/ST. EXT & ROOF CONVERSION (MR. H. JENKINS)	8.4.91	C/A		
98/67752/F			Mr+Mrs Jenkins. 2/ST EXT + new access	14.7.98	Ref		
98/68392/F			Mr+Mrs. Jenkins 2 St/S + new access	15.12.98	C/A.		
FP98/7658			Mr.+Mrs. Jenkins 2 St/S ext	3.8.98	C/A		
F/2002/8245			2/St S. ext + Fr. porch. demexist gar. (Dr Thomas + Dr Sholm)				