check if SN is displayed.

APPLICATION NO:
F/2000/1490

LOCATION:
19 Bedford Gardens, Wokingham.

APPLICANT:
Mr Mrs Norris C/O Andesign

PROPOSAL:
Proposed extension to existing dormer and new pitched roof to existing garage

EARLIEST DATE FOR DECISION: **17/06/2000**
28 day members exp : 21/06/2000
APPLICATION EXPIRY DATE: **06/07/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Norris
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1490

Parish: **WOKINGHAM**

Location: **19, Bedford Gardens, Wokingham.**

Proposal: **Proposed extension to existing dormer and new pitched roof to 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.

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 works 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.

John Mitchell CH
Development Control Manager
Date: 29/06/2000

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.

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1490

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1490
19, Bedford Gardens, , Wokingham.
Proposed extension to existing dormer and new pitched roof to existing garage

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1490**
19, Bedford Gardens, , Wokingham.
Proposed extension to existing dormer and new pitched roof to existing garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1490

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **24 May 2000**

My ref: F/2000/1490

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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
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John Mitchell

John Mitchell
Development Control Manager

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19, Bedford Gardens, , Wokingham.
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/1490

Proposal:
Proposed extension to existing dormer and new pitched roof to existing garage

Location:
19, Bedford Gardens, , 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 17/06/2000. 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

24 May 2000

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1490	NB
BUILDING CONTROL NUMBER.	FP2000/0633	Howard
~~APPLICANT~~/AGENT	Andersyn	
ADDRESS OF SITE	19. Bedford Gardens CHOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	alterations to dormer + garage roof (pitched)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2975A	AH/E/2975A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/7/00.	

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/2000/1490

Applicant : Mr Mrs Norris C/O Andesign.

Location : 19, Bedford Gardens, , Wokingham.
Proposal : Proposed extension to existing dormer and new pitched roof to existing garage

Site Notice Displayed ? :

YES	NO	DATE
	✓	5/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 5/6/2000.

Date Registered : 11/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 06/07/2000

Consultation Responses :

WOK TC: 19/6 - no objections.

Neighbours/SN: none received.

Planning Issues : (ID'd sett)

1) Impact upon neighbouring properties } WBE1
2) —"— the streetscene } SBE1/2

NB: Notice served to 17 Bedford Gdns re overhanging on garage roof. (served 10/5/2000).

Application Number: F/2000/1490

Appraisal :

• Development : Existing flat roofed detached single garage to have pitched roof & extn to existing front dormer. The pitched roof over the garage will be 2.1m to eaves & 3.2m to ridge. The height & ~~protrusion~~ projection of the dormer extn will match the existing & will increase the width of the dormer by c 1.2m.

1) Impact upon neighbouring properties:-
It is considered that the proposed developments would have no detrimental impacts by overlooking/overshadowing/ overbearing.
The only issue is encroachment of the garage roof on to Nº 19 – but no objections have been received.

2) Impact upon the streetscene
It is considered that the proposed extn to the dormer would have no adverse negative impacts to the streetscene. The pitched roof to the garage will in considered to be an improvement to the existing flat roof. There is a mixture of garages with pitched & flat roofs in Bedford Road ∴ a pitched roof would be not be out of character with the rest of the streetscene. ∴ no detrimental impacts

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

Application Number F/2000/1490
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: 19 Bedford Gardens Wokingham.

APPLICATION NUMBER: F/2000/1490

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/6/2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? (NO).

2. DESCRIPTION OF SURROUNDINGS

Semi-D & D with detached garages.
Open plan f. gardens.
flat roof garage Nos 14, 16 + 21 (plus others) (ie/ 10+12)
No 17 has pitched roof over garage.

all brick town

3. DESCRIPTION OF SITE/BUILDING

To extend dorme - will be same size as existing

4. RELATIONSHIP TO ADJOINING PROPERTIES

Semi-D.

5. SITE CONSTRAINTS

TREES app 4.

ACCESS/PARKING Garage plus ~~2~~ in drive.

LEVELS

BOUNDARY TREATMENT Conifers (or similar) at front.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 MAY 2000
Officer: NAB	Application No. F/2000/1490

Map No. 68 **Site** 0:03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED EXTENSION TO EXISTING DORMER AND NEW PITCHED ROOF TO EXISTING GARAGE

Location: 19 BEDFORD GARDENS

Parish: WOKINGHAM Ward: Evendons ✓915

Applicant: MR | MRS NORRIS

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

Enforcement Section to be notified ☐ tick if required (7)

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 : 24.5..... 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 + 10, 12, 17 + 21 Bedford Cos ✓

168, 170 + 170a Reading Rd.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	APT
POL	TLS
DC	ENF
APP	
CS	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

Case officer: Natalie Brown

Application Number: F/2000/1490

Proposal: Proposed extension to existing dormer and new pitched roof to existing garage.

Site Address: 19 Bedford Gardens, Wokingham.

Applicant: Mr & Mrs Norris C/O Andesign

Your observations are required in respect of this application by **17/06/2000**

No objections

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

19, BEDFORD GARDENS

68

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/10/62			Somerlee 1 Res Dev	29/3/62 C			
B/51/62	5457	25.10.62	Dwellinghouse	29.11.62 C			
37143			S/ST. FR. EXT	6.2.91 GA			
	GRA9847		S/ST EXT (MR. P NORRIS)		24.1.91 APP		
	FP/92/0651		" "		17.7.92 APP		
H3142			FRONT DORMER EXT. "	26.8.94			
	FP94/3055		" "		4.1.95 REG		

11.MAY2000* 1490

Environmental Services

For office use only.
Application number: 11.MAY2000* 1490

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	A MR & MRS P.G. NORRIS
	Address and postcode	19 BEDFORD GARDENS WOKINGHAM BERKS RG41 2UX
	Phone number	9784121
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATIONS TO DORMER AND GARAGE ROOF
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: NO CHANGE	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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.	4	
	• 1:2500 scale location plan with the site outlined in red.	4	
	• 1:500 scale site layout plan.	4	
	• 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
P.G. & CAMPBELL	17 BEDFORD GARDENS WOKINGHAM BERKS-RG41 2UX	10/5/2000

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS P.G. NORRIS

Date 10/5/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.
19 May 2000

Scale: 1 : 1250

N
W E
S

11.MAY2000* 1490