EX SYSTEMS LTD

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

APPLICATION NO:
F/2000/1523

LOCATION:
10 Perkins Way, Wokingham.

APPLICANT:
Mr & Mrs B Kingsland C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling and demolition of existing garage.

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs B Kingsland
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1523

Parish: **WOKINGHAM**

Location: **10, Perkins Way, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and 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.

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

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

Condition
3. The area shown on the permitted drawings for vehicle garaging and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

PLANNING SERVICES | HPT
POL | ILS
DC | C.F
APP
CS 0135 | 1 AT
28 JUN 2000
COPIES TO: | ACK: | FILE:

17 Meadow Road,
Wokingham,
Berks, RG 41 2TE

Dear Mr Mitchell,

Ref Planning Application F/2000/1523

Proposed Single Extension at 10 Perkins Way.

I am writing to confirm that we have no objections to the planning application on the above mentioned property which backs on to our own as I understand from your visit that the proposed extension will be no higher than the existing garage. However I would like some assurance that the existing trees which currently screen the existing garage, will remain in situ at their present height, thus forming a screen from the garden of 10 Perkins Way and giving us a degree of privacy,

Yours faithfully

E.J & S. Panormo

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1523	AT
BUILDING CONTROL NUMBER.	BR 2000/0651	Paul
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	10. Perkins Way WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S side ext. & demolish existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2980A	AH/E/2980A
ELEVATIONS	— "	— "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/6/00.	

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	

Received by Wokingham District Council

Application No: F/2000/1523

Proposal:
Proposed single storey side extension to dwelling and demolition of existing garage.

Location:
10, Perkins Way, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. 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

25 May 2000

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 30 June, 2000
My ref. AJT/MLT/F/2000/1523
Your ref.

E.J. & S. Panormo
17, Meadow Road,
Wokingham,
Berks,
RG41 2TE

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

Dear Mr. & Mrs. Panormo,

SINGLE STOREY EXTENSION -- 10, PERKINS WAY, WOKINGHAM.

Thank you for your letter received on the 29th June 2000.

The planning application for the above proposal was approved on the 23rd June 2000.

The existing conifer trees located on the rear boundary of No.10, Perkins Way, are indicated on the approved drawings as being retained. However as they are not protected by a tree preservation order, there is no guarantee that these trees will not be removed at a later date.

Yours sincerely,

MLT

MLTHORP
Principal Development Control Officer

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1523

Applicant : Mr & Mrs B Kingsland C/O Andesign.

Location : 10, Perkins Way, , Wokingham.
Proposal : Proposed single storey side extension to dwelling and demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/6/2000

Date of Neighbour Notifications : ✓ 25/5

Date of Site Visit : 6/6/2000

Date Registered : 16/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 11/07/2000

Consultation Responses :
Wokingham Town / Parish Council : No objection - subject to adequate ~~parking~~ provision.
Neighbours : None received.
Highways : Approval with conditions (see letter)

Planning Issues : (identified settlement)
1) Impact upon neighbouring properties
2) Impact upon streetscene / visual amenity
3) Highways

22/06/2000

Application Number: F/2000/1523

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey side extension to single storey bungalow, forming a family room, shower room and a new double garage, it will replace an existing double garage on site which will be demolished.

It will be 5.4 metres wide at the rear and 5.2 metres wide at the front of the property and 15 metres long. The proposed eaves height of the pitched roof will be 3.4 metres (approx.) with a ridge height of 4.2 metres (0.5 metres below the existing roof ridge).

There will be the addition of large patio doors in the south west elevation facing the rear garden, but these will not cause any overlooking. A 6.5 metre projection will be seen from the south west elevation (at the rear) and a 1.5 metre projection will be seen from the south west elevation at the front of the property.

No 8, to the west, adjoining 2 storey dwelling, positioned on high bank (approx. 1.8 metres high) and set 0.5 metres behind a 1.8 metre high fence. Window at first floor level only in flank elevation, due to the orientation and distance away the occupants of this property will not be affected by the proposal.

No. 17, Meadow Road, to the south, positioned 11 metres behind a 1.8 metre high fence and a dense 4 metre high Lawson Cypress hedge on rear boundary. Windows at ground and first floor in rear elevation face No. 10. Perkins Way, however due to the position and distance away the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

The proposed side extension will be set back by 0.8 metres from the north east boundary behind a 2 metre close boarded fence which is proposed to be extended along the whole length of the existing side boundary. The roof and side wall of the proposed extension will be visible from the adjoining public open space. However as the materials proposed will match existing, it is considered that there will be no significant impact upon street scene or visual amenity of the area.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2000/1523
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
3.	SC23	SR06	INSERT: GARAGING + PARKING

23/6/02

RECORD OF SITE VISIT

SITE ADDRESS: 10 Perkins Way
Wokingham.

APPLICATION NUMBER: F/2000/1523

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on willow tree at front

2. DESCRIPTION OF SURROUNDINGS Residential, 2 storey + single storey housing, quiet cul-de-sac backing onto water meadow, (green space at side) estate type elev integral garages

3. DESCRIPTION OF SITE/BUILDING large detached bungalow red ~~brick~~ / yellow brick, white UPVC windows + doors (extended patio at rear) concrete tiled roof detached garage at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer location plan. new ext will be seen from the green space.

5. SITE CONSTRAINTS

TREES — large willow at front of property on boundary / 3-4m high leylandii cypress hedge on boundary at side with green space.

ACCESS/PARKING — as existing at side + front

LEVELS — site is lower than neighbours property

BOUNDARY TREATMENT — No 8 Perkins Way 1.8m high fence on high bank to windows except for bedroom window at 1st floor

OTHERS — No 17 Meadow Road, 4m high leylandii Cypress hedge on rear boundary + 1.8m high fence

— side boundary / green space mature willow tree, 1.2m high slatted fence on 0.3m brick plinth and a 2m fence extending 10.8m from rear boundary and existing conifers 4m high will be removed.

NB No 17, Meadow main windows overlook the rear garden but ext cannot be seen.

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1523

CONFIDENTIAL

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/2000/1523
10, Perkins Way, , Wokingham.
Proposed single storey side extension to dwelling and demolition of 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 **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1523**
10, Perkins Way, , Wokingham.
Proposed single storey side extension to dwelling and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1523

CONFIDENTIAL

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

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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 Eke

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1523

CONFIDENTIAL

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1523**
10, Perkins Way, , Wokingham.
Proposed single storey side extension to dwelling and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAY 2000	Map No. 95B Site 0.06
Officer: AT Application No. F/2000/1523	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING + DEMOLISION OF EXISTING GARAGE

Location: 10 PERKINS WAY

Parish: WOKINGHAM Ward: Emmbrook.
25.5.2000

Applicant: MR/MRS KINGSLAND

Fee Received 95-00 Required ..... Additional ..... Refund .....
(2)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO pre-apps .....

.....

.....

NEIGHBOURS: S/N + 7, 8 + 9 Perkins Way ✓

..... 17 + 19 Meadow Rd

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

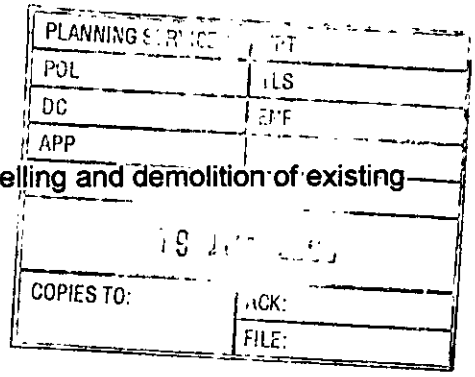
Case officer: Andrew Thorley

Application Number: F/2000/1523

Proposal: Proposed single storey side extension to dwelling and demolition of existing garage.

Site Address: 10 Perkins Way , Wokingham.

Applicant: Mr & Mrs B Kingsland C/O Andesign



Your observations are required in respect of this application by **19/06/2000**

No objections - subject to adequate parking provision.

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

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley

Date: 25 May 2000

Application Number: F/2000/1523

Proposal: Proposed single storey side extension to dwelling and demolition of existing garage.

Parish: WOKINGHAM TOWN

Site Address:
10, Perkins Way, , Wokingham.

Applicant:
Mr & Mrs B Kingsland C/O Andesign.

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).

Comments

SC23 (insert Garaging & Parking).

SR:C6

Signed: _____ **Print name:** Stephen Knowles

07/06/00

ADDRESS 10 PERKINS WAY PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 21 8068 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D/54/64 5883	M. L. HAND	DETACHED BUNGALOW	25.6.64	APP. C/A
[illegible]/65 6382	"	GARAGE	23.12.65	APP. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number 16.MAY2000* 1523

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 & MRS B. KINGSLAND
	Address and postcode	10 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 9890435
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 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	SINGLE 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 [X] 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 [X]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans	Yes [X] No [ ]

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS B. KINGSLAND

Date 15/5/2000

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