APPLICATION NO:
F/2000/2996

LOCATION:
42 Froghall Drive, Wokingham.

APPLICANT:
Mr & Mrs Clarke C/O Impulse Design

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **12/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2001

CASE OFFICER: **Karen Wildsmith**

RAILEX
Marbleboard

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Clarke
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2000/2996

Parish: **WOKINGHAM**

Location: **42, Froghall Drive, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor flank 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.

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 SBE2, SBE1 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 19/03/2001

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.

Tel. 0118 974 6443 (Direct Line)

Date. 9 May, 2001

My ref. CD/BN2001/1105(2996)

Mr & Mrs D Clark
C/o Impulse Design
36 Loxwood
Earley
READING
Berkshire
RG6 5QZ

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
E-mail:

Dear Sir/Madam,

42 FROGHALL DRIVE, WOKINGHAM
TWO STOREY SIDE EXTENSION

Thank you for your Building Notice Application Number BN2001/1105, and further plans received on 27 April.

I am writing to inform you that a new Planning Application is required for the proposed work.

Condition 3 of Planning Permission F/2000/2996 removed Permitted Development rights in respect of *additional windows in the flank elevation of the extension.*

If you are intending to pursue this proposal would you please submit a planning application to this department by 30 May. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Alternatively the extension may be built as the Planning Approval with two revised plans submitted for Building Control showing the deletion of the first floor side window.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully



MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2996	KW.
BUILDING CONTROL NUMBER.	BN 2001/1105	Howard
~~APPLICANT~~/AGENT	Impulse Design	
ADDRESS OF SITE	42 Foghall Drive CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC ✓	DC ✓
BLOCK PLAN		
ELEVATIONS	1191-00-1A	1191-00-1
FLOOR PLANS	1191-00-3A 1191-00-4A	1191-00-3 1191-00-4.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Karen.	BC - first floor side window added (restrictive condition 3)	
DATE	9/3/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	9/3/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

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

Tel: 0118 974 6502

Date: **19 December 2000**

My ref: F/2000/2996

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/2996
42, Froghall Drive, , Wokingham.
Proposed two storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2000/2996**
42, Froghall Drive, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: 0118 974 6502

Date: **19 December 2000**

My ref: F/2000/2996

CONFIDENTIAL

Councillor 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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2000/2996**
42, Froghall Drive, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2000/2996

Applicant : Mr & Mrs Clarke C/O Impulse Design.

Location : 42, Froghall Drive, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	20/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 20/12/00

Date Registered : 06/12/2000

Earliest Date for Decision : 12/01/2001

Latest Consultation Date/Site Notice Expiry Date : 12/01/2001

This application will have expired on: 31/01/2001. 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 :

No objections from Wokingham Town Council.

No other responses.

Planning Issues :

Impact on streetscene

Impact on neighbouring properties

Parking

Application Number: F/2000/2996

Appraisal :

The site lies within the identified settlement of Wokingham. The proposal is for a 2 storey side extension to the house to enlarge the lounge and bedroom.

The proposal will not overlook any neighbouring property and is partly sheltered by shrubbery within the curtilage of the property. The first floor extension includes an additional window facing the front of the property, but the side window facing the road will be omitted in the development.

Therefore the proposal will not have an adverse effect upon the street scene or any nearby properties.

The proposal will not need any additional parking at the property.

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

Application Number F/2000/2996
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R007	
2	C014	R014	
3	C044	R044	~~Flor~~ first floor flank elevation of
			(the extension hereby permitted)

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

✓ SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE2, SBE1, ST5

✓ WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3

GREEN BELT LOCAL PLAN POLICIES:

✓ BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

[signature]
19/3/07.

RECORD OF SITE VISIT

SITE ADDRESS: 42 Froghall Drive Wokingham.

APPLICATION NUMBER: F/2000/2996

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 20/12/09

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS large houses in established residential area.

3. DESCRIPTION OF SITE/BUILDING

Side extension,

4. RELATIONSHIP TO ADJOINING PROPERTIES

Property lies in large grounds. Surrounded by similar properties.

5. SITE CONSTRAINTS —

TREES

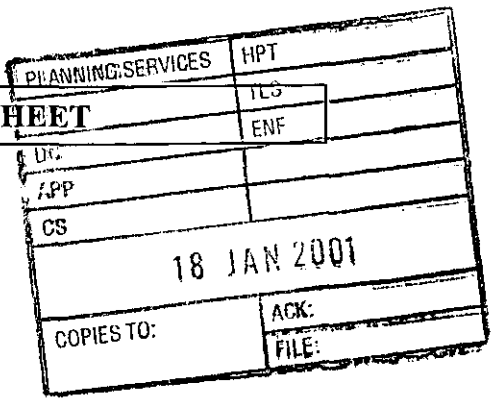
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Karen Wildsmith

Application Number: F/2000/2996

Proposal: Proposed two storey side extension to dwelling.

Site Address: 42 Froghall Drive , Wokingham

Applicant: Mr & Mrs Clarke C/O Impulse Design

Your observations are required in respect of this application **by 12/01/2001**

No objections

SIGNED: _____ **DATE:** 17/01/2001

CLERK TO Wokingham Town Council

21/12/00

42 Foxhall Drive Wokingham.

I did a site visit yesterday - no site notice up yet, so I called the agent today + left an answerphone message to ask him when he planned to put the site notice up.

2/1/01

Postcard now received re site notice up.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 DEC 2000
Officer: KW	Application No. F/2000/2996

Map No. 76. Site 0:08.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 42 FROGHALL DRIVE

Parish: WOKINGHAM Ward: WESCOTT 19.12.00

Applicant: MR/MRS CLARKE

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

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 : 19.12.00..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: No Pre-apps.

.....
.....
.....

NEIGHBOURS:

..... S/N + see map ✓
.....
.....
.....
.....
.....
.....
.....
.....

Agent
Mr. O'Farrell

Environmental Services

For office use only.
Application number: 06.DEC.2000* 2336

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 CLACK.
	Address and postcode	42, FROGHALL DRIVE WOKINGHAM BERKS.
	Phone number	
2	Agent's Name	IMPULSE DESIGN
	Address and postcode	36, COXWOOD EARLEY READING BERKS. RG6 5QZ.
	Phone number	0118 9212282.
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.	42, FROGHALL DRIVE WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION & ASSOCIATED ALTERATIONS.
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 TO MATCH EXTG PLAIN TILES TO MATCH EXTG
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: FOUR	Proposed: FOUR.
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: P.R.O'FARRELL on behalf of MR & MRS CLARK.

Date 28/11/00

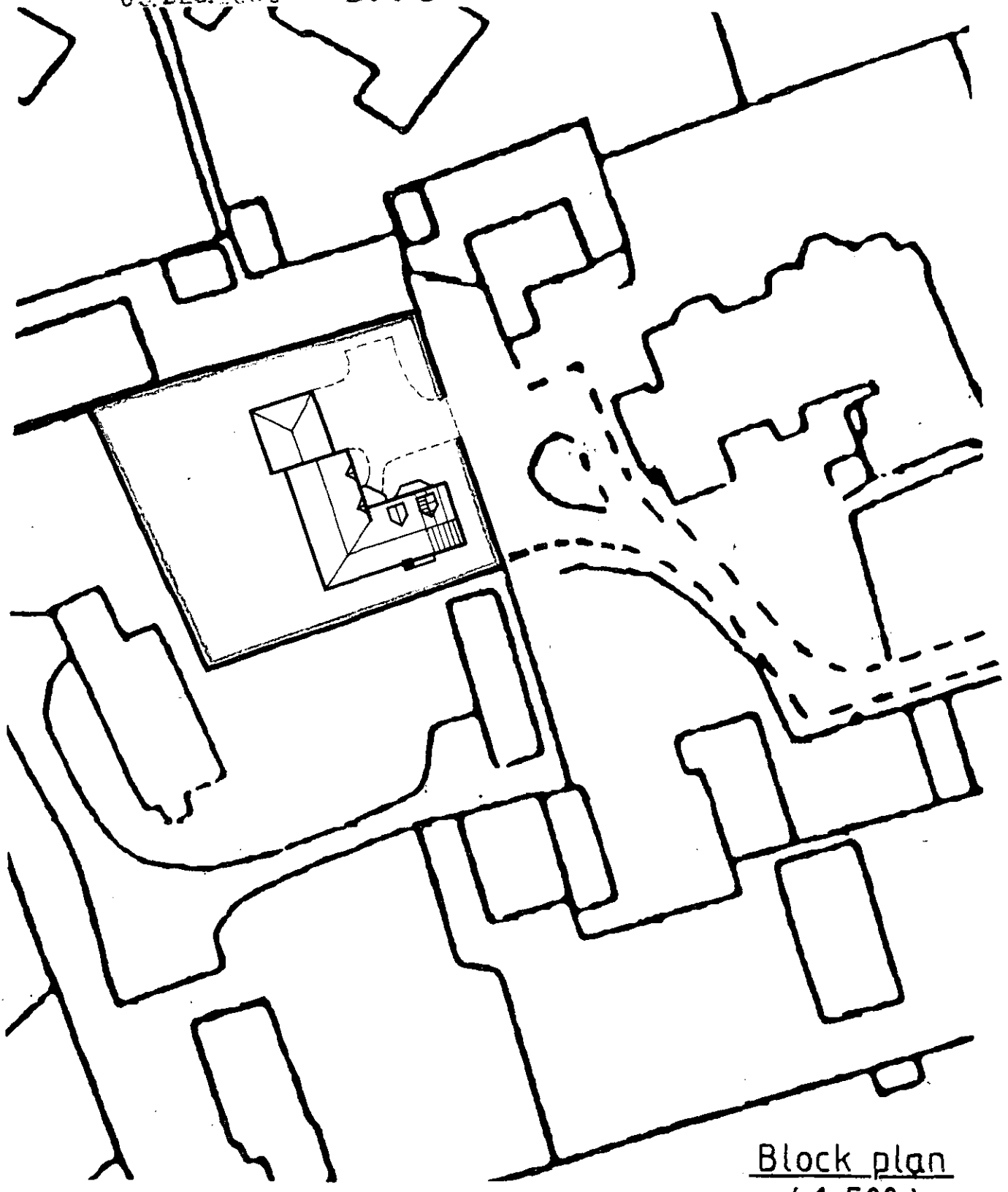
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

42 FROGHALL DRIVE

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS TPO 4/60	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DA COM
TP 834	3769		HOUSE & GARAGE				
42278			O/L REPL. HOUSE & GARAGE (MR. J. TAPSELL)	21.3.94	C/A		
43192			"	29.9.94	[illegible]		
43738			R.M. "	5.1.95	C/A		
	TP94/3155		" (MR & MRS P. ABBERLEY)		12.12.94	APP	
97/66537/F			Mr + Mrs Clarke S/ST Side Porch	16.12.97	C/A		
98/67660/F			" S/St/R Ext - Conserv.	29.6.98	C/A.		
	FP97/6975		" "		7.11.97	APP	
F/2000/1563			Mr + Mrs. Clarke	6.7.00	APP		
FP/2000/0670			" S/St/S & F Ext.	7.6.00	APP		
P.D Eng -			S/St/R. Ext - Conserv. - Stacey - 11/5/98				

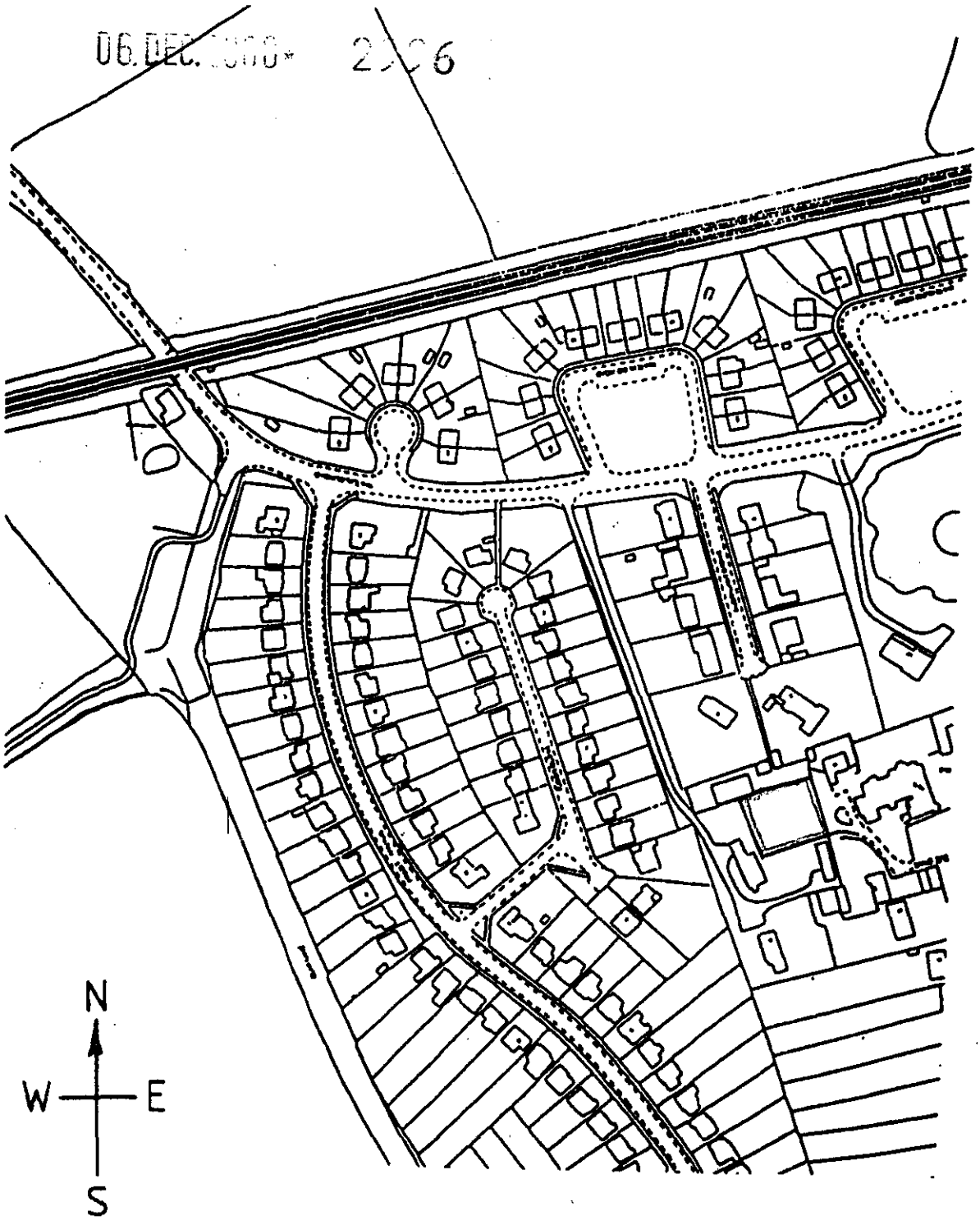
06.DEC.2000* 2996

06.DEC.2006

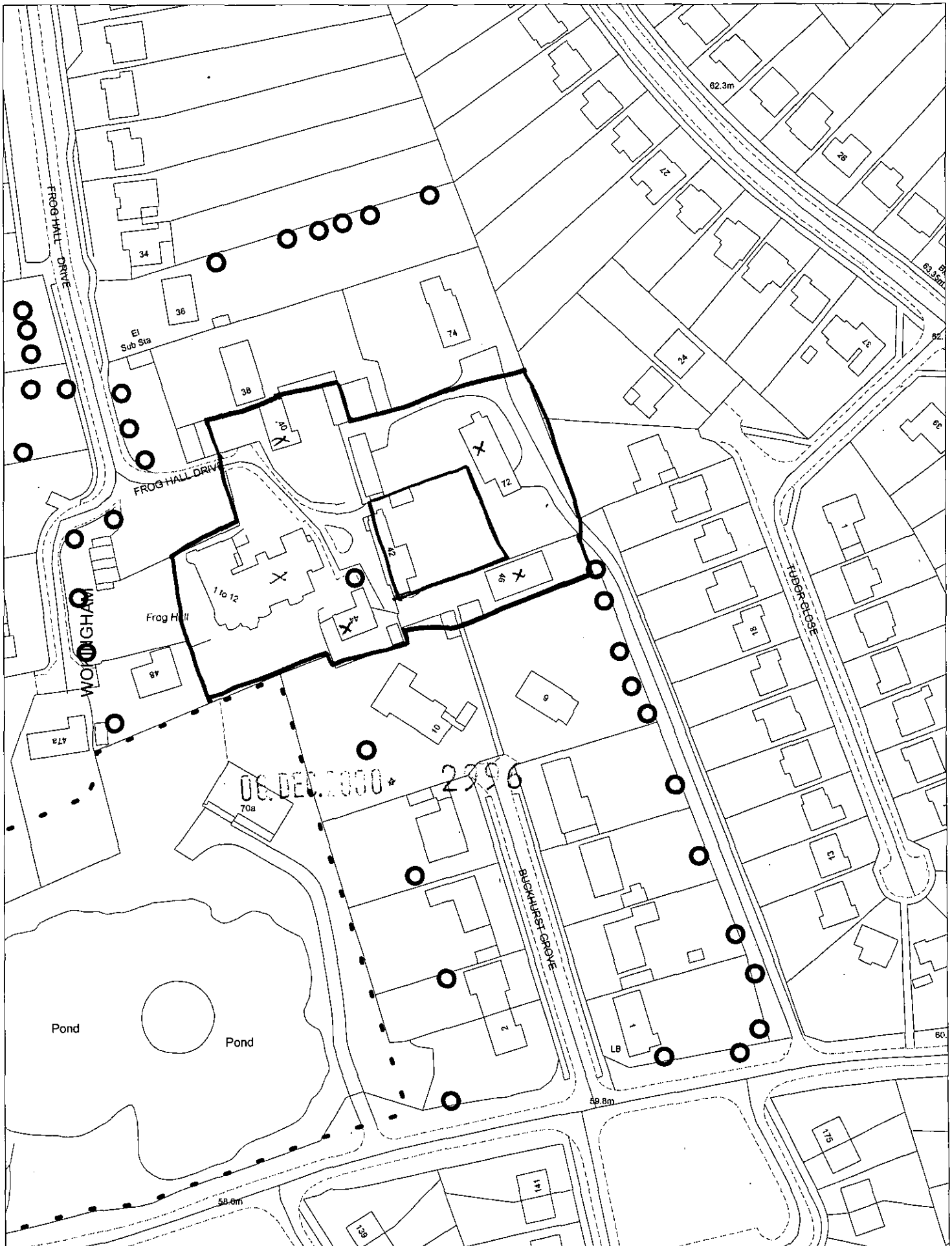


Block plan
(1:500)

06.DEC.2006



Location plan
(1: 2500)



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Development Control Section, Environmental Services, Wokingham District Council.
15 December 2000

Scale: 1 : 1250

N W E S