APPLICATION NO:
F/2002/6160

LOCATION:
47 Starmead Drive, Wokingham.

APPLICANT:
Mr & Mrs Hargreaves C/O Excel Design Ltd

PROPOSAL:
Proposed erection of two storey and single storey side extension plus conversion of garage.

EARLIEST DATE FOR DECISION: **20/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/05/2002

CASE OFFICER: **Richard Kelly**

REFUSED
NO OBS

112
DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Hargreaves
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2002/6160

Parish: **WOKINGHAM**

Location: **47, Starmead Drive, Wokingham.**

Proposal: **Proposed erection of two storey and single storey side extension plus conversion of garage.**

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

Reason
1. The proposed extension would, by virtue of its siting, height and bulk, have an overbearing impact on the adjoining property of 45 Starmead Drive and would result in a loss of light to that property, contrary to policy SBE1 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The bulk and scale of the proposal would have an adverse impact on the streetscene contrary to policies SBE1 and SBE2 of the South East Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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:

South East Area Local Plan Policies SBE1, SBE2 and ST3.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 15/05/2002

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.

Client:

16.MAR2002* 6160

Mr and Mrs Hargreaves
47 Starmead Drive
Wokingham
Berkshire

Project:

Two Storey and Single Storey Side Extension
Garage Conversion

Location:

47 Starmead Drive
Wokingham
Berkshire

REFUSED

Excel Design
XL02751

18.MAR2002* 6160

Drawing List

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION: Drawing List	
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	DRAWING No: 02751/ 2
DATE:	March 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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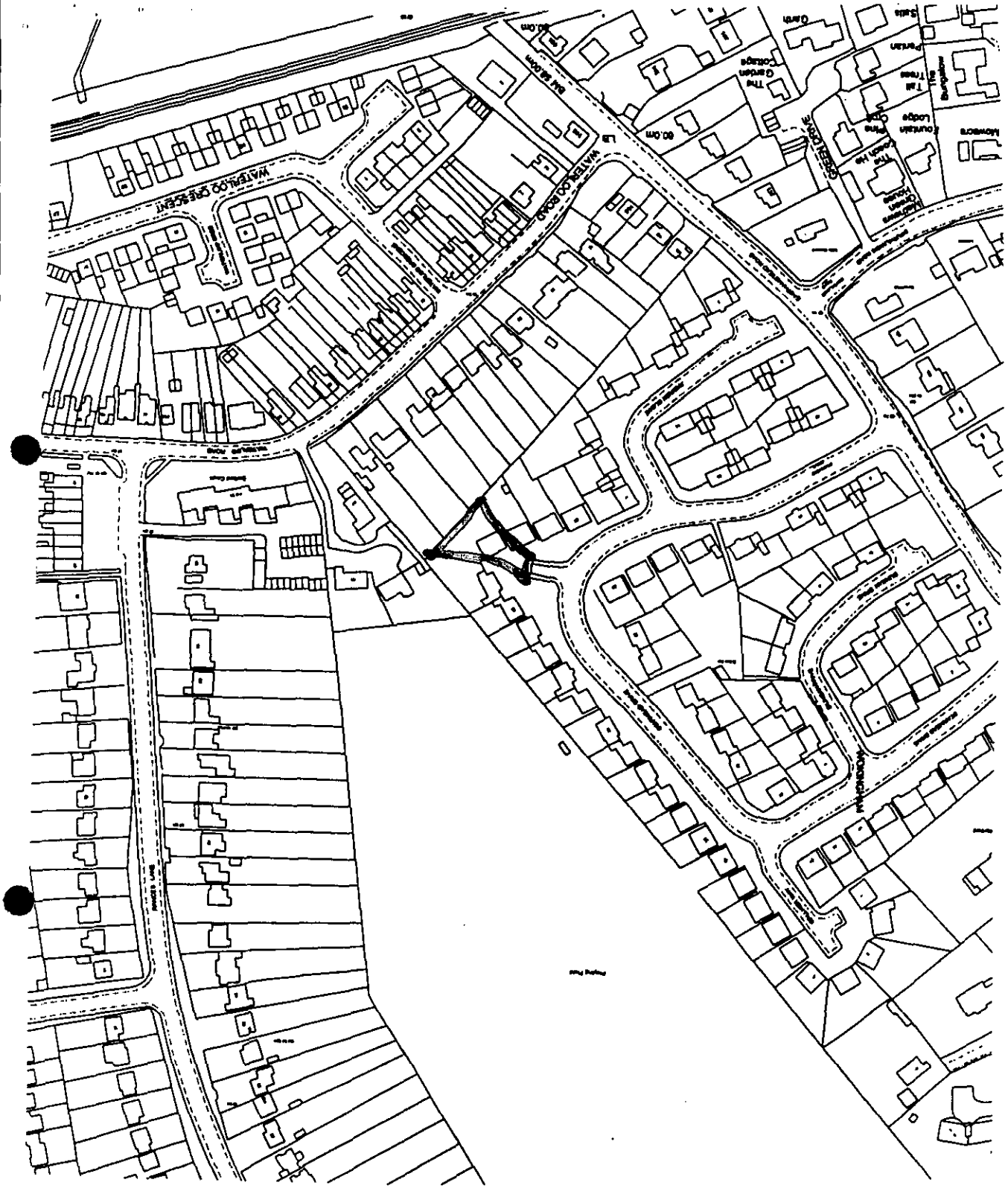

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Location Plan		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:2500	DRAWING No:	02751/ 3
DATE:	March 2002	REVISION:			

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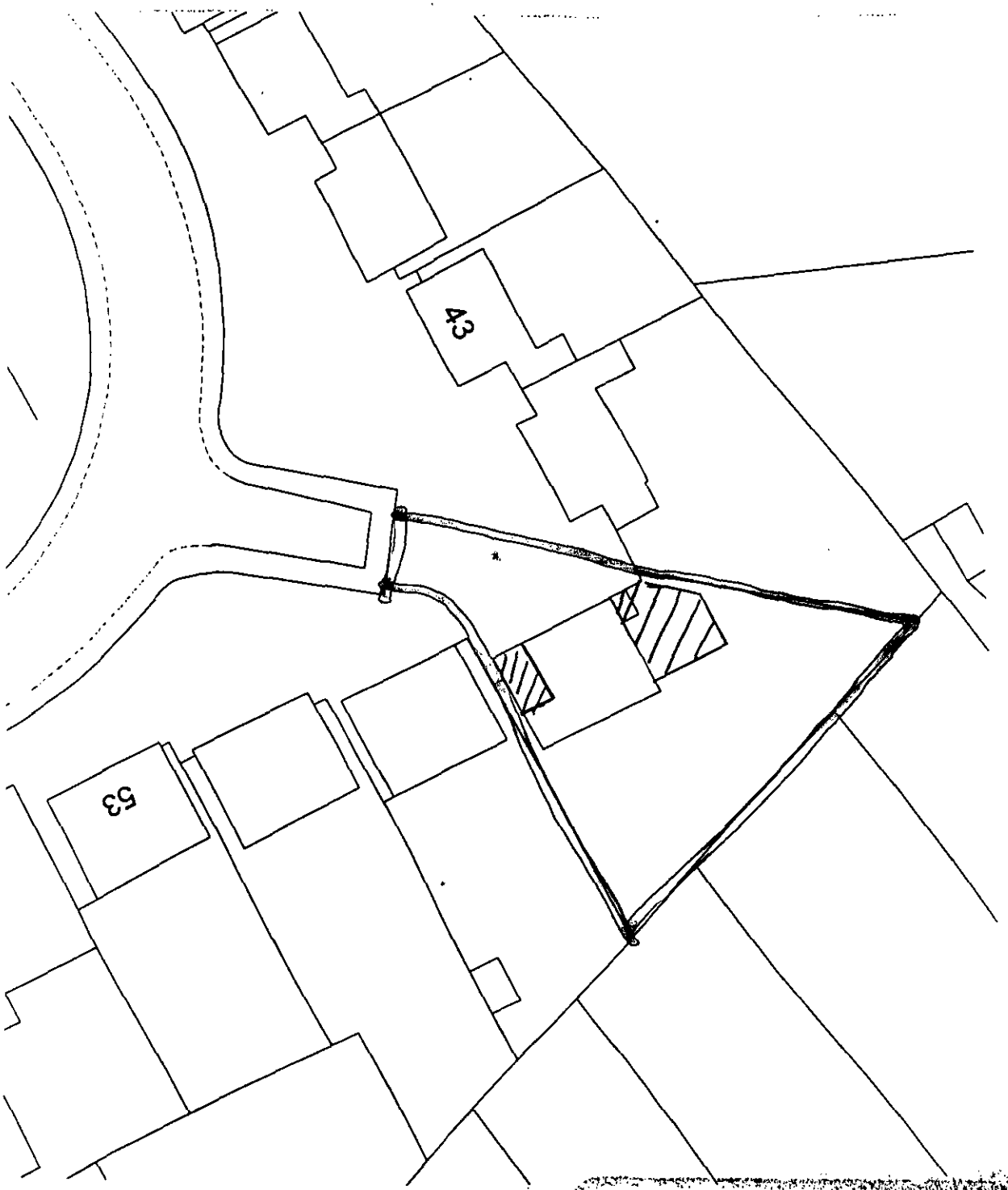

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:500	DRAWING No:	02751/ 4
DATE:	March 2002	REVISION:			

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
112 mm facing brickwork, block work and render to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim, unless otherwise stated.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator. Bathroom windows to be obscure glazed.

8. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION: Notes	
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	DRAWING No: 02751/ 5
DATE:	March 2002	REVISION:	

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GENERAL NOTES
(Not a specification)

18.MAR2002 6160

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittently.

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden or to existing system as directed by the Building Inspector. Existing storm water sewers should be used in preference to soakaways. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover. Existing drains to be checked for exact depth and position prior to construction.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.v.p's & w.c's 100 dia, W.h.b's 32 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Existing drains to be checked for exact depth and position prior to construction.

16. MEANS OF ESCAPE
Escape windows are to be provided to all habitable rooms on the first floor for emergency egress. These windows should have an unobstructed openable area that is at least $0.33m^2$ and at least 750 mm high and 450 mm wide. The bottom of the openable area should be not more than 1100 mm above the floor.

17. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors will be interlinked, hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION: Notes	
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	DRAWING No: 02751/ 6
DATE:	March 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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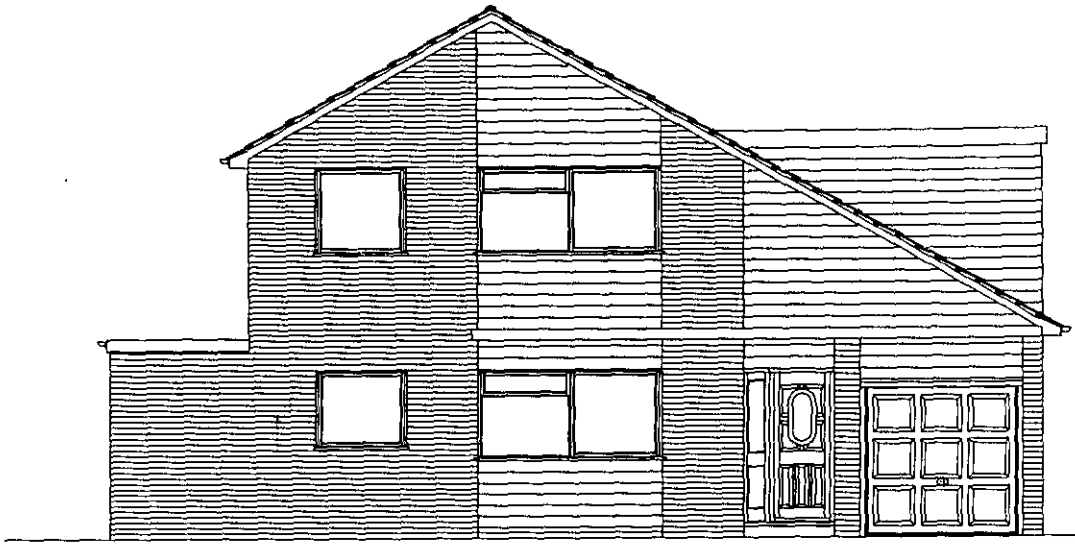
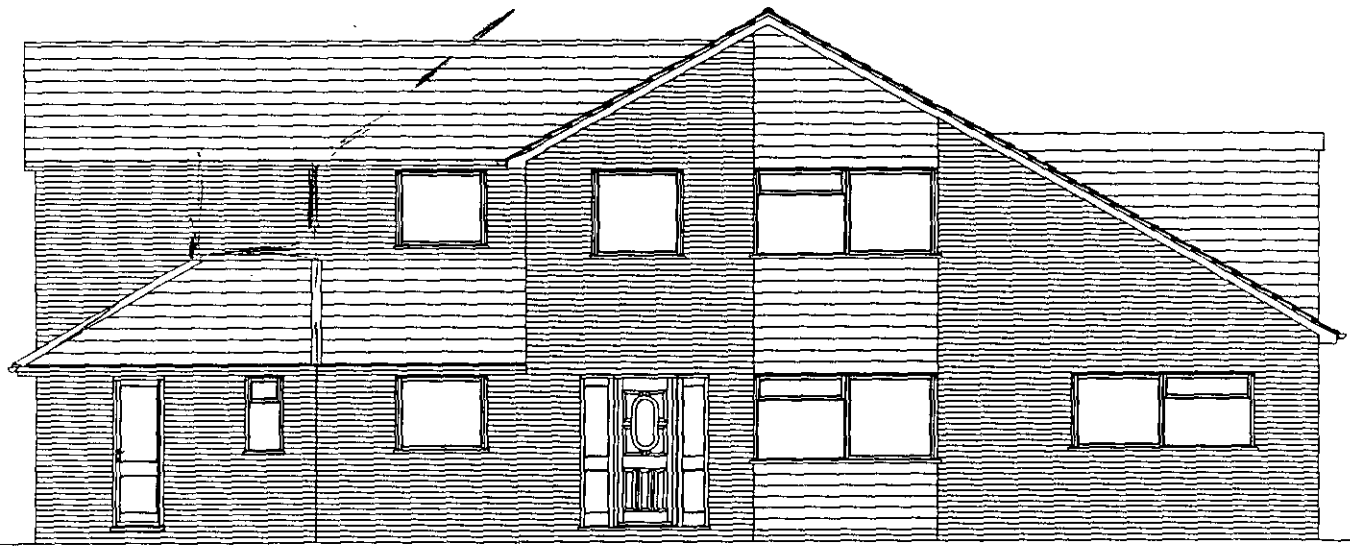


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:100	DRAWING No:	02751/ 8
DATE:	March 2002	REVISION:			

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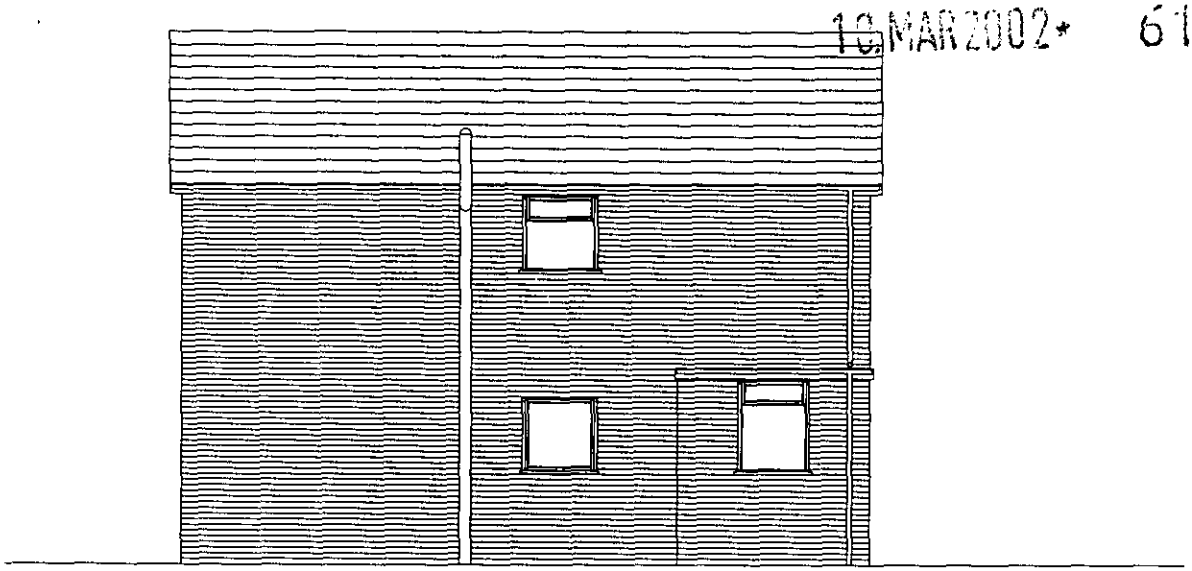
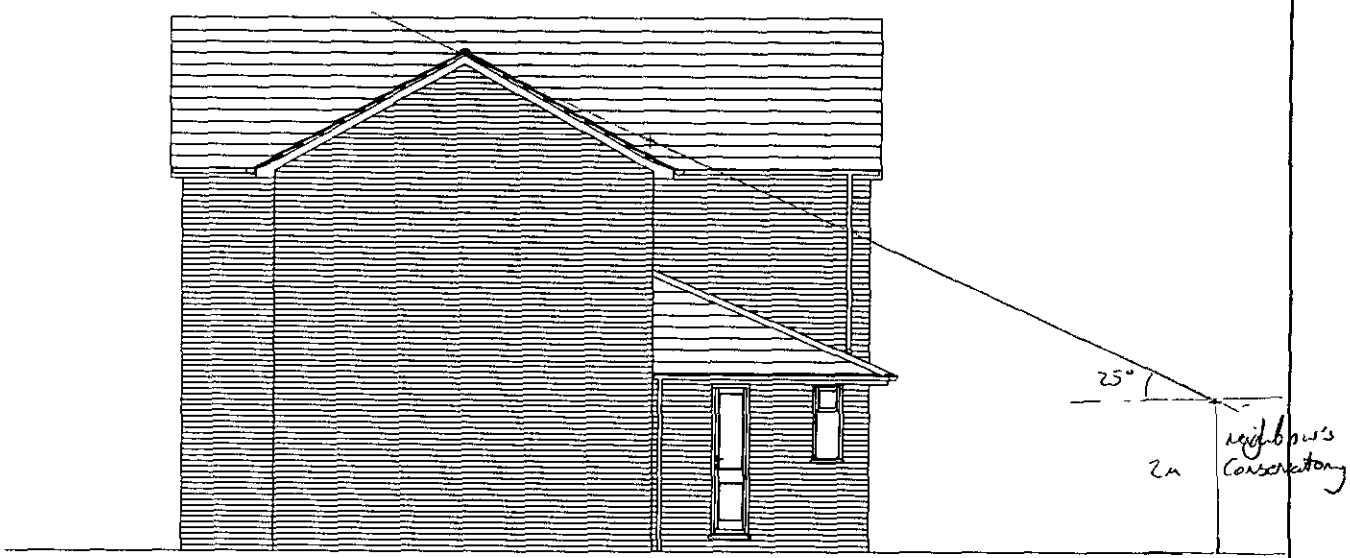


EXISTING LEFT SIDE ELEVATION



PROPSED LEFT SIDE ELEVATION

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:100	DRAWING No:	02751/ 9
DATE:	March 2002	REVISION:			

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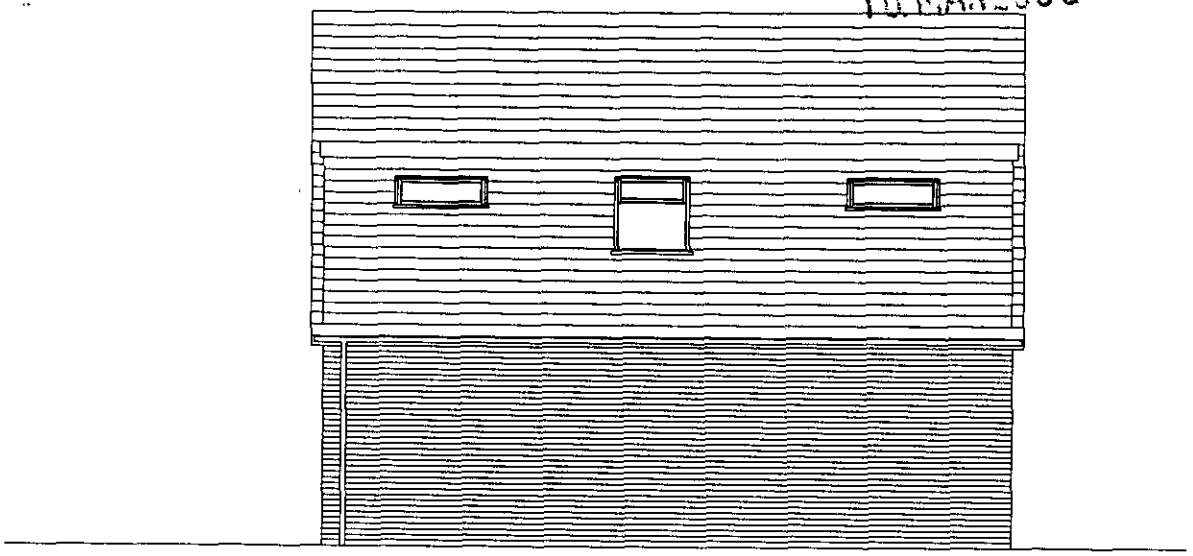
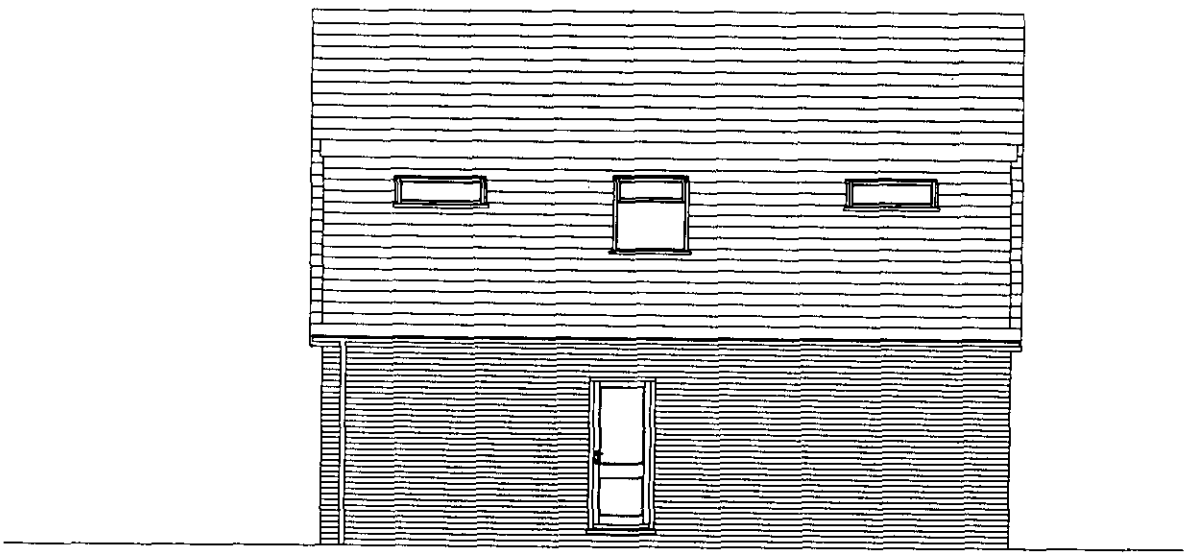


EXISTING RIGHT SIDE ELEVATION



PROPSED LEFT SIDE ELEVATION

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:100	DRAWING No:	02751/ 10
DATE:	March 2002	REVISION:			

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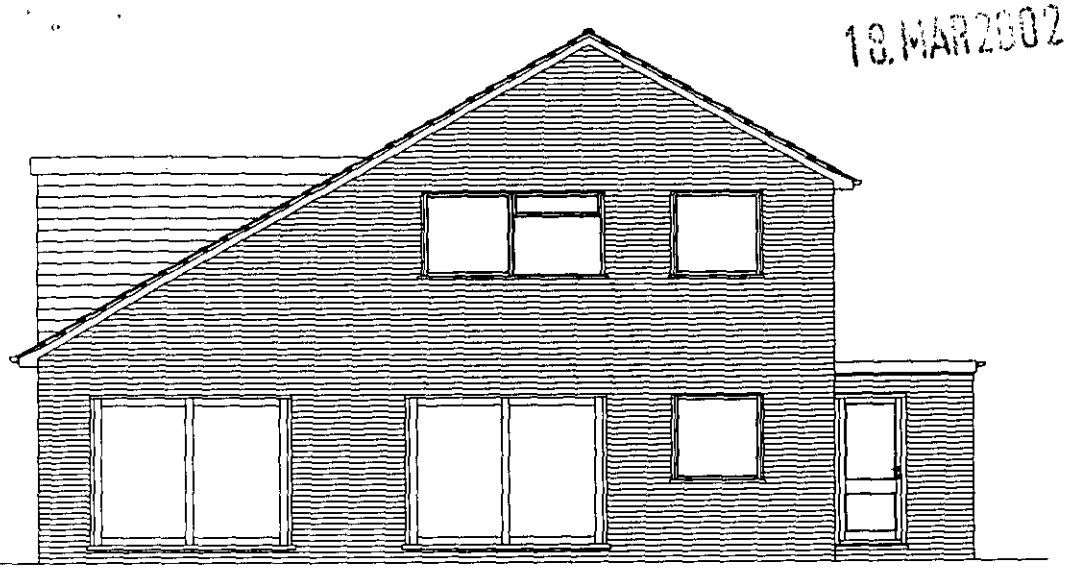
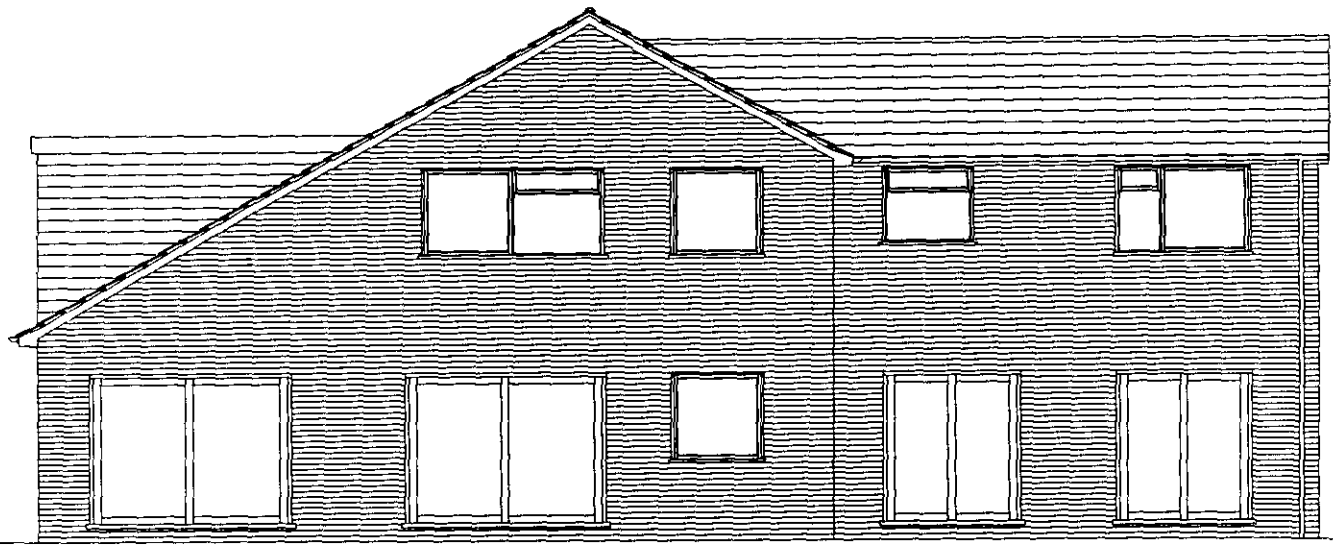


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Rear Elevations	
PROJECT:	Two storey and single storey side extension, Garage Conversion	SCALE:	1:100	DRAWING No: 02751/ 11
DATE:	March 2002	REVISION:		

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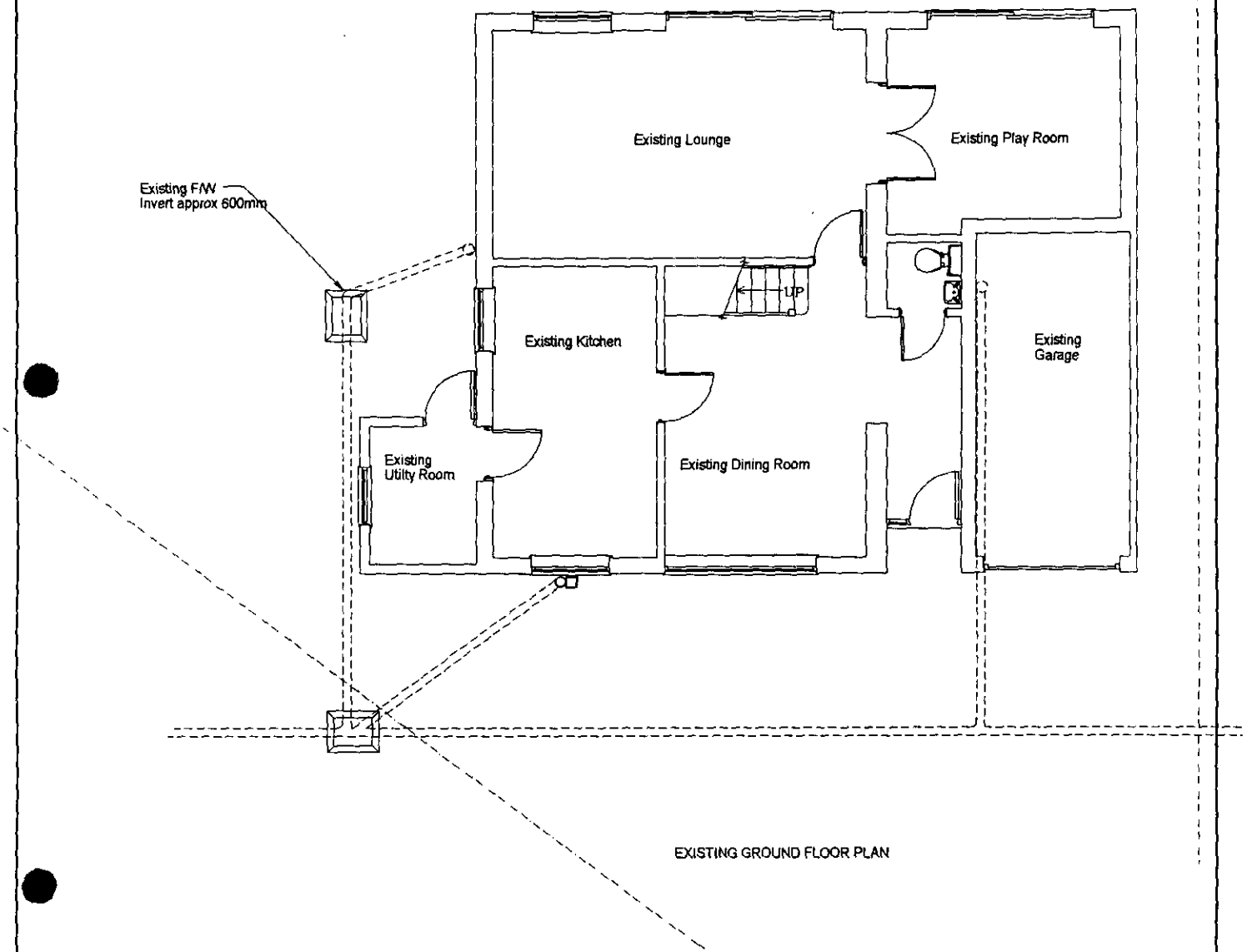

EXISTING GROUND FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:100	DRAWING No:	02751/ 12
DATE:	March 2002	REVISION:			

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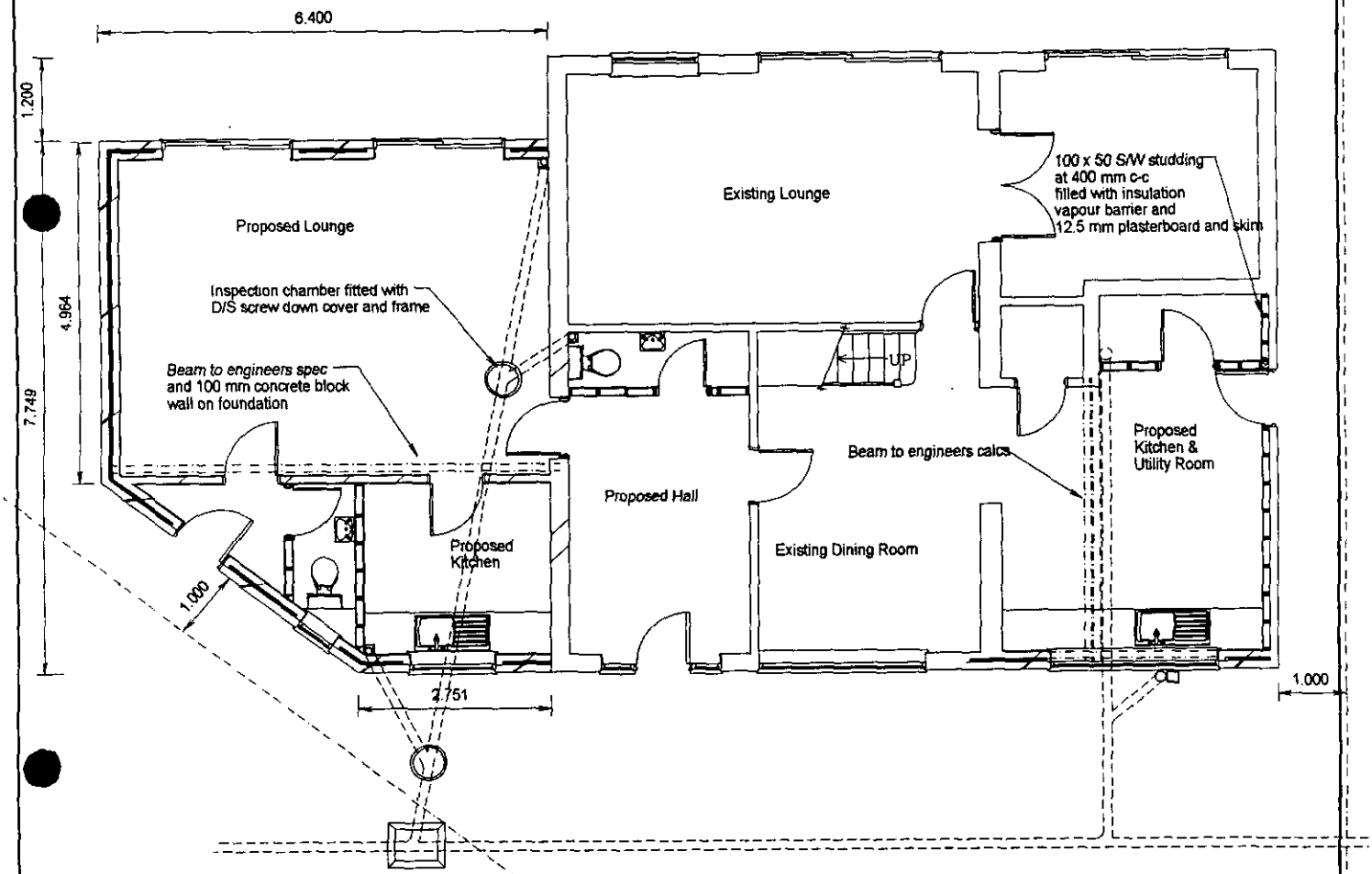

PROPOSED GROUND FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:100	DRAWING No:	02751/ 13
DATE:	March 2002	REVISION:			

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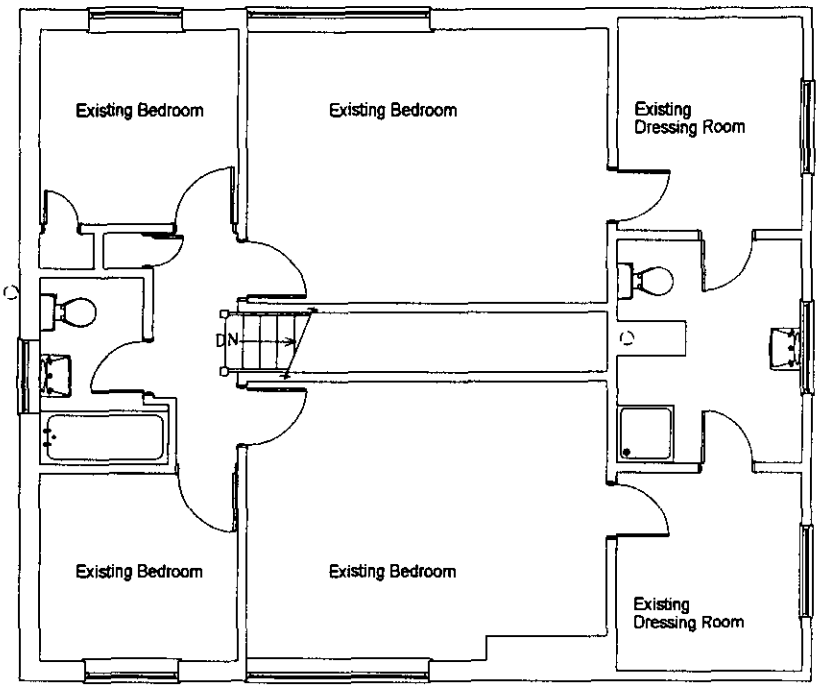

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:100	DRAWING No:	02751/ 14
DATE:	March 2002	REVISION:			

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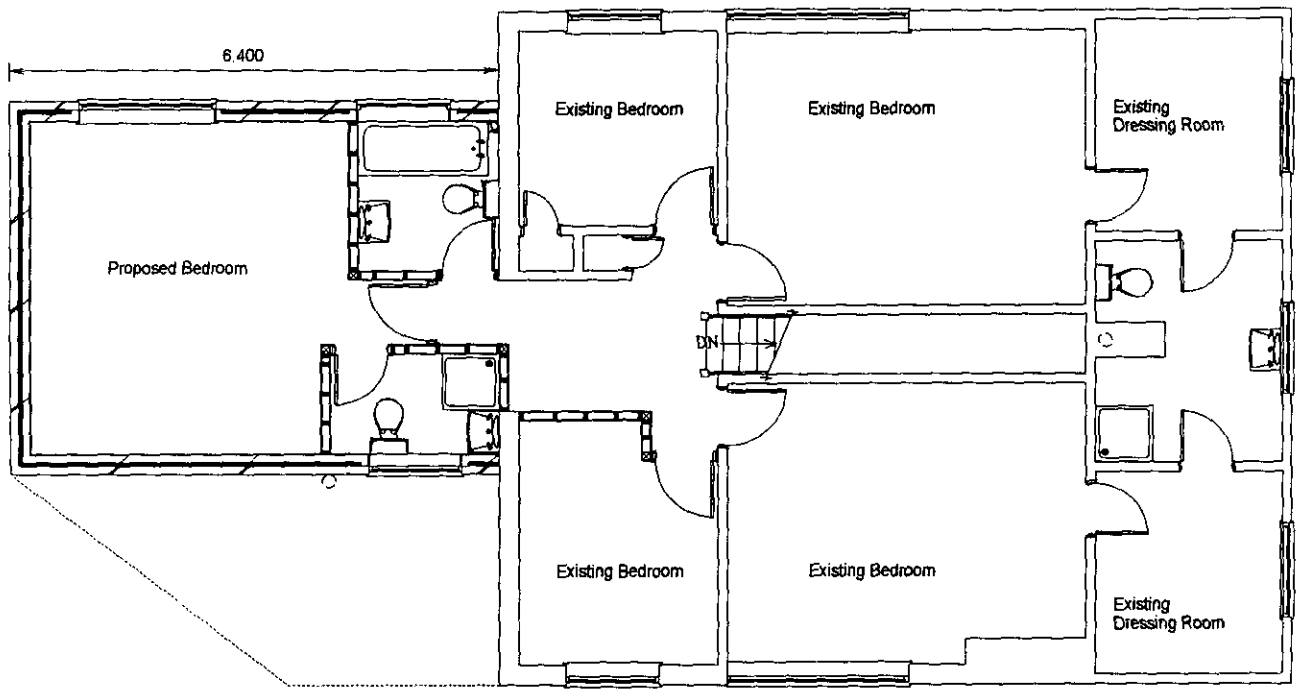

PROPOSED FIRST FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	First Floor Plans	
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:100	DRAWING No: 02751/ 15
DATE:	March 2002	REVISION:		

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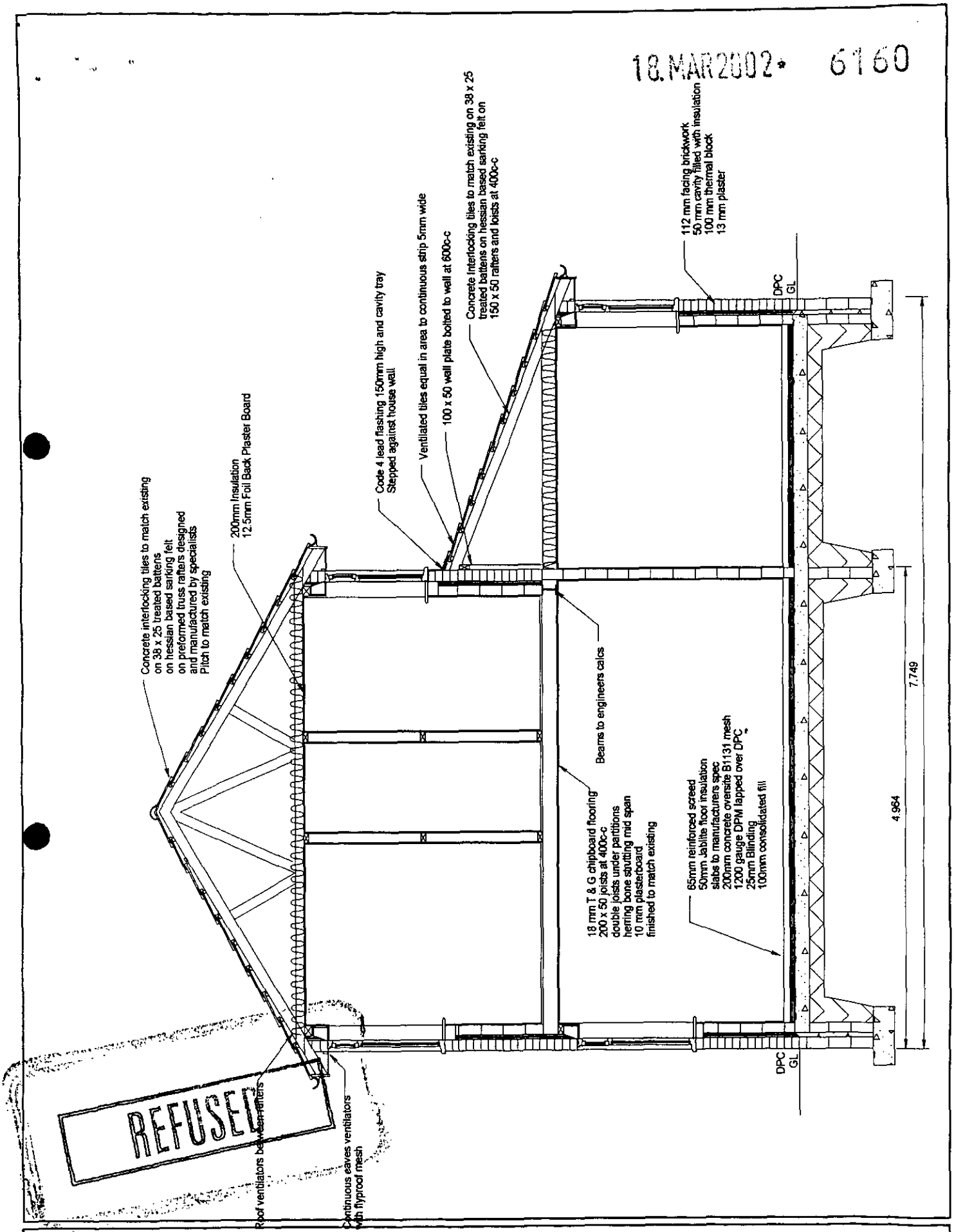

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Section		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:50	DRAWING No:	02751/ 17
DATE:	March 2002	REVISION:			

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Additional Notes:

18.MAR2002* 6160

Drawings Prepared By:

Excel Design Ltd

Designs For Construction

17 Gorse Ride South . Finchampstead . Wokingham
Berkshire . RG40 4EH
Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

GeorgeAvis@ExcelDesign.Ltd.UK
Associate of the Chartered Institute of Building

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Enquiries@AvisVacations.com
Fax: 0118 973 4175
Contact: Christine or George

REFUSED finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6160,	RK
BUILDING CONTROL NUMBER.	BP 2002/2894	
~~APPLICANT~~/AGENT	Excel	
ADDRESS OF SITE	47. Starmead Drive GOKING/HAM.	
DESCRIPTION OF PROPOSED WORK	2 storey s/s side ext + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	15/5/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/5/02.	

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	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6160

Applicant : Mr & Mrs Hargreaves C/O Excel Design Ltd.

Location : 47, Starmead Drive, , Wokingham.
Proposal : Proposed erection of two storey and single storey side extension plus conversion of garage.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/03/2002

Earliest Date for Decision : 20/04/2002

Latest Consultation Date/Site Notice Expiry Date : 20/04/2002

This application <u>will have expired on</u>: <u>13/05/2002.</u> 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: request revised plan - requested 3/4/02 - conditional approval
Environmental health : no objection

Planning Issues :

Application Number: F/2002/6160

Appraisal :

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

Application Number F/2002/6160
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
1			The proposed extension would, by virtue of its size, bulk, massing and style, have an overbearing impact on the adjoining property, and would result in a loss of light to the adjoining property and would cause harm to the streetscene and is therefore contrary to policies WBE1 & WOS3 of the Wokingham District Local Plan and policies SBE1 and SBE2 of the South East Area Local Plan.
1			The proposed extension would by virtue of its siting, height and bulk, have an overbearing impact on the adjoining property of 45 Stanmead Drive and would result in a loss of light to that property contrary to policy SBE1 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft).
2			The bulk and scale of the proposal would have ~~an~~ an adverse impact on the streetscene, contrary to policies SBE1 and SBE2 of the South East Area Local Plan and Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft)
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST3			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 UT6			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RD MT
(Development Control Manager)

Date: 15.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 47 Starmead Drive Wokingham.

APPLICATION NUMBER: F/2002/6160

OFFICER: Richard Kelly

DATE OF SITE VISIT: 9/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Medium sized detached houses

3. DESCRIPTION OF SITE/BUILDING At end of cul de sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES Perpendicular to 45.
Set slightly back of 49. 45 has conservatory close to bdy.

5. SITE CONSTRAINTS

TREES 7 small prunus to be removed

ACCESS/PARKING adequate.

LEVELS Small slope towards rear fence. 45 0.5m lower.

BOUNDARY TREATMENT 1.5m fence to 45

OTHERS

Application Number: F/2002/6160 – 47 Starmead Drive, Wokingham

Appraisal:

This application is for a two storey and single storey side extension plus conversion of garage. This raises three issues:

Impact on streetscene: SBE1, SBE2, WBE1, WOS3

The property is situated in a corner of a curve in the road, such that it is perpendicular to the neighbouring property of 45 Starmead Drive. The proposed two storey element would be set back by 2.9m from the front elevation of the property. Whilst this is a good set back, the gap between the properties currently gives views through to trees in the rear gardens and the area has an open feel. It is considered this proposal would enclose this area to a degree such that some harm may be caused to the streetscene.

Impact on adjoining properties: SBE1, WBE1

The adjoining property of 45 Starmead Drive has a conservatory on the side closest to the proposed two storey element, separated from the two storey part by 7.5m. Whilst the only window in this part of the extension is a bathroom window, the height of the proposal is such that the new roof would breach the BRE's 25 degree line. The proposal would therefore result in an unacceptable loss of light to this conservatory.

Impact on highway safety: ST3, WT6

Subject to conditions there is no objection on highway grounds.

~~**Approve**~~ **Refuse**

Date: 19 April 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6160

Location: 47, Starmead Drive, Wokingham.

Proposal: Proposed erection of two storey and single storey side extension plus conversion of garage.

Applicant: Mr & Mrs Hargreaves C/O Excel Design Ltd.

Case Officer: Richard Kelly

The new plans show the following: Parking layout. Drawing no: 02751/4A.

Comments are required by 26/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

CONDITIONAL APPROVAL

C122, R122.

AC 19/04/02.

Date: 19 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6160

Location: 47, Starmead Drive, Wokingham.

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Applicant: Mr & Mrs Hargreaves C/O Excel Design Ltd.

Case Officer: Richard Kelly

The new plans show the following: Parking layout. Drawing no: 02751/4A.

Comments are required by 26/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002 (Planaps) / 6160 (Ludhouse) Date Rec. 17/4/02

Location: 47 Starmead Drive

Parish Wokingham

Applicant: Mr and Mrs Hargreaves

Description of attached plans Parking Layout

Drawing No's: 02751/4 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	X
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER RK

Consultations Sent by Admin. on 19.04.02

Yellow - Part One Copy
Green - Officer's Copy

Excel Design
DESIGN FOR CONSTRUCTION

PLANNING SERVICES	HP 55378
PO	
RK	
17 APR 2002	
COPIES TO	ACK:
	FILE:

Mr R Kelly
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 02751
Your ref. F/2002/6160

13th April 2002

Dear Mr Kelly

Re: 47 Starmead Drive, Wokingham.

Please find enclosed drawing 4A amended to show parking as requested.

Yours sincerely

George Avis

FIND OUT MORE AT:
WWW.EXCELDESIGN.LTD.UK | ENQUIRIES@EXCELDESIGN.LTD.UK
ARCHITECTURAL DESIGN . SURVEYING . SITE MANAGEMENT . COMPUTER AIDED DESIGN

17 Gorse Ride South | Finchampstead | Wokingham | Berkshire RG40 4EH | UK | Phone: 0118 973 7336 | Fax: 0118 973 4175
Directors: C. Avis. and G. F. S. Avis (Managing Director) *Associate of the Chartered Institute of Building.* Excel Design Ltd . Company registration number: 3249201

Richard Kelly

From: John Mullaney
Sent: 05 April 2002 13:50
To: Richard Kelly
Subject: F/2002/6160 47 Starmead Drive, Wokingham

I have no comments or objections regarding this proposed development but would recomend that standard planning condition C070 reggarding hours of construction is attached should planing consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 27 March 2002

Application Number: F/2002/6160

Proposal: Proposed erection of two storey and single storey side extension plus conversion of garage.

Parish: WOKINGHAM TOWN

Site Address:
47, Starmead Drive, , Wokingham.

Applicant:
Mr & Mrs Hargreaves C/O Excel Design Ltd.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 28/03/02

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

Tel: (0118) 974 6229

Date: 27 March 2002

My ref: F/2002/6160

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J 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/2002/6160
47, Starmead Drive, , Wokingham.
Proposed erection of two storey and single storey side extension plus conversion of 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 **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6160**
47, Starmead Drive, , Wokingham.
Proposed erection of two storey and single storey side extension plus conversion of 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 J Green

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

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

Tel: (0118) 974 6229

Date: 27 March 2002

My ref: F/2002/6160

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/2002/6160
47, Starmead Drive, , Wokingham.
Proposed erection of two storey and single storey side extension plus conversion of 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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6160**
47, Starmead Drive, , Wokingham.
Proposed erection of two storey and single storey side extension plus conversion of 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 R Wyatt

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6160
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Organisation_Name	Building_Name	address1	
		24STARMEAD DRIVEWOKINGHAM	RG402HX
		43STARMEAD DRIVEWOKINGHAM	RG402JA
		45STARMEAD DRIVEWOKINGHAM	RG402JA
		~~47STARMEAD DRIVEWOKINGHAM~~	~~RG402JA~~
		49STARMEAD DRIVEWOKINGHAM	RG402JA
		51STARMEAD DRIVEWOKINGHAM	RG402JA
		34WATERLOO ROADWOKINGHAM	RG402JH
		36WATERLOO ROADWOKINGHAM	RG402JH
		38WATERLOO ROADWOKINGHAM	RG402JH
		40WATERLOO ROADWOKINGHAM	RG402JH
		42WATERLOO ROADWOKINGHAM	RG402JH
		44WATERLOO ROADWOKINGHAM	RG402JH

neighbour consultation list

F/2002/6160.

Received by Wokingham District Council

Application No: F/2002/6160

Proposal:
Proposed erection of two storey and single storey side extension plus conversion of garage.

Location:
47, Starmead Drive, , 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/2002/6160 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/04/2002. 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

27 March 2002

Application Number : F/2002/6160	Map No : 76
Case Officer : RK	Site Area : 0.07
Valid Date : 18/03/02	Received Date: 18/03/2002

Level : Delegated Application

Description : Proposed erection of two storey and single storey side extension plus conversion of garage.

Location : 47, Starmead Drive, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr & Mrs Hargreaves C/O Excel Design Ltd.

Fee Required: £95 Fee Received: £95 (8)

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	Show parking for 4 vehicles	21/03	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Is this to form granny annexe? (2 kitchens, 2 lounges etc) (for offices)		

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 re granny annexe

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

.....

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.....

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.....

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NEIGHBOURS

.....

S/N + see map.

.....

.....

No pre-apps

1959/a

18.MAR2002* 61160

HOUSEHOLDER PLANNING APPLICATION

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 01734 778763.

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 or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS HARGREAVES
	ADDRESS	47 STARMEAD DRIVE
		WOKINGHAM
		BERKS
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EN Tel. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	47 STARMEAD DRIVE
		WOKINGHAM
		BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY & SINGLE STOREY SIDE EXTENSION. GARAGE CONVERSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: BRICK AND TILE TO MATCH.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

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? YES / NO
If YES, please show the route and any proposed alternative on the plans.

ADDRESS 4Y STARMEAD DRIVE PARISH WOK

PLOT No. 37

ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/49/64	Dolphin Dev	Res Dev	24/9/64	REF
0/88/64	do	do	24/7/65	C/A
B/55/67	Crest Dev	Amend layout	28/12/67	C/A
92/9M		Room in roof space	10/1/73	REF
BRA 7714	H. DACKOMBE	DORMER SET.	18-8-89	Rec
BRA 8134	"	"	20-11-89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

18.MAR2002* 6160



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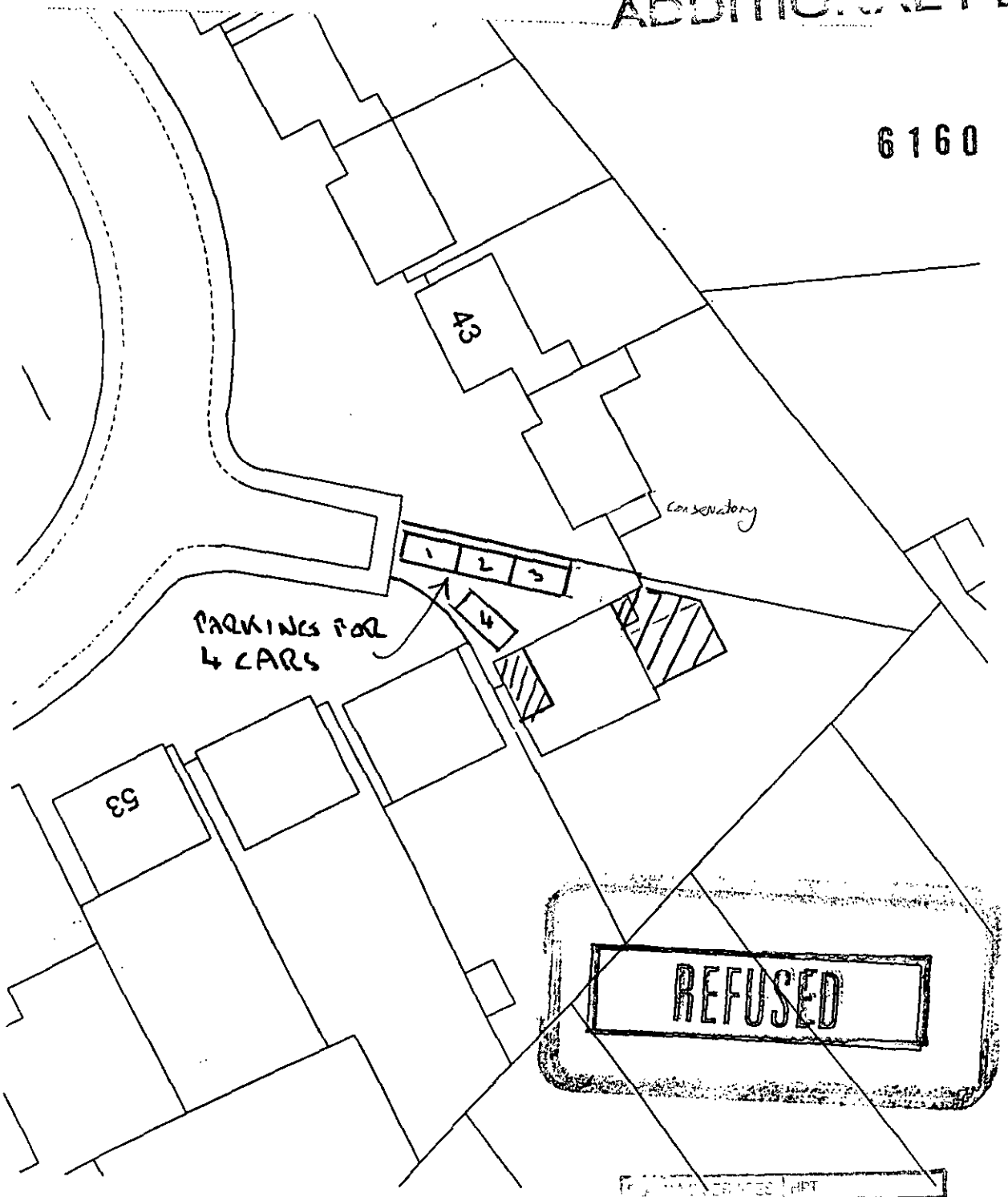
Development Control Section, Environmental Services, Wokingham District Council.

25 March 2002 Scale: 1 : 1250

N
W E
S

ADDITIONAL PLAN

6160



17 APR 2002

CLIENT:	Mr and Mrs Hargreaves, 47 Starmead Drive, Wokingham	DESCRIPTION:	Block Plan		
PROJECT:	Two storey and single storey side extension. Garage Conversion	SCALE:	1:500	DRAWING No:	02751/ 4 A
DATE:	April 2002	REVISION:	Parking added		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Excel Design



From front gdn of 47 Starmead Drive





