APPLICATION NO:
F/2001/5422

LOCATION:
63 Lowther Road, Wokingham.

APPLICANT:
Mr G Chinchen C/O Romar Building Design

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2002

CASE OFFICER: **Louise Smith**

APPROVED

SJS 01

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Chinchen
C/O Romar Building Design
67 Lowther Road
Wokingham
Berks
RG41 1JB

Application Number: F/2001/5422

Parish: **WOKINGHAM**

Location: **63, Lowther Road, Wokingham.**

Proposal: **Proposed single storey front 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.

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.

Informative
1. You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. You are advised that no soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. You are advised that roof water downpipes should be connected to the drainage system either directly or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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.

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

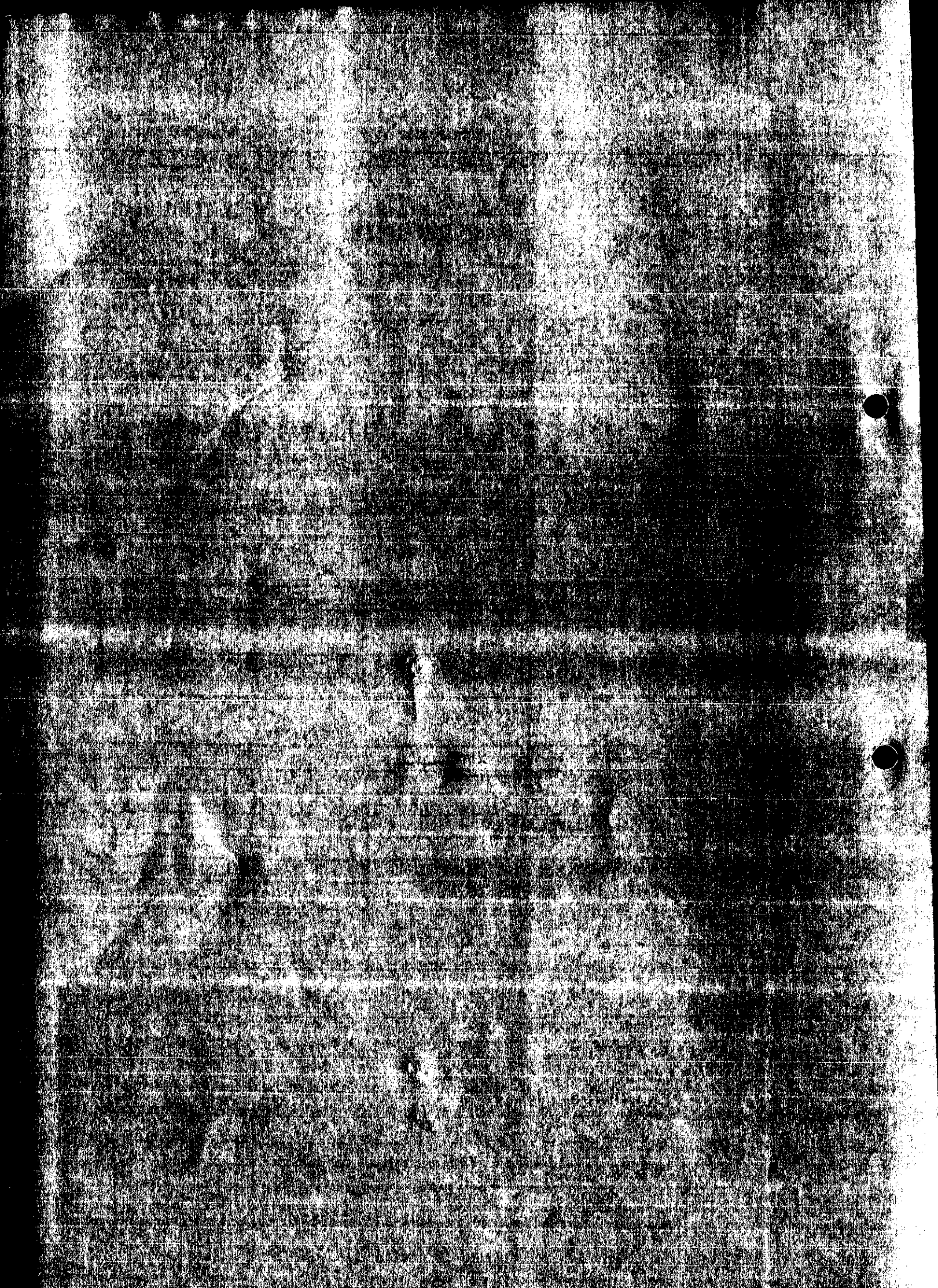
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5422 Louise Smith
BUILDING CONTROL NUMBER	W 2002/2826 Central
~~APPLICANT~~/AGENT	Romar
ADDRESS OF SITE	63 Lowther Road Emmbrook Wokingham
DESCRIPTION OF PROPOSED WORK	S/S front ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/98/25/03	ROM/98/25/03
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/3/02	

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 : Louise Smith

Application Number : F/2001/5422

Applicant : Mr G Chinchen C/O Romar Building Design.

Location : 63, Lowther Road, , Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/12/1

Date of Neighbour Notifications : .....

Date of Site Visit : 7/01/02

Date Registered : 07/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application <u>will have expired on</u>: <u>01/02/2002.</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 :

Planning Issues :
Identified Settlement
Impact on Neighbours
Impact on Streetscene
Parking + Highways.

(Groundwater Protection Zone)

Application Number: F/2001/5422 – 63 Lowther Road

Appraisal:

Development

The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a single storey front extension to the dwelling. This would project 1.6m to the front of the dwelling (in line with the existing double garage) and measure 4.5m in width. It would have a pitched roof, 2.4m to the eaves and 3.5m to the ridge (corresponding with the existing roof line), with a hip roof in the side elevation.

1. Impact upon neighbouring properties
   The window proposed in the front elevation faces the sports field and therefore no concerns are considered in terms of overlooking.

   A 1.2m close-boarded fence marks the boundary between No 63 and its neighbour, No 61. The distance between the wall of the proposed extension and the wall of the neighbouring dwelling is 2.4m. No side windows are present in No 61, but there is a dinning room bay window in the front elevation to be considered. The extension would however not breach the 45° angle and being only single storey it is not considered to provoke overshadowing on this neighbour. Similarly the bulk of the extension is not considered to exert an overbearing influence over the neighbouring properties.

2. Impact upon the character of the area
   The proposed extension would project to a similar level as the porch at No 61, and would provide symmetry to the front of the dwelling in question. Considering that materials proposed are to match those existing, it is not felt that the extension would exert a detrimental impact on the streetscene.

3. ~~Impact upon highway safety (parking provision)~~

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5422
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
	INFORMATIVES		
			You are advised that
		•	Surface water from hard surfaces should discharge
			via deep seal trapped gullies incorporating
			a minimum water seal of 85mm or similar.
			You are advised that
		•	No soakways ~~shall~~ should be constructed to a depth
			exceeding 3 metres below existing ground level,
			and under no circumstances shall the water
			table be intersected.
			You are advised that
		•	Roof water downpipes should be connected to
			the drainage system either directly, or by
			means of back inlet gullies provided with
			sealing plates instead of open gratings.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST3 ST5 STV1

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Rp. [signature]
(Development Control Manager)

Date: 28.1.02

SEALEA LP
In → Id'd Sett.

RECORD OF SITE VISIT

SITE ADDRESS: 63 Lowther Road Wokingham.

APPLICATION NUMBER: F/2001/5422

OFFICER: Louise Smith

DATE OF SITE VISIT: 7/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front gate

2. DESCRIPTION OF SURROUNDINGS
Residential Rd, mixture of styles Sandstone Red Brick + render brown tile roofing
2 storey detached dwellings
Houses set back - front hedges + bushes astride driveways

3. DESCRIPTION OF SITE/BUILDING Design would be in keeping.
Red brick 2 Storey detached front gable roof + pitched

No 55 front gge + porch ext.

4. RELATIONSHIP TO ADJOINING PROPERTIES set forward from No 61
No side elevation windows proposed.
No 65 hedge 2m high.
No 61 Close boarded fence 1.2m + front cb fence same

Several front pitched ground floor exts / or existing eg 53, 57.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING Not Applicable

LEVELS same

BOUNDARY TREATMENT see above.

OTHERS

Nos 57, 55 restricting fronts.?

MARK ON NEIGHBOURING WINDOWS

Received by Wokingham District Council

Application No: F/2001/5422

Proposal:
Proposed single storey front extension to dwelling.

Location:
63, Lowther Road, , 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/2001/5422 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2002. 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.

Head Planning and Transportation

18 December 2001

F

Application Number : NEW/2001/5422	Map No : 60168
Case Officer : LS	Site Area : 0·06
Valid Date : 7·12·01	Received Date: 07/12/2001

Level : Delegated Application

(F) Description : Proposed single storey front extension to dwelling.

Location : 63, Lowther Road, , Wokingham.

Parish : WK Ward : EMM 18/12/01 -B-

Applicant : Mr G Chinchen C/O Romar Building Design.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	REAR ELEVATION TO SHOW PROPOSED PROTRUDING ROOFLINE.	request with SN	✓
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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 18/12/01 B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish: COLNERSH

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

●

NEIGHBOURS

S/W + see map

OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning informatives)

No pre-apps

1959/a

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. G CHINCHEN
	ADDRESS	63 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM BERKS
	POST CODE	RG41 1JB Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROMAR BUILDING DESIGN
	ADDRESS	67 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM BERKS
	POST CODE	RG41 1JB Tel. No. 07939 230209
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	63 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM BERKS
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY FRONT
		EXTENSION

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ALL TO MATCH EXISTING

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

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

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

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

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. G Chinchen

DATE 04.12.01

ADDRESS 63 LOWTHER ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/B/B/60				
BR 7353	MR. P. GARRETT	GARAGE & UTILITY ROOM	20.10.77	APP N/A
07249	Mr. R. Garrett.	"	24.11.77	N/A - e/
98/68498/A	Mr. G. Chinchen	2 St/S	4.12.98	c/
FP99/8387	"	"	3.2.99	C/A

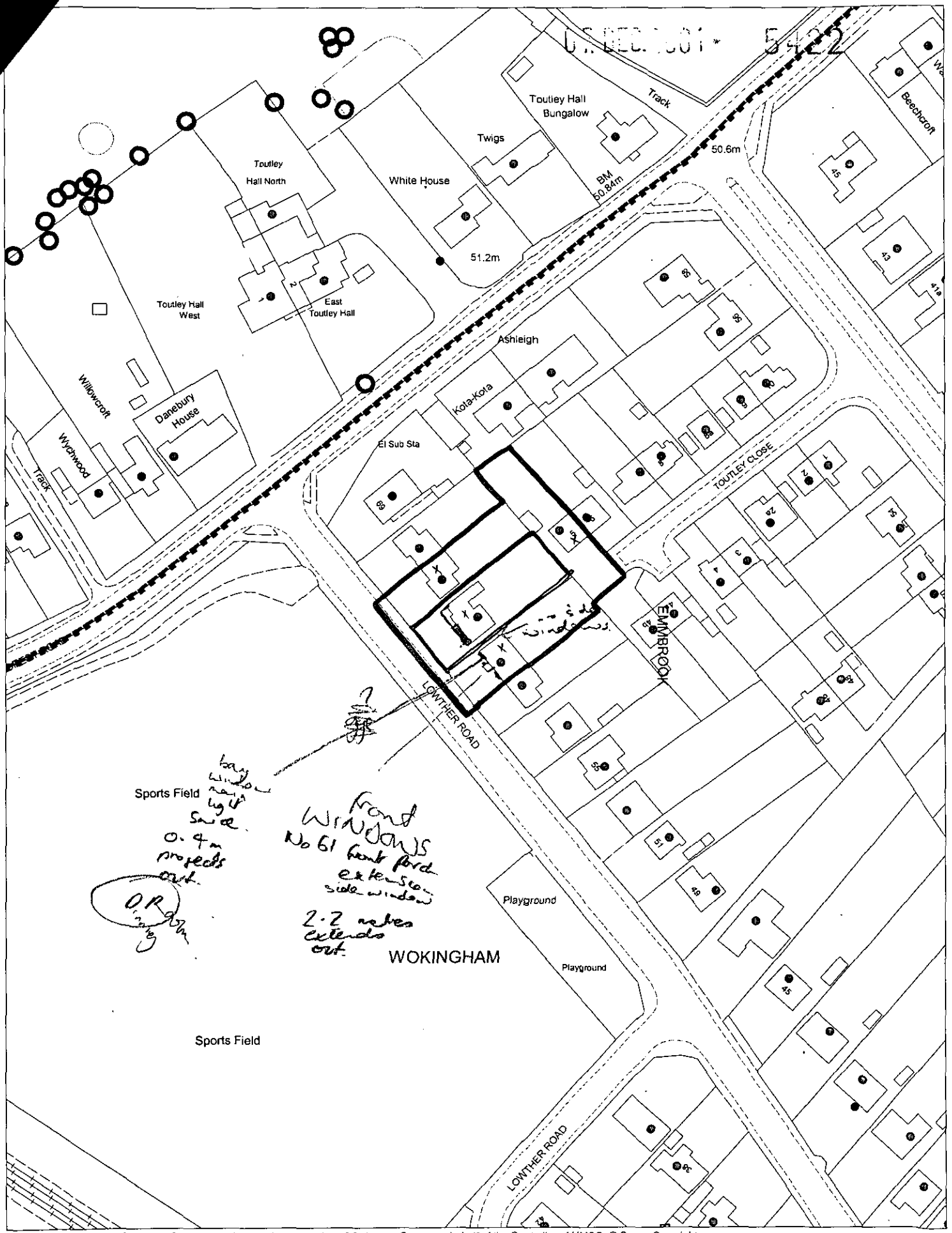
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

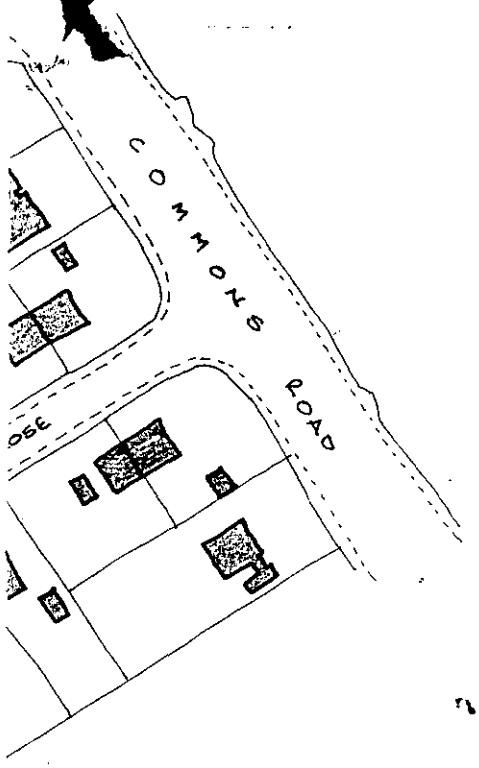
091074



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

12 December 2001 Scale: 1 : 1250



rev.	description	date

ROMAR
building design
and services.

Tel No. 07939 230209

client:

Mr + Mrs G CHINCHEN

site:

63 LOWTHER ROAD
WOKINGHAM
BERKS

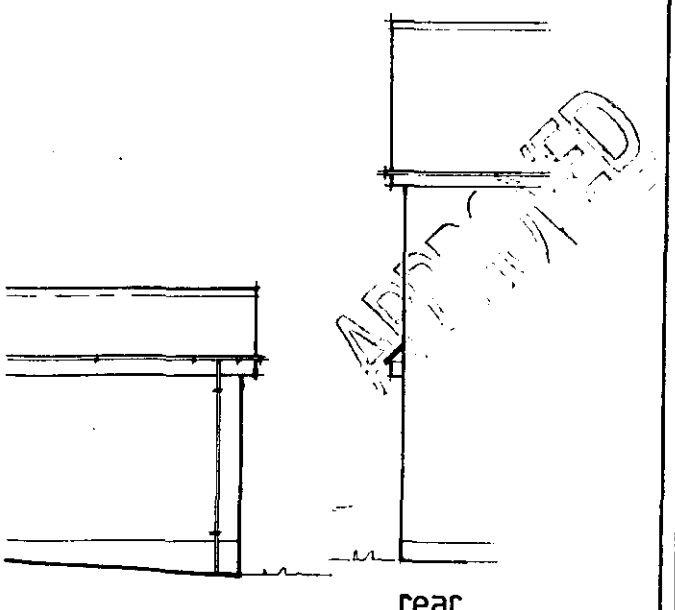
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

title:

3 1 DEC 2001

Proposed ground floor extension.

COPIES TO:	ACK:
	FILE:



rear

scale	date	drawn
1:50 + 1:100	NOV 2001.	T L

drg. no:	rev.
ROM/98/25/03.	