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/2000/2534

LOCATION:
9 Rowan Close, Wokingham.

APPLICANT:
Mr & Mrs P Andrews

PROPOSAL:
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

EARLIEST DATE FOR DECISION: **12/11/2000**

APPLICATION WILL HAVE EXPIRED ON:
30/11/2000

CASE OFFICER: **George Allpress**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Andrews
9 Rowan Close
WOKINGHAM
Berkshire
RG41 4BH

Application Number: F/2000/2534

Parish: **WOKINGHAM**

Location: **9 Rowan Close, Wokingham**

Proposal: **Proposed single storey and first floor side extension to dwelling plus conversion of part of garage to habitable room.**

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. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
3. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
4. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

Condition
5. 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 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 adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
3. To ensure that the external appearance of the building is satisfactory.

Reason
4. To safeguard the amenities of the occupiers of residential neighbouring properties.

Reason
5. 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 Policy SBE1
Deposit Draft Wokingham District Local Plan Policy WT6

John Mitchell
Development Control Manager
Date: 16/11/2000

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.

Rehired

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	2534 GA
BUILDING CONTROL NUMBER	RG 2002/0107
APPLICANT/~~AGENT~~	Mr + Mrs P Andrews
ADDRESS OF SITE	9 Roman Close WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	part garage Conversion

(S/S + front door side ext - DC)

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans.	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/11/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/8/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	2001
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/2534

Proposal:
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

Location:
9, Rowan Close, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/11/2000. 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

19 October 2000

Rec'd 2.30 PM 13.11.00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HPT
	TLS
DC	ENF
APP	
CS	
14 NOV 2000	
	FILE:

Case officer: George Allpress

Application Number: F/2000/2534

Proposal: Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

Site Address: 9 Rowan Close, Wokingham

Applicant: Mr & Mrs P Andrews

Your observations are required in respect of this application by **12/11/2000**

No objection

SIGNED: _____ **DATE:** 10/11/00

CLERK TO Wokingham Town Council

Client

Tel: 0118 974 6332 (Direct Line) Fax. 0118 974 6313

Date: 17 March, 2000

Your Ref: BS/PJM/ANDREWS

My Ref: PAT/DF/G6 (18543)

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Berrys Solicitors
DX 90551 Tilehurst

05.OCT.2000* 2534

Dear Sir

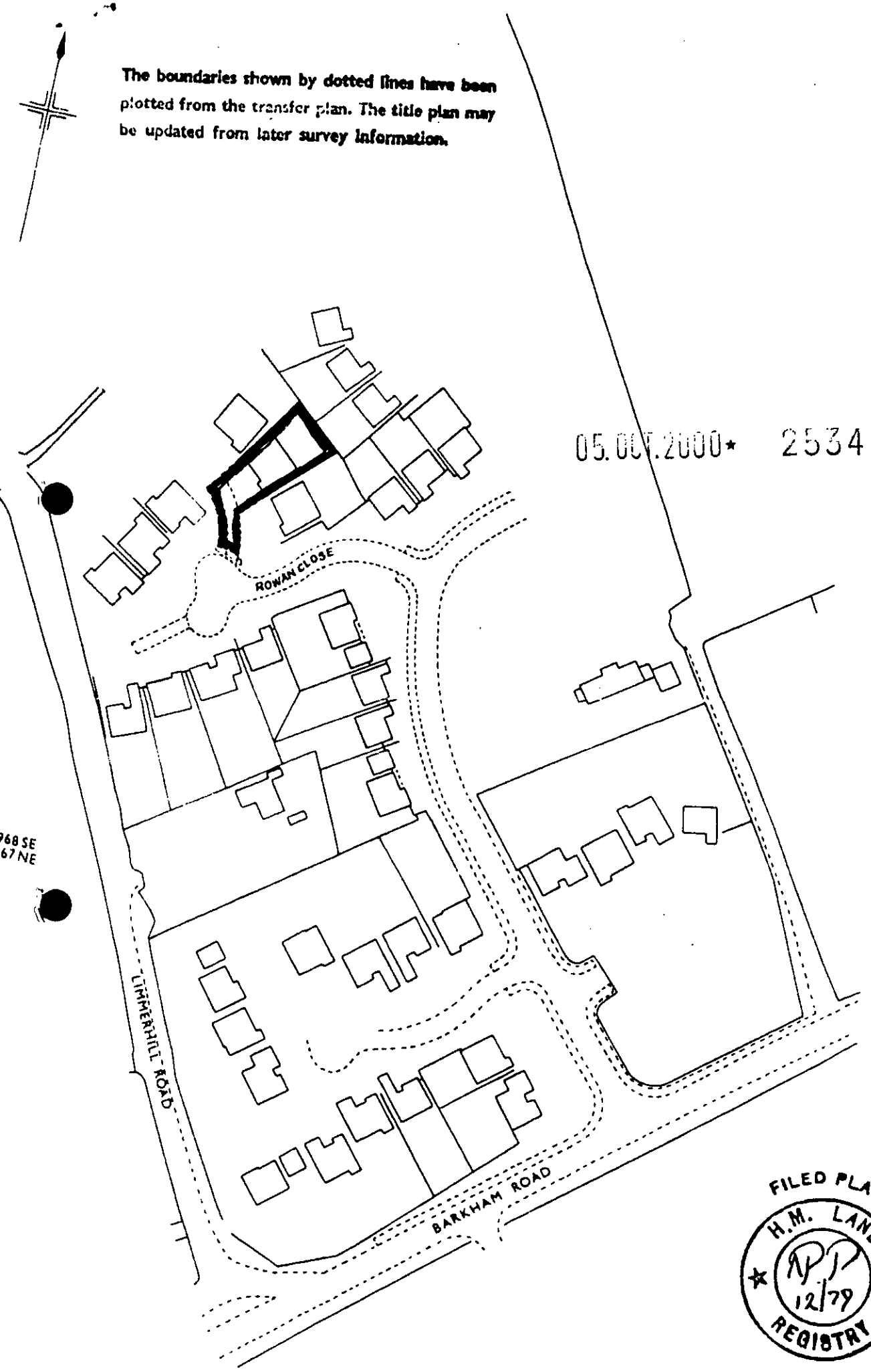
9 ROWAN CLOSE, WOKINGHAM

In reply to your letter of 2nd March 2000 passed to the department from Babtie Public Services, I write to confirm that the area coloured green on your plan forms part of the adopted highway.

Yours faithfully

P. Taylor (Mrs)
Team Leader, Technical & Admin Support

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



05.06.2000* 2534

FILED PLAN
H.M. LAND
12/79
REGISTRY

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

Tel: 0118 974 6442

Date: **19 October 2000**

My ref: F/2000/2534

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2534
9, Rowan Close, , Wokingham.
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2534**
9, Rowan Close, , Wokingham.
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6442

Date: **19 October 2000**

My ref: F/2000/2534

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2534
9, Rowan Close, , Wokingham.
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2534**
9, Rowan Close, , Wokingham.
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

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

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6442

Date: **19 October 2000**

My ref: F/2000/2534

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2534
9, Rowan Close, , Wokingham.
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2534**
9, Rowan Close, , Wokingham.
Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/2534

Applicant: Mr & Mrs P Andrews.

Location: 9 Rowan Close, Wokingham.

Proposal: Proposed single storey and first floor side extension to dwelling plus conversion of part of garage to form habitable room.

Site Notice Displayed? :	YES	NO	DATE
	Yes		**26/10/00**

Date of Neighbour Notifications : 19/10/00

Date of Site Visit : 26/10/00

Date Registered : 05/10/2000

Earliest Date for Decision : 12/11/2000

Latest Consultation Date/Site Notice Expiry Date : 12/11/00
16/11/2000 (GA)

This application will have expired on: 30/11/2000. 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 additional plan showing parking for three vehicles.

At the time of writing no other comments have been received.

Planning Issues : The issues addressed by this application are street scene, neighbour amenity and off street parking provision.

The following policies apply: Berkshire Structure Plan policy EN1: South East Area Local Plan SBE1; and the Wokingham District Local Plan Deposit Draft 1997 policy WT6.

Application Number: F/2000/2534

Appraisal :

The application property is a modern two storey dwelling which is situated close to the end of a cul-de-sac.

The application proposes a two storey side extension at full plot depth being flush with the existing dwelling at both front and rear at first floors with the ground floor projecting forward by about 1.0 metre to unify the garage with the front entrance porch. The roof ridge line would be continuous with the existing. The application also proposed converting the back half of the garage to habitable accommodation.

The dwelling would become a four bedroom one requiring three of street parking spaces.

The site visit confirmed that the applicants have already extended their front parking area to accommodate two vehicles in front of the garage, and the proposed alterations would retain one garage space for vehicle parking. The application therefore complies with Plan Standards for off street parking by providing three space, and therefore no additional information is considered necessary.

The adjacent no.8 was recently granted planning permission for similarly converting part of its garage to habitable accommodation, permission granted 11th September.

In visual terms, the application property is a detached dwelling, a gap of about 1.0 metre separating it from the neighbour on the side that would be extended. The existing gap between the houses would remain as the extension is proposed over the existing garage. The visual separation which is distinctive of these dwellings would not therefore be lost.

Other properties nearby have been similarly extended. The application therefore follows the emerging pattern of extensions and is not considered to result in harm to the street scene.

In terms of amenity, the dwelling adjacent the site is no.10. No.10 has a single obscure glazed flank window. No habitable rooms would be impacted upon. The respective building lines are broadly linear and the land level is such that no.10 is approximately 0.75 metre higher than the application property. Therefore no overbearing impact would result.

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

Application Number: F/2000/2534
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
3	C015	R015	EXTERNAL FINISHES - UNLESS STATED, TO MATCH
4	C047	RO47	OBSCURE GLAZING - BATHROOM/WC
5	C046	RO46	No additional windows "Plank elevations"
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: South East Area Local Plan SBE1; and the Wokingham District Local Plan Deposit Draft 1997 policy WT6.

John Mitchell

16/11/00

RECORD OF SITE VISIT

SITE ADDRESS: 9 Rowan Close, Wokingham.

APPLICATION NUMBER: F/2000/2534

OFFICER: George Allpress

DATE OF SITE VISIT: 26/09/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential cul-de-sac of contemporary two storey detached houses with attached garages.

3. DESCRIPTION OF SITE/BUILDING Detached gable ended two storey house close to the end of a cul-de-sac.

4. RELATIONSHIP TO ADJOINING PROPERTIES West of no.10,east of no.8. No other houses within 20 metres.

5. SITE CONSTRAINTS

TREES	None in vicinity of extension
ACCESS/PARKING	Private drive with attached garage
LEVELS	Land falls steeply east to west.
BOUNDARY TREATMENT	Timber fencing.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 October 2000

Application Number: F/2000/2534

Proposal: Proposed single storey and first floor side extension to dwelling plus conversion of garage to habitable room.

Parish: WOKINGHAM TOWN

Site Address:
9, Rowan Close, , Wokingham.

Applicant:
Mr & Mrs P Andrews .

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 showing the parking layout for 3 vehicles within the curtilage of the property.

3 spaces should be marked out of minimum dimension 4.8m × 2.4m & 5.5m × 2.4m in front of the garage.

Signed: _____ **Print name:** Adam Coggins 26/10/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 OCT 2000	Map No. 75 Site 0:04
Officer: GA / Application No. F/2000/2534	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed Single Storey & First Floor side extension to dwelling plus conversion of garage to habitable room

Location: 9 Rowan Close

Parish: Wokingham Ward: EVENDONS 19.10.00

Applicant: Mr & Mrs P. Andrews

Fee (5) Received 95.00 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	Parking layout 3 vehicles	19.10.00	
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 ...19.10.00... 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 (BABTIE) .....
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 + 1 & 2 Beechnut Close ✓
11 & 15 Magnolia Way ✓
1, 7, 8, 10 Rowan Close ✓

Environmental Services

For office use only.
Application number: 05.OCT.2000* 2534

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 P ANDREWS
	Address and postcode	9 ROWAN CLOSE WOKINGHAM BERKSHIRE RG41 4BH
	Phone number	0118 9790617
	Agent's Name	
	Address and postcode	N/A
	Phone number	
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 1
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF GARAGE AND EXTENSION ABOVE GARAGE
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.	BRICKS & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

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.		
	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
	DELETE	

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 24/9/00

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

05.OCT.2000* 2534

ADDRESS 9 ROWAN CLOSE PARISH WOKINGHAM

PLOT No. 35 (AREA 5 - WOOSEHILL) ORD. SHEET No. SU. 7968 75-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07101	BRYANT HOMES LTD.	DETACHED HOUSE & GARAGE	15.12.77	n/a C/A
6R7463	"	"	28.11.77	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

D



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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.

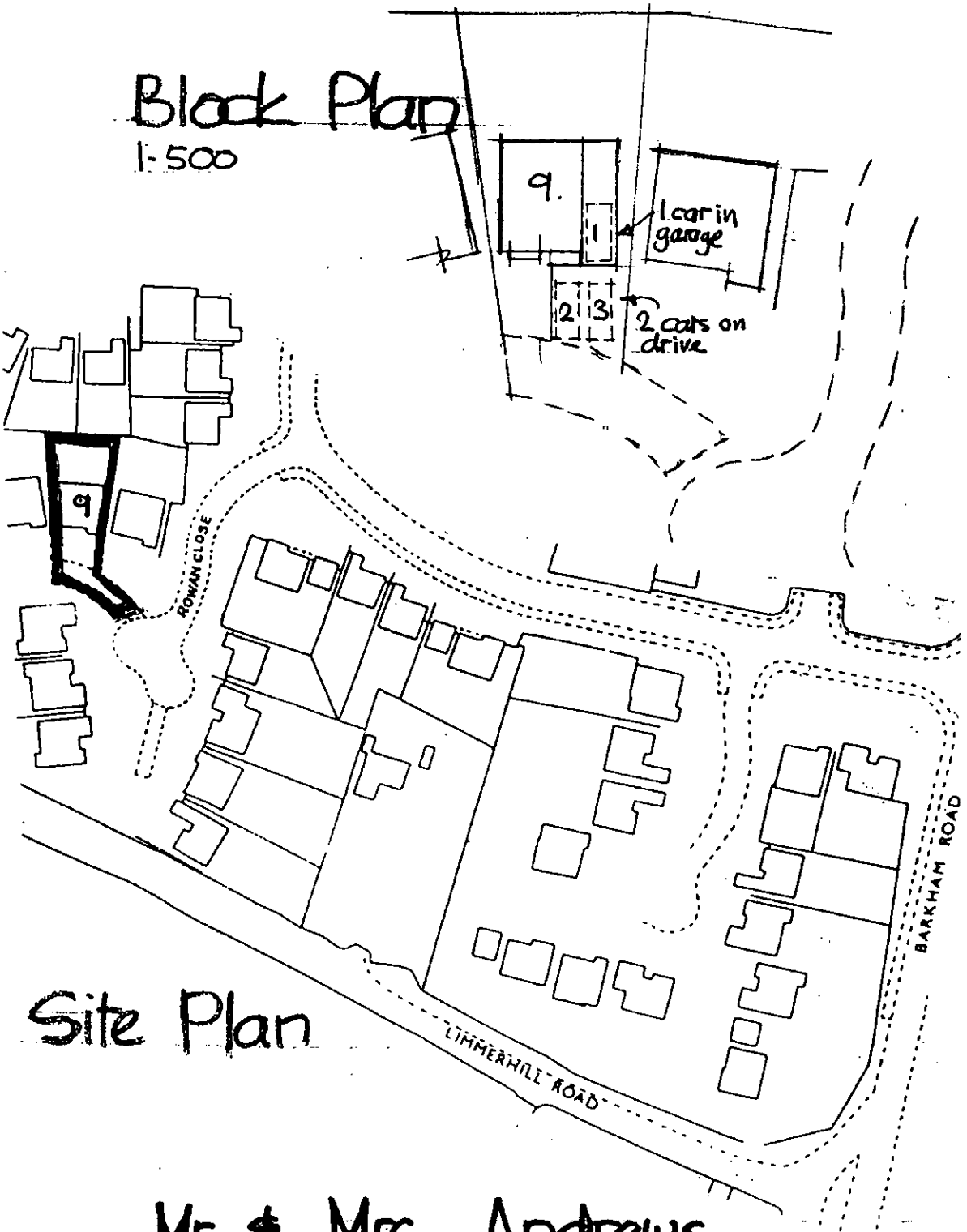
11 October 2000

Scale: 1 : 1250

N
W E
S

Block Plan

1-500



Site Plan

Mr. & Mrs. Andrews
9 Rowan Close Wokingham
Proposed House Extension