APPLICATION NO:
F/2002/8247

LOCATION:
20 Valley Crescent, Wokingham Berks.

APPLICANT:
Miss V Givan C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling and new pitched roof to existing garage.

EARLIEST DATE FOR DECISION: **31/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
18/02/2003

CASE OFFICER: **Dawn Hancocks**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss V Givan
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/8247

Parish: **WOKINGHAM**

Location: **20, Valley Crescent, Wokingham, Berks.**

Proposal: **Proposed single storey side extension to dwelling and new pitched roof to existing garage.**

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

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

Condition
2. All new 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. This approval is in respect of the Plan No. AH/E/3461, received by the Local Planning Authority on 24 December 2002.

Informative
2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
3. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
4. 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
5. 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 SBE1 and STV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 14/02/2003

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8247	DH
BUILDING CONTROL NUMBER.	FP 2002/3793	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	20 Valley Crescent Emmbrook WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	s/s side ext + new attached roof to existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3461	AH/E/3461
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/2/03	

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 : Dawn Hancocks

Application Number : F/2002/8247

Applicant : Miss V Givan C/O Andesign.

Location : 20, Valley Crescent, Wokingham, Berks.
Proposal : Proposed single storey side extension to dwelling and new pitched roof to existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : .....21/1/03.....

Date Registered : 24/12/2002

Earliest Date for Decision : 31/01/2003

Latest Consultation Date/Site Notice Expiry Date : 31/01/2003

This application will have expired on: 18/02/2003. 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 :

GWPZ

1'd settlement

Impact upon neighbours

" " street scene

Application Number: F/2002/8247

Appraisal:

Development
The proposed is for a single storey side extension with new pitched roof to the existing garage. The proposal also includes the bricking up of the open front porch. The side extension involves the enclosing of the passageway between the house and the garage along with replacing the existing timber structure to the rear of the garage. The proposed extension would be 0.9m wide with a length of 3.6m widening to 3.7m to the rear of the garage. The roof would replace the existing flat roof with a pitch of 4.8m.

1) Impact upon the neighbours
The garage of No.22 is built up to the boundary with a 1.8m fence continuing to the rear. The utility element of the proposed would be set 0.15m from the boundary. There is an existing window to the rear of the garage and so the proposed window to the rear would not create any additional overlooking to the rear. The pitch of the roof would match the main roof of the dwelling. No.22 has a door and window to the side of the house facing their garage (facing south east). On the site visit the occupant of No.22 had no concerns in terms of overlooking, overshadowing or overbearing. Due to the position of the proposal and that the main house of No.20 already limits the light to No.22 it is considered that there would be no adverse impact in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
The proposed enclosure of the side passageway and the pitched roof would be visible from the front of the house. The enclosure of the front porch would also be visible. There are many porches along the road that have been enclosed and also extended. The proposal would have no adverse impact upon the character of the street scene.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/8247
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informative for approvals
1) This approval is in respect of the ~~OS Site Location Plan and~~ Plan No. AH/E/3461 received by the LPA on 24/12/02.
2) Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
3) No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected.
4) 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.
5) N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, STV1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp. J.S. Andrews
(Development Control Manager)

Date: 13/2/03

If any of the consultee's have requested a copy of the decision notice please list them below;

GWPZ

RECORD OF SITE VISIT

SITE ADDRESS: 20 Valley Crescent
Wokingham Berks.

APPLICATION NUMBER: F/2002/8247

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 21/1

1 SITE/STATUTORY NOTICE DISPLAYED ? √ Yes, tree to front

2. DESCRIPTION OF SURROUNDINGS

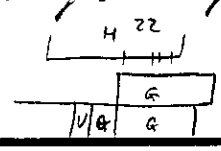
semi detached dwellings
open plan

3. DESCRIPTION OF SITE/BUILDING

semi detached 2/st house + detached garage - flat roof
open to front porch to front

4. RELATIONSHIP TO ADJOINING PROPERTIES ~~[illegible]~~ all flat roofs in area

No 22 - 3 1st flr side windows as No 20.
- garage set forward.
No 18 - bricked up open porch to front



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence

OTHERS

other bricked up porches.

Emmbrook N

FROM: Dawn Hancocks

DELEGATED

DATE: 07 January 2003

WOKINGHAM TOWN CONSULTATION SHEET

Application Number: F/2002/8247

Proposal: Proposed single storey side extension to dwelling and new pitched roof to existing garage..

WOKINGHAM TOWN COUNCIL
RECD - 9 JAN 2003
ACTION

Site Address: 20, Valley Crescent, Wokingham, Berks.

Applicant: Miss V Givan C/O Andesign.

Your observations are required in respect of this application **by 31/01/2003**.

SIGNED: _____ DATE: _____

Clerk To Wokingham Town Council Parish/Town Council.

Application Number: F/2002/8247

Case Officer : DSH

Valid Date : 24.12.02.

Map No : 6083

Site Area :

Received Date: 24/12/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling and new pitched roof to existing garage.

Location : 20, Valley Crescent, Wokingham, Berks.

Parish : WK Ward : EMM 7.1.03 B.

Applicant : Miss V Givan C/O Andesign.

Fee Required: £110 Fee Received: £110 (4)

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			
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 7.1.03 3.

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 : _____

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

Ground Water Zone.

NEIGHBOURS

Site & see map.

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		45CLIFTON ROADWOKINGHAM	RG41 1NL
		47CLIFTON ROADWOKINGHAM	RG41 1NL
		49CLIFTON ROADWOKINGHAM	RG41 1NL
		18VALLEY CRESCENTWOKINGHAM	RG41 1NP
		20VALLEY CRESCENTWOKINGHAM	RG41 1NP
		22VALLEY CRESCENTWOKINGHAM	RG41 1NP
		5VALLEY CRESCENTWOKINGHAM	RG41 1NP
		7VALLEY CRESCENTWOKINGHAM	RG41 1NP
		9VALLEY CRESCENTWOKINGHAM	RG41 1NP

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

Tel: (0118) 974 6446

Date: 07 January 2003

My ref: F/2002/8247

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2002/8247
20, Valley Crescent, Wokingham, Berks.
Proposed single storey side extension to dwelling and new pitched roof to existing 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 **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8247**
20, Valley Crescent, Wokingham, Berks.
Proposed single storey side extension to dwelling and new pitched roof to existing 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 Malvern

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

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

Tel: (0118) 974 6446

Date: 07 January 2003

My ref: F/2002/8247

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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20, Valley Crescent, Wokingham, Berks.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8247**
20, Valley Crescent, Wokingham, Berks.
Proposed single storey side extension to dwelling and new pitched roof to existing 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 Eke

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

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

Tel: (0118) 974 6446

Date: 07 January 2003

My ref: F/2002/8247

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

Dear Councillor

Application Number: F/2002/8247
20, Valley Crescent, Wokingham, Berks.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8247**
20, Valley Crescent, Wokingham, Berks.
Proposed single storey side extension to dwelling and new pitched roof to existing 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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/8247

Proposal:
Proposed single storey side extension to dwelling and new pitched roof to existing garage.

Location:
20, Valley Crescent, Wokingham, Berks.

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/2002/8247 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2003. 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

07 January 2003

Environmental Services

For office use only.
Application number: 24.DEC.2002 8247

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.

WOKINGHAM DISTRICT COUNCIL

24 DEC 2002

8247

1	Your name	MISS. V. GIVAN
	Address and postcode	20 VALLEY CRESCENT EMMBROOK, WOKINGHAM BERKS RG41 1NP
	Phone number	9782757
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION & 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.	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: NO CHANGE	Proposed:
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MISS. V. GIVAN

Date 23/12/2002

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

20, VALLEY CRESCENT

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/118/58			BUCKWYN REG. DEV.	10.7.58 C			
B/37/61			Lamp Dwelling	26/10/61 C			
F/2002/8247			S/St S. ext + new pitched roof to gar (MISS GIVAN)				