left card 30/5 12pm

APPLICATION NO:
F/2000/1267

LOCATION:
2 Fullbrook Close, Wokingham.

APPLICANT:
Mr Jeffery C/O Romar Building Design

PROPOSAL:
Proposed two storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **28/05/2000**
28 Day members exp : 01/06/2000 .
APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Jeffery
C/O Romar Building Design
67 Lowther Road
Emmbrook
Wokingham
Berks
RG41 1JB

Application Number: F/2000/1267

Parish: **WOKINGHAM**

Location: **2, Fullbrook Close, Wokingham.**

Proposal: **Proposed two storey rear 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The dressing room window in the east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. The en-suite window in the south elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 08/06/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1267

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr M Jeffery
c/o Romar Building Design
67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JB

Dear Sirs

PLANNING PERMISSION 2000/1267
SITE: 2 FULLBROOK CLOSE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1267 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Natalie Brown
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1267	NB
BUILDING CONTROL NUMBER	FP 2000/0801 Howard	
~~APPLICANT~~/AGENT	Romer.	
ADDRESS OF SITE	2. Fullbrook Close WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	ROM/001/01	ROM/001/01
ELEVATIONS	ROM/001/02	ROM/001/02
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/6/00	

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 : Natalie Brown

Application Number : F/2000/1267

Applicant : Mr Jeffery C/O Romar Building Design.

Location : 2, Fullbrook Close, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 5/6/2000

Date Registered : 14/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :

Wokingham TC: 22/5 - no objections

highways - conditions (22/5)

neighbours/ow: none received

Planning Issues : (ID'd sett)

1) impact upon neighbouring props
2) —— " —— St. scene
3) —— " —— highway safety

Application Number: F/2000/1267

Appraisal :

Development: 2 storey rear extn to dwelling
Current rear elev → gff extends 1.6m beyond the main 2storey building line for the width of the garage/kitchen (9.5m).
The proposed 2 storey extn would project a further 3.05m beyond the current single storey building line of the kitchen/garage & will be the full width of the rear of house (ie) including the dining room/kitchen/garage) ie/ 13m width. It will match eaves/ridge height of the main dwelling (4.6m/8m respectively) (NB: The proposed 2 storey element would only be that of the main dwelling ie/ not above the proposed utility room at the rear of garage, so the 2 storey element would be 7.7m & proposed 2 storey element 13m width).
The rear (south) elevation would mirror the existing in design.

1) Impact upon neighbouring properties:-
See app 1m from Nº 1 (Nº 1 is app 1.5-2m from the boundary).
Nº 1 extends app 3m beyond the existing rear line of Nº 2 - a 2 storey gable side faces Nº 2. ∴ The proposed 2s. element at Nº 2 would match the rear building line of Nº 1. However the 2. storey proposed element would be app 6m from the boundary with Nº 1 Nº 1 has There would be a window (dressing room window facing Nº 1 conditioned to be ob. glazed).
Nº 3 wouldn't be affected by the proposed extn (no change to North elevation from Nº 3).
It is considered that there would be no detrimental impact to neighbouring properties.

2) Impact to street scene.
The front (north) elev will remain unchanged.
Materials will match existing ∴ no detrimental impact

3) Impact upon highway safety.
5 bedrooms proposed ∴ 4 parking spaces.
Dwelling has a double garage & 2 spaces on driveway.
This has been conditioned to remain

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

Application Number F/2000/1267
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORK.
3	SC33	SR06	Parking + garaging
4	SC20	SR24	DRESSING ROOM / EAST ELEVATION
5	SC20	SR24	EN-SUITE / SOUTH ELEVATION.

John Mairs
8/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Fullbrook Close Wokingham.

APPLICATION NUMBER: F/2000/1267

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on garage door (area hoarding standing surrounding - can't see on street).

2. DESCRIPTION OF SURROUNDINGS

Residential - Detached. Large rear gardens.

3. DESCRIPTION OF SITE/BUILDING

existing conservatory (side) patio area at rear & lawn.

Nº 1: 2s. side of dwelling (gable end) extends approx 3m beyond existing rear b'line of Nº 2. (both dwellings set away from boundary)

2s. element to be width of existing at rear (not inc. conservatory) single storey rear → approx 1.5-2m from main r. b'line.

2s. elem to be above & beyond this

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Double garage & 2 spaces in front of ⇒ 4

LEVELS

BOUNDARY TREATMENT 1.8m fencing with Nº 1.
1.8m fencing at rear & sides.

OTHERS Some trees at side.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 APR 2000	
Officer: NAB	Application No. F/2000/1267

Map No. 61 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 2 FULLBROOK CLOSE

Parish: WOKINGHAM Ward: Emmbrook
U.S. 2000.

Applicant: MR JEFFERY

Fee Received 95-00 Required ..... Additional ..... Refund .....
(10)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps

.....

.....

NEIGHBOURS:

S/N + 1+3 Fullbrooks Close ✓

.....

.....

.....

.....

.....

.....

.....

.....

Received by Wokingham District Council

Application No: F/2000/1267

Proposal:
Proposed two storey rear extension to dwelling

Location:
2, Fullbrook 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/05/2000. 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

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

Tel: (0118) 974 6492

Date: **04 May 2000**

My ref: F/2000/1267

CONFIDENTIAL

Councillor Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/1267
2, Fullbrook Close, , Wokingham.
Proposed two storey rear extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1267**
2, Fullbrook Close, , Wokingham.
Proposed two storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Whyte

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

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

Tel: (0118) 974 6492

Date: **04 May 2000**

My ref: F/2000/1267

CONFIDENTIAL

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/2000/1267
2, Fullbrook Close, , Wokingham.
Proposed two storey rear extension to dwelling

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1267**
2, Fullbrook Close, , Wokingham.
Proposed two storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	
POL	
DC	
APP	
CS	
22 MAY 2000	
COPIES TO:	ACK:
	FILE:

Case officer: Natalie Brown

Application Number: F/2000/1267

Proposal: Proposed two storey rear extension to dwelling

Site Address: 2 Fullbrook Close, Wokingham.

Applicant: Mr Jeffery C/O Romar Building Design

Your observations are required in respect of this application by **28/05/2000**

No objections

SIGNED: _____ **DATE:** 19/05/00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 04 May 2000

Application Number: F/2000/1267

Proposal: Proposed two storey rear extension to dwelling

Parish: WOKINGHAM TOWN

Site Address:
2, Fullbrook Close, , Wokingham.

Applicant:
Mr Jeffery C/O Romar Building Design.

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).

Condition

SC 23 - Parking - insert "Parking + garaging"

SR 06

Signed: _____ 10.5.00 **Print name:** SIN ANTON

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 (0118) 9778763.

14.APR.2000* 1267

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. M. Jeffery
	ADDRESS	2, Fullbrook Close
		Emmbrook Wokingham
		Berks.
	POST CODE	RG41 1QZ Tel. No. 9890421
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 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	2, Fullbrook Close
		Emmbrook
		Wokingham Berks.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Two storey rear extension

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 — All to match existing

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.

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. M. Jeffery

DATE 06.04.00.

ADDRESS 2 FULLBROOK CLOSE PARISH WOKINGHAM

PLOT No. 65 ORD. SHEET No. SU 8070 61

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13168	Mrs Gale	o/l Res Dev't	2.5.80	N/A REF
19476	W. S. Tny	det. hse & gar.	30.6.83	N/A C/A
BR 21477	"	"	3.11.83	APP N/A

DATE OF COMPLETION

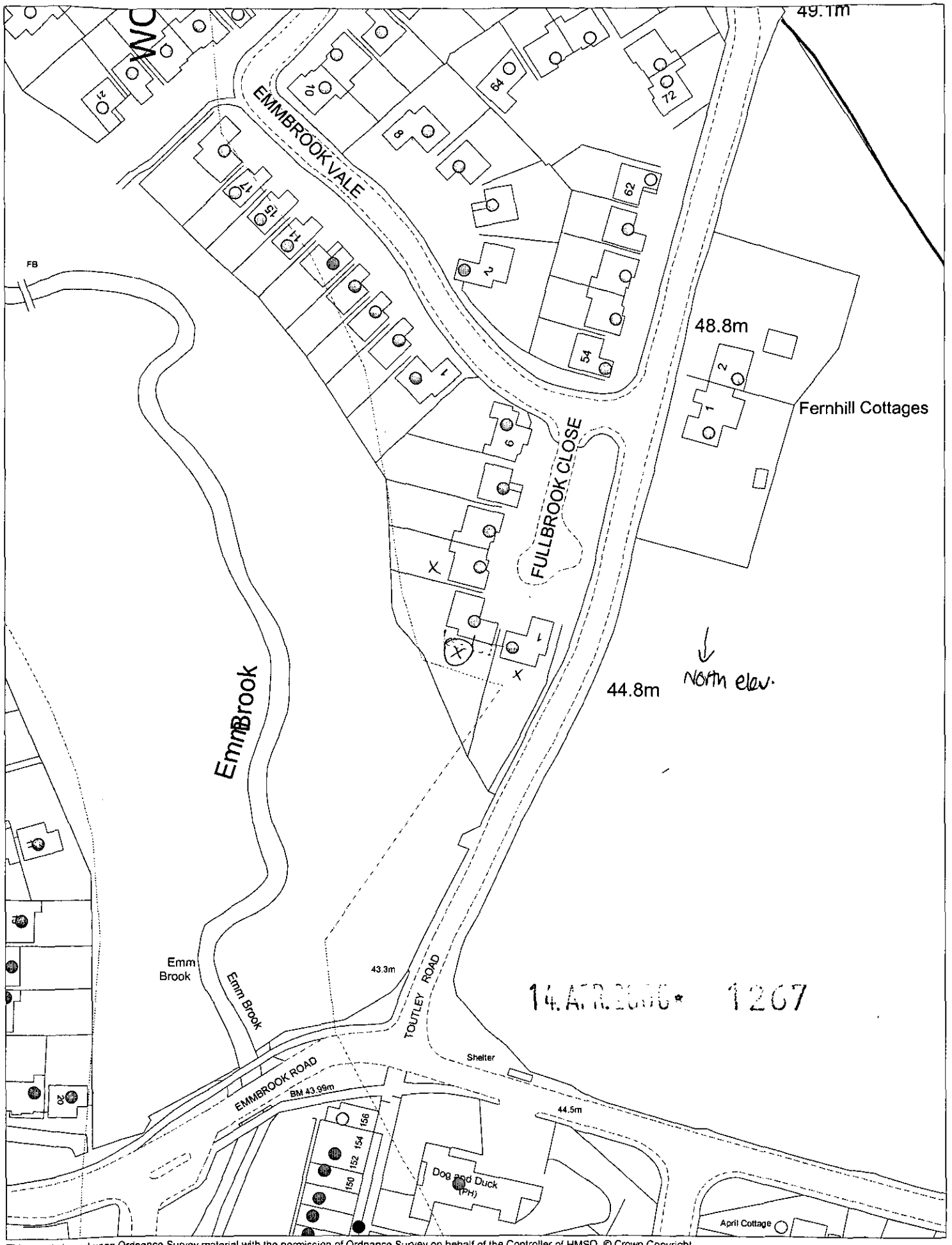
MINISTRY DECISION 13168 Appeal allowed 12.8.87

SPECIAL ORDERS

DRAINAGE

091074

14.APR.2000* 1267



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.

27 April 2000

Scale: 1 : 1250