SOUTHPORT U.K.
LONDON OFFICE
:X SYSTEMS LTD

APPLICATION NO:
F/2000/1182

LOCATION:
212 London Road, Wokingham.

APPLICANT:
Mr G Block C/O Izod Design

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **02/06/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Block
C/O Izod Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Application Number: F/2000/1182

Parish: **WOKINGHAM**

Location: **212, London Road, 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 works 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, garaging and turning 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the east elevation facing 214 Reading Road.

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. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 02/06/2000

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: 27 April 2001
My ref: NB/MLT/F/2000/1182

Mr L. Ferrar
212 London Road
Wokingham
Berks
RG40 1SW

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 Mr Ferrar,

APPLICATION: F/2000/1182 – TWO STOREY REAR EXTENSION
SITE: 212 LONDON ROAD, WOKINGHAM

I refer to your telephone conversation with Natalie Brown on 23 April 2001 with reference to the above planning application.

The outline of the existing building must be treated as having been provided for illustrative purposes only. I can confirm that provided the extensions are built in accordance with the approved plans (drawing 2658-1) i.e. with a ridge height of 6.5m, you would not be in breach of the approved plans.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 March 2001
My ref: NB/JRM/F/2000/1182

Mr L. Ferrar
212 London Road
Wokingham
Berks
RG40 1SW

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 Mr Ferrar,

APPLICATION: F/2000/1182 – TWO STOREY REAR EXTENSION
SITE: 212 LONDON ROAD, WOKINGHAM

I refer to your letter and drawing (LF20018) received on the 23 March 2001 with reference to the above application, outlining a change to the front dormer window.

Provided that the proposed changes to the dormer would not result in any increase of length, width and height of the previously approved dormer, your proposed change would be treated as a minor amendment to above consent. Therefore, a new planning application is not required.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

212 LONDON ROAD
WOKINGHAM
BERKSHIRE
RG40 1SW
20th March 2001
(0118) 962 7479

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPT
(APP N°: F/2000/1182) NB

41625

COPIES TO:

Reply Req

Dear Sir/Madam,

Please find attatched the drawing N° LF2001B which is an amedment drawing in relation to the approved planning application on the above address (application N° F/2000/1182).

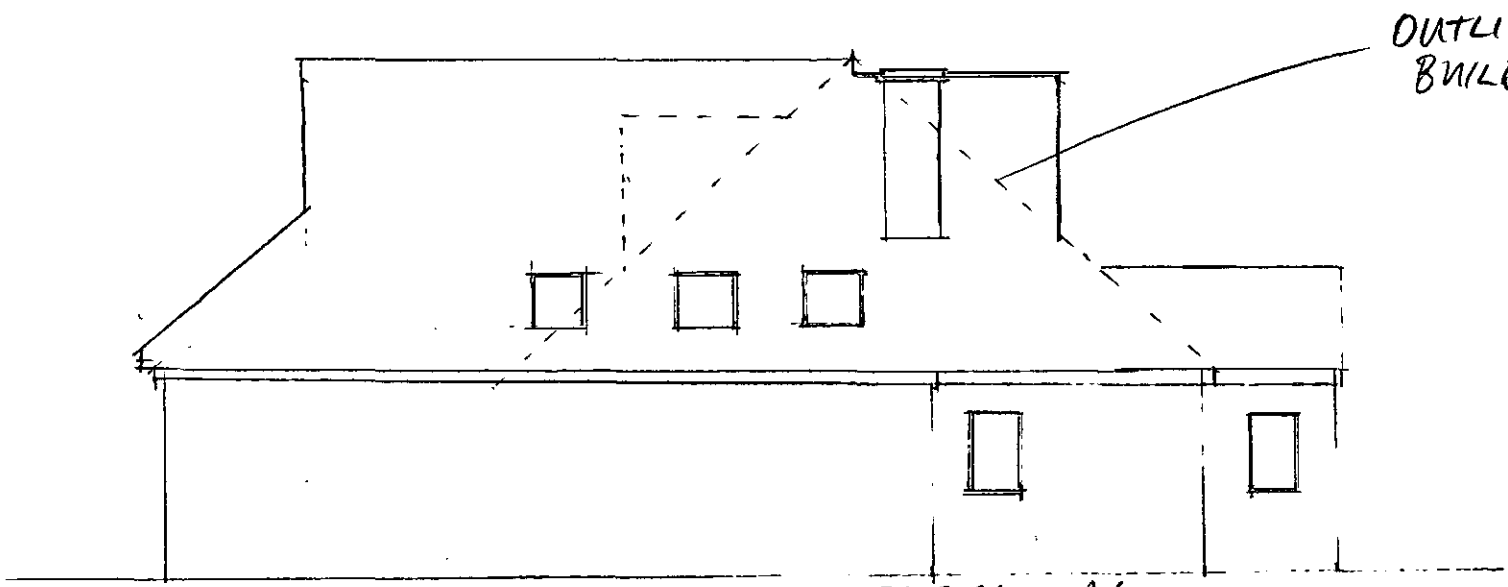
The changes relate to the front elevation 1st Floor Dormer window, as you can see from the drawing there is no proposed increase in floor area, and the west elevation will remain the same although a slight reduction in ridge height for the dormer.

I look forward to your response.

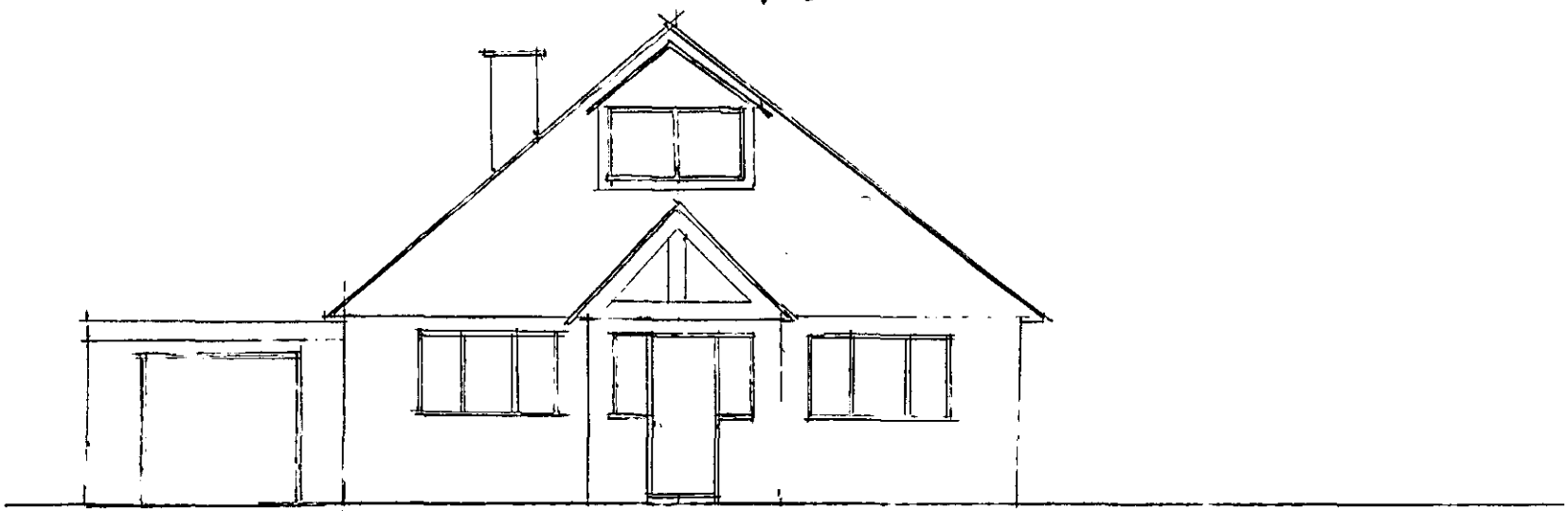
Many thanks

Luke Ferrar

(LUKE FERRAR)



WEST ELEVATION



SOUTH ELEVATION

APPLICATION NO:
F/2000/1182

DRWG NO: LF2001B

DATE: 20/03/01

212 LONDON ROAD
WOKINGHAM BERKS
RG40 1SN

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1182	NB
BUILDING CONTROL NUMBER.	FP 2001/1824	Howard
~~APPLICANT~~/AGENT	Mr G. Scott	
ADDRESS OF SITE	212 London Road CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	~~drawing~~	✓
ELEVATIONS	drawing 2658/1	drawing 2658/1
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	12/6/01	

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	

Applicationo	Name & Address
F/2000/1182	Mr A Williams 214 London Road Wokingham Berks RG40 1SW

App approved,
sent 08/06/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

358/76

Start date:	27 APR 2000
Officer: NAB	Application No. F/2000/1182.

Map No. ..... Site ..0.06...

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: 212 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys

19.4.2000

Applicant: MR G BLOCK

Fee Received 95-00 (1) 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? ✓	19.4.	
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 : 19.4.2000 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+ 210, 214, 197, 199 London Road, Wokingham
44, 46, 48 Harmar Close

Received by Wokingham District Council

Application No: F/2000/1182

Proposal:
Proposed two storey rear extension to dwelling.

Location:
212, London 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. 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 13/05/2000. 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: **19 April 2000**

My ref: F/2000/1182

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1182
212, London Road, , 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/2000/1182**
212, London Road, , 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 Robertson

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1182

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2000/1182
212, London Road, , 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/2000/1182**
212, London Road, , 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 Edwards

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1182

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/1182
212, London Road, , 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/2000/1182**
212, London Road, , 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 Brown

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

HIGHWAYS CONSULTATION SHEET 9/5/2000.

Additional parking plan received - comments requested please!

From: Natalie Brown

Date: 19 April 2000

Application Number: F/2000/1182

Proposal: Proposed two storey rear extension to dwelling.

Site Address:
212, London Road, , Wokingham.

Applicant:
Mr G Block C/O Izod 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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING & TURNING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE:-

2.5 x 5m (INTERNAL) - GARAGE

2.4 x 5.5m - IN FRONT OF GARAGE DOORS

2.4 x 4.8m - ELSEWHERE ON DRIVEWAY.

ADDITIONAL PLANS SUBMITTED:-

CONDITION

SC23 - Parking - insert 'Parking, garaging + turning'
SR06

Signed: N.S-Trotter **Print name:** N TROTTER

26-4-00

27.5.00

PLA...
POL
APP
CS
18 M... 2...
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1182

Proposal: Proposed two storey rear extension to dwelling.

Site Address: 212, London Road, Wokingham.

Applicant: Mr G Block C/O Izod Design

Your observations are required in respect of this application by **13/05/2000**

No objections

SIGNED: _____ **DATE:** 11/05/00

CLERK TO Wokingham Town Council

Recd 11.30AM 26.4.00

Izod DESIGN

Chartered Architects
Landscape Consultants

PLANNING SERVICES 2875
POL
DC NB
APP
CS
21 APR 2000
COPIES TO:
ACR:
FILE:

KPI/em/2658
26 April 2000

Wokingham District Council
Environmental Services / Planning
P.O Box 157
Shute End
Wokingham
RG40 1WR

Attention of Natalie Brown
Planning Department

Dear Sirs

212 LONDON ROAD WOKINGHAM
Application F/2000/1182

Thank you for your letter of 19 April 2000 regarding the above.

I enclose six copies of drawing 2658/2A, which indicates the parking arrangements as requested.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

By hand 6/4/00

Izod DESIGN

Chartered Architects
Landscape Consultants

07. APR. 2000 * 1182

KPI/em/2658
5 April 2000

Wokingham District Council
Environmental Services / Planning
P.O Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

212 LONDON ROAD WOKINGHAM
Proposed extension

I enclose the formal application for Planning Consent for the proposed extension to the residential property at the above. The following documentation is attached in support.

1. Six copies of the application form.

2. Six copies of drawing 2658/1.

3. Six copies of the Site and Location Plan 2658/2.

A cheque for £95.00 being the statutory application fee.

You will note that the existing chalet bungalow includes accommodation at first floor level and the proposed extensions are contained within the line of the existing rear wall of the property.

I now await your formal notification of registration and the Planning Notice.

Yours faithfully

PETER IZOD RIBA

Izod Design Limited
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Registered in England Number 2991902

212 LONDON ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
	8826X	25.4.72			13.6.72		
B/R/98/72		26.4.72	Alterations and additions to give ~~third bedroom, and re-build~~ garage and utilityroom.	8.6.72C			
B/O/65/72		12.7.72	Proposed semi-detached house (B/R/98/72 refers)	19.10.72 Refusal			
28504			S/St. Lt. (Mr. Booth)	7.8.79 A			

Environmental Services

For office use only.
Application number: 07.APR.2000* 1182

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 GRAEME BLOCK
	Address and postcode	212 LONDON ROAD WOKINGHAM RG40 1SW
	Phone number	0118 979 3601
	Agent's Name	IZOD DESIGN
	Address and postcode	14 MILTON ROAD WOKINGHAM RG40 1DB
	Phone number	0118 977 0075
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.	212 LONDON ROAD WOKINGHAM RG40 1SW SITE AREA : 0.079 Ha (790 M²)
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION TO EXISTING CHALET BUNGALOW
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE PAINTED BRICKWORK AND RED INTERLOCKING CONCRETE ROOF TILES, ALL 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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

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

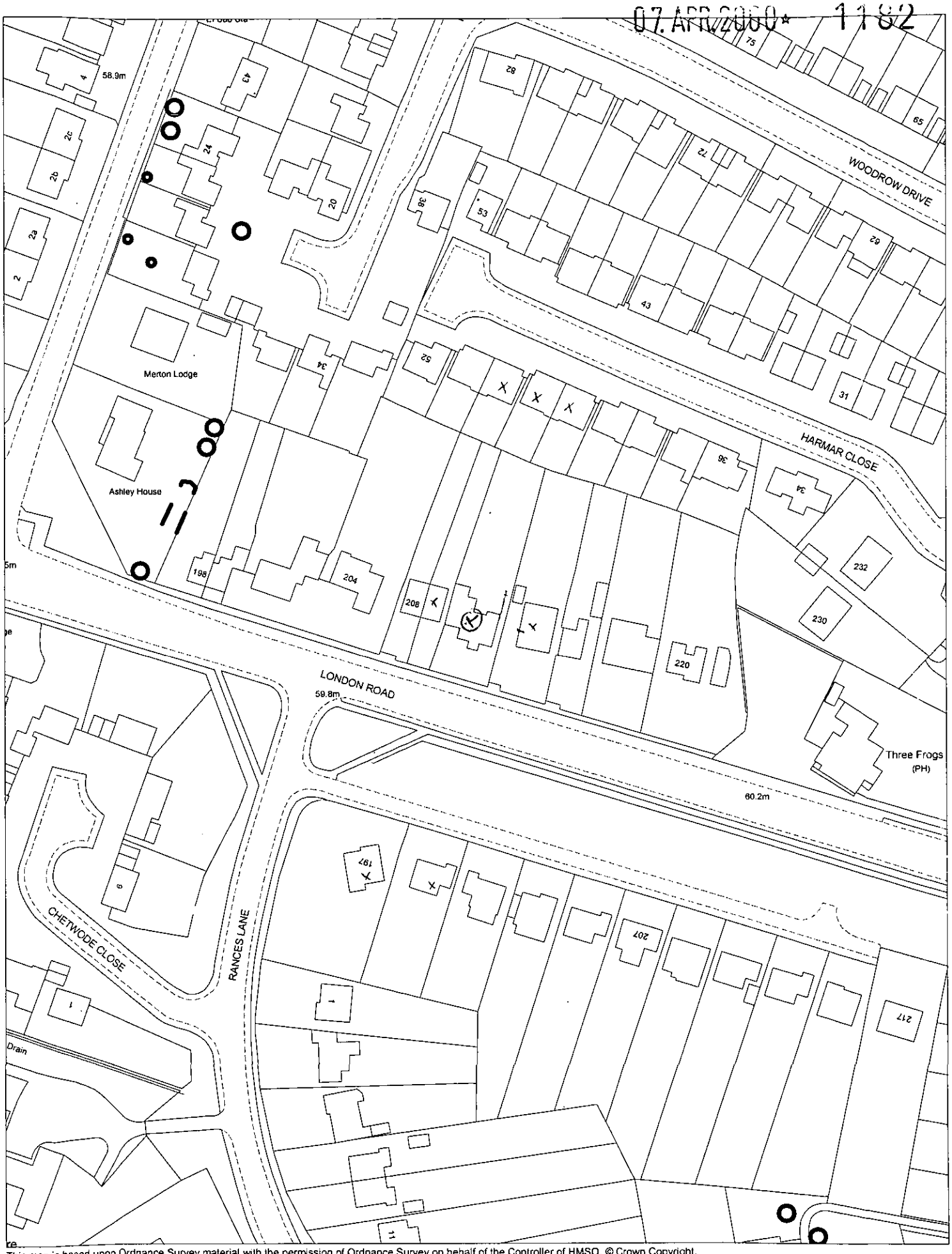
Your signature: [signature]

on behalf of MR GRAEME BUCK

Date 5 APRIL '00

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

07. APR 2000* 1182



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Development Control Section, Environmental Services, Wokingham District Council.

12 April 2000

Scale: 1 : 1250

N
W E
S