6/9

APPLICATION NO:
F/2002/6909

LOCATION:
6 Perkins Way, Wokingham.

APPLICANT:
Mr/Mrs Davey C/O Bauhaus Architectural Consultants

PROPOSAL:
Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.

EARLIEST DATE FOR DECISION: **02/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/10/2002

APPROVED

CASE OFFICER: Louise Smith

D3 846

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Davey
C/O Bauhaus Architectural Consultants
78 Carleton Road
Pontefract
West Yorks
WF8 3NF

Application Number: F/2002/6909

Parish: **WOKINGHAM**

Location: **6, Perkins Way, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.**

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.

Condition
3. 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 first floor level or above in the east elevation of the side extension hereby permitted except for any which may be shown on the approved drawing(s).

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 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
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

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

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plan number PD 2026:3B, showing first floor side extension set in 1 metre from party wall and does not approve the proposals as originally submitted.

Informative
2. 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, STV1, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/10/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6909

Applicant : Mr/Mrs Davey C/O Bauhaus Architectural Consultants.

Location : 6, Perkins Way, , Wokingham.
Proposal : Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 26/8/2

Date Registered : 06/08/2002

Earliest Date for Decision : 02/09/2002

Latest Consultation Date/Site Notice Expiry Date : 02/09/2002

This application will have expired on: 01/10/2002. 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 :
No 8 Perkins Way - object - (overbearing, loss of light, out of character, insufficient parking.

Planning Issues :
Identified Settlement
Impact on Street Scene
" " Neighbouring Properties
Highway Safety

Application Number: F/2002/6909 6 Perkins Way
Appraisal

Development
The site is a detached 1960's dwelling with integral side garage, situated within the identified settlement boundary of Wokingham.

This application proposes first floor side extension, front bay windows, porch and single storey rear extension.

1) Impact upon Neighbouring Properties
The first floor side extension would be sited above the integral garage and set in 1m from the party wall with reduced ridge height from the roofline of the original dwelling. There would be a blind wall in the side elevation facing No. 8 and there is sufficient distance to properties at the front and rear to prevent significant overlooking.

No. 8 Perkins way is sited to the north east of the dwelling on c.0.4m lower ground. The garages of these neighbouring properties share a party wall. There is a first floor window to a habitable room in the side elevation of No. 8 facing the proposed development, a distance of 4.4m away. The development would breach the 25 degree angle with respect to this window. However, given that this room is served by two windows (the other being located to the north elevation) it is not considered that there would be no significant loss of light to the room. It is appreciated that there would be a of loss of sunlight, however, the room would still receive natural daylight from the other window. Given the distance of the extension to this room and the fact that the room is served by another window to the north elevation, it is not considered that the extension would be overbearing. The extension would only project 1.4m forward of the garage of No.8.

The single storey rear extension would project 5.5m to the rear of the dwelling. It is located a sufficient distance from No.8 Perkins Way so as not to provoke any adverse impacts. The extension would be set 2m from No.4 (which is set on c.0.4m higher land) separated by the 2m high close-boarded side boundary fencing. The development would project 3.9m beyond the rear wall of this neighbour. However, due to the scale design and siting of this extension it is not considered to be overbearing, result in loss of light or overlooking.

Due to the scale, design and siting of the bay windows and porch, no adverse impacts are considered for neighbouring properties.

2) Impact upon the Character of the Area
The proposed extensions would significantly alter the external appearance of this 1960's dwelling. However, as Perkins Way supports a variety of dwelling types (2/s and bungalows) it is not considered to detract from the character and

amenity of the street scene. The reduced ridge height of the first floor side extension would ensure the subservience of this feature to the main dwelling.

3) Highways and Parking

There would be sufficient on-site parking for 3 vehicles. The area of hardstanding would need to be increased to accomodate the parking, however a significant area of front garden would be retained. Furthermore, No 8 has a vast area of front hardstanding and therefore the current proposal is not considered out-of-character with the streetscene.

Approved ✓ **Refused**

Application Number F/2002/6909
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	first floor level or above of the east
			elevation of the first fl. side ext.
4	C049	R049	
5	C122	R122	

Informative for approvals

N16	~~[illegible]~~ N02-Revised Plan : PD2026:3B showing first floor side extension set in 1m from party wall
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 STV1 ST3 ST5	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6	
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1	
MINERALS LOCAL PLAN POLICIES:	

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

Date: 21/10/02

No 8 has large % front gdn as hardstanding. more than proposed at No 6.

Road does not appear restricted for parking.

RECORD OF SITE VISIT

SITE ADDRESS: 6 Perkins Way Wokingham.

APPLICATION NUMBER: F/2002/6909

OFFICER: Louise Smith

DATE OF SITE VISIT: 26/8

1 SITE/STATUTORY NOTICE DISPLAYED ? —

2. DESCRIPTION OF SURROUNDINGS

Res rd – detached dwellings. Mix of dwelling types 2/s + bungalows open plan estate.

Bulky dormers in street scene

3. DESCRIPTION OF SITE/BUILDING

Detached 2/s dwelling. integral flat roofed side gge.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING

LEVELS c. 0·4m higher land than No. 8.

BOUNDARY TREATMENT Not – c. 0·4m higher. with 2m high fence. 6ft – 2m high fencing - rear also.

OTHERS

No 5 - first floor side ext - catslide roof + dormer

No 8 - 2/s rear extension.

Date: 01 October 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6909

Location: 6, Perkins Way, Wokingham.

Proposal: Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.

Applicant: Mr/Mrs Davey C/O Bauhaus Architectural Consultants.

Case Officer: Louise Smith

The new plans show the following: Width of first floor extension reduced and car parking plan. Drawing no: PD 2026:3B.

Comments are required by 11/10/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

~~FOR INFO ONLY~~

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/6909 Date Rec. 25/9/2

Location: 6 Perkins Way

Parish: Wokingham

Applicant: Mr/Mrs Davey

Description of attached plans: Revised plan to show width of first floor extension reduced and car parking plan.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: as previous

Date for Responses ~~30/9/2~~ ~~[illegible]~~ 10 Days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER LS

Consultations Sent by Admin. on 01.10.95.

Yellow - Case Officer Copy
Green - Part One Copy

BAUHAUS ARCHITECTURAL CONSULTANTS
78, Carleton Road,
Pontefract,
WF8 3NF
tel/fax 01977 799903 mobile 07966452713

WITH COMPLIMENTS

PLAN: 61439
DC: LS
25 SEP 2002
COPIES TO
ACK:
FILE:

F.A.O. LOUISE SMITH

APPLICATION NO: F/2002/6909 - 6 PERKINS WAY, WOKINGHAM.

PLEASE FIND ENCLOSED TWO COPIES OF OUR AMENDED DRWG SHOWING THE F.F. EXTENSION TO THE SIDE REDUCED IN WIDTH AND FORMING ONLY ONE EXTRA BEDROOM

ALSO INCLUDED ARE PROVISIONS FOR THREE PARKING SPACES INC. THE GARAGE SPACE.

REVISED PLAN
6909

Regards Gary Crossfield

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6909. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TRS
DC	ENF
APP	
CS	
22 AUG 2002	
COPIES TO	ACK 22/8

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6909

YOUR NAME: Mr. & Mrs. D.R. Johnson

YOUR ADDRESS: (if these details are incorrect please amend)
8 PERKINS WAY
WOKINGHAM
BERKSHIRE
RG412TN

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
our main objection is the extremly large overbearing extension above the garage - we have asked for Professional advice on the Proposed Plans, regarding the fact that the extension is NOT ~~Staggered~~ Staggered, but flush to our garage and the front & back of number 6 Perkins Way.
It will have a huge impact on the front view and severly change the outlook at the side of our house, almost making the two houses Semi-detatched, thus devaluing the Property.

Continue over the page if more room required

P.t.o

it will also have some considerable effect on the light in the bedroom and bathroom hall stairs & landing Etc.

If this goes ahead it will be a five bedroom house,
There is insufficient Parking for a 5 Bed, only 1 garage and one space, there should be garage and Three spaces.
They may not be able to achieve this with the Porch 7.2 Metres wide x 4.8 Metres long.
The existing garage will not support new structure, This will Mean Encroachment over boundry,
The conservatory projection is excessive,
This is a building not a Conservatory - definition 75% Glazed roof - this is tiled.
If this extension is to be allowed, May we Suggest a dorma style similar to no. 5 Perkins way, 1 bed not two, More in keeping with the style of Perkins way.

Many thanks for your time

P & J Johnson (Mrs)

Application Number : F/2002/6909	Map No : 45B
Case Officer : LS	Site Area : 0.04
Valid Date : 06 AUG 2002	Received Date: 20/06/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory. rear bay windows + front porch. ✓

Location : 6, Perkins Way, , Wokingham.

Parish : WK **Ward : EMM**

Applicant : Mr/Mrs Davey C/O Bauhaus Architectural Consultants.

Fee Required: £110 **Fee Received: £110** (5)

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	other side elevation + bay window ~~[illegible]~~ + porch.	10/7	6/8
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	check for encroachment - side extension looks like encroaching.	10/7	✓ 6/8
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

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

NEIGHBOURS

S/N + see app.....

.....

.....

OTHERS

No pre-apps.....

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6463

Date: 09 August 2002

My ref: F/2002/6909

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/2002/6909
6, Perkins Way, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6909**
6, Perkins Way, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.
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**********

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

Tel: (0118) 974 6463

Date: 09 August 2002

My ref: F/2002/6909

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

Dear Councillor

Application Number: F/2002/6909
6, Perkins Way, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6909**
6, Perkins Way, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.
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 6463

Date: 09 August 2002

My ref: F/2002/6909

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/2002/6909
6, Perkins Way, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6909**
6, Perkins Way, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.
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**********

Received by Wokingham District Council

Application No: F/2002/6909

Proposal:
Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory, front bay windows and front porch.

Location:
6, Perkins Way, , 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/2002/6909 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 02/09/2002. 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.

Trevor Watson
Development Control Manager

09 August 2002

Organisation_Name	Building_Name	address1	Postcode
		21MEADOW ROADWOKINGHAM	RG412TE
		23MEADOW ROADWOKINGHAM	RG412TE
		25MEADOW ROADWOKINGHAM	RG412TE
		3PERKINS WAYWOKINGHAM	RG412TN
		4PERKINS WAYWOKINGHAM	RG412TN
		5PERKINS WAYWOKINGHAM	RG412TN
		6PERKINS WAYWOKINGHAM	RG412TN
		7PERKINS WAYWOKINGHAM	RG412TN
		8PERKINS WAYWOKINGHAM	RG412TN

Neighbour consultation list F/2002/6909

06.AUG.2002 6909

Tel. (0118) 974 6429 or 6433

Date: 10 July 2002

Your Ref:

My Ref: F/2002/6909

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs Davey
C/O Bauhaus Architectural Consultants
78
Carleton Road
Pontefract
West Yorks
RG41 2TN

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 Sir/Madam

Reference Number: 2002/6909

Site Address: 6, Perkins Way, , Wokingham.

Proposal: Proposed first floor side extension to dwelling plus single storey rear extension to form conservatory , front bay windows and front porch.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of the other side elevation of the conservatory , bay windows and side door in conservatory. Plus other side of porch.

Is any encroachment intended on no 8 Perkins Way? If so fill in certificate B of Section 66 and serve notice.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

06.AUG.2002 6909

COPY

Our ref : GC/2026
Your ref :

date : 01 August 2002

Occupier of address
8, Perkins Way
Wokingham
Berkshire
RG41 2TN

To whom it may concern,

RE: 6, Perkins Way, Wokingham. Proposed First Floor Side Extension To Dwelling Plus Single Storey Rear Extension To Form Conservatory, Front Bay Windows & Front Porch.

Please accept this letter as notice that Mr & Mrs Davey of the above address have submitted a planning application, Reference Number 2002/6909 to Wokingham Planning Services to carry out works as described above, which will involve works to the garage party wall.

We are obliged under the Party Walls Act 1996 to notify yourselves of our clients intention.

A copy of the plans are with Mr & Mrs Davey if you wish to view the extent to which the works affect the party wall. Alternatively the plans are available for viewing at the local planning department.

Please do not hesitate to contact me if you have any queries on any of the following information.

Yours faithfully

G. Crossfield.

Environmental Services

For office use only.
Application number: 06.AUG.2002 6909

Householder planning application form

06 AUG 2002

WOKINGHAM DISTRICT COUNCIL

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 DAVEY
	Address and postcode	6, PERKINS WAY
		WOKINGHAM
		BERKSHIRE
		RG41 2TN
●	Phone number	01189783716
2	Agent's Name	BAUHAUS ARCHITECTURAL CONSULTANTS
	Address and postcode	78, CARLETON ROAD
		PONTEFRACT
		WEST YORKSHIRE
		WF8 3NF 079664 52713
	Phone number	07711 834 755 01977 799903
3	Site	6, PERKINS WAY
	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.	WOKINGHAM
		BERKS
		RG41 2TN
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION TO SIDE -
●		CONSERVATORY TO REAR
		ALTERATIONS TO EXT'G WINDOWS

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.	CONC. INTERLOCKING TILES TO MATCH EXT BRICK TO MATCH EXT'G WOODGRAIN PUC WINDOWS/FASCIA.	
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: 3	Proposed: 5
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
OCCUPIER	8, PERKINS WAY WOKINGHAM.	1 AUGUST 2002

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR & MRS DAVEY

Date 30/07/2002

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

ADDRESS 6 PERKINS WAY

PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU.8068 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/64/64 5897	MESSRS NEBBING & PIGGOTT	DETHOUSE - SEMI-DET. GARAGE	25.6.64	APP. C/A
F/2002/6909	Mr. + Mrs. Davey	1st/fl/S + S/SH/R - Conserv.		

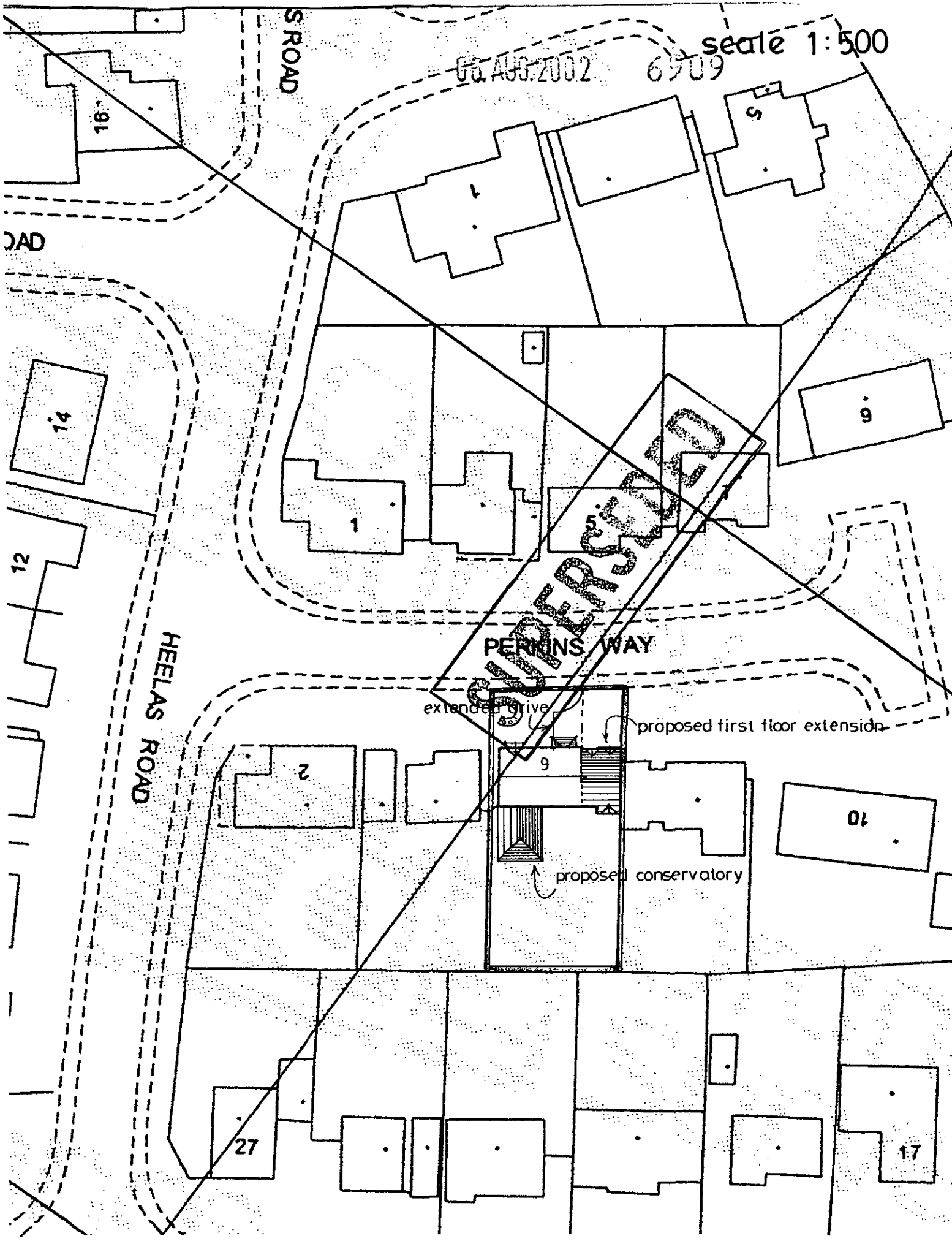
DATE OF COMPLETION

MINISTRY DECISION

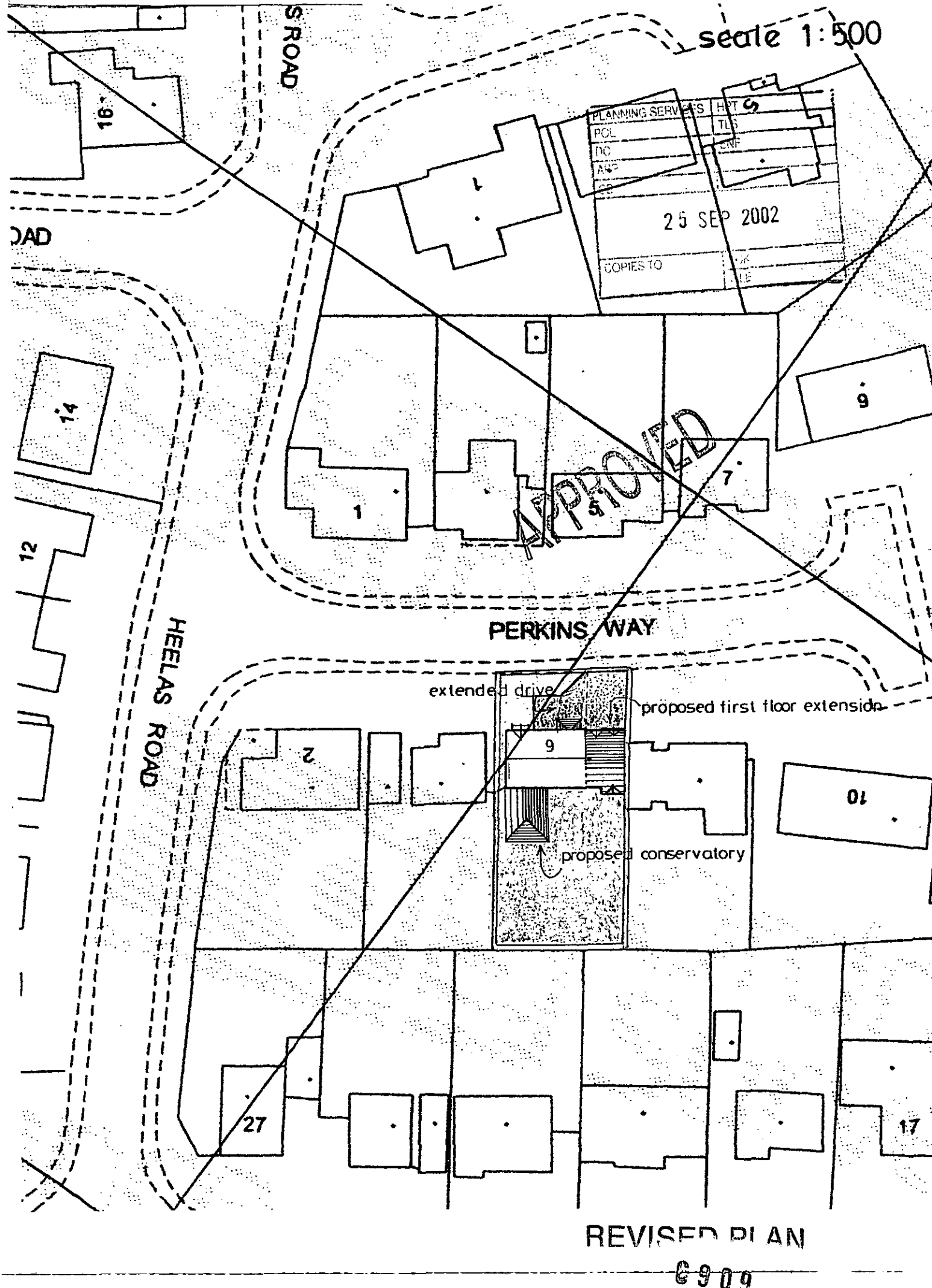
SPECIAL ORDERS

DRAINAGE

091074



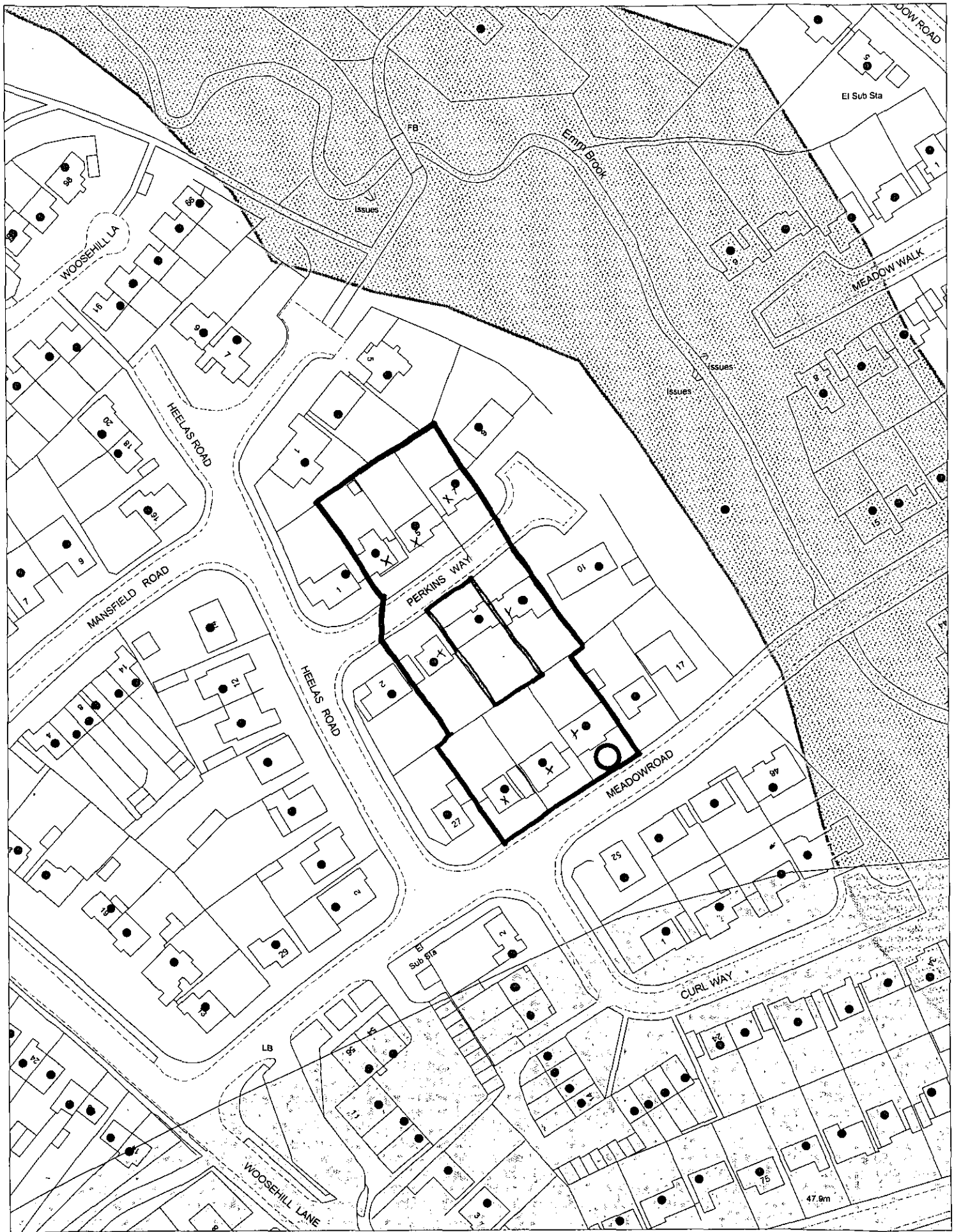
scale 1:500
06 AUG 2002 6909
S ROAD
OAD
HEELAS ROAD
PERKINS WAY
SUPERSEDED
extended drive
proposed first floor extension
proposed conservatory
16
14
12
1
5
9
2
10
27
17



REVISED PLAN

6909

06.AUG.2002 6909



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Development Control Section, Environmental Services, Wokingham District Council.

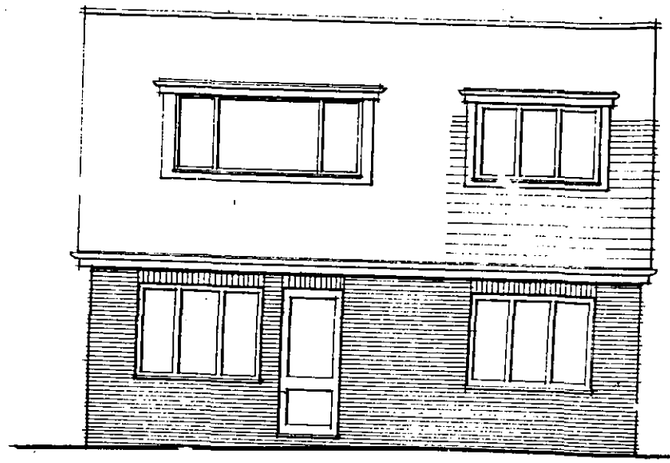
1 July 2002 Scale: 1 : 1250

N W E S

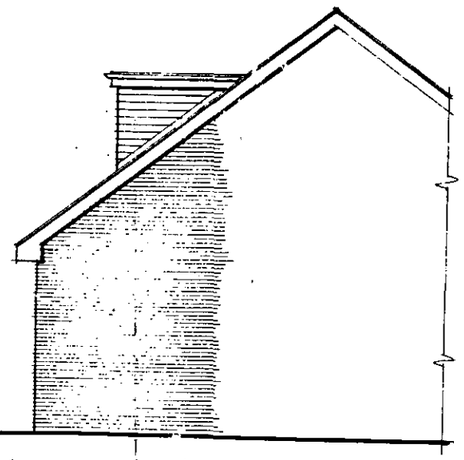
DELEGATED

32376

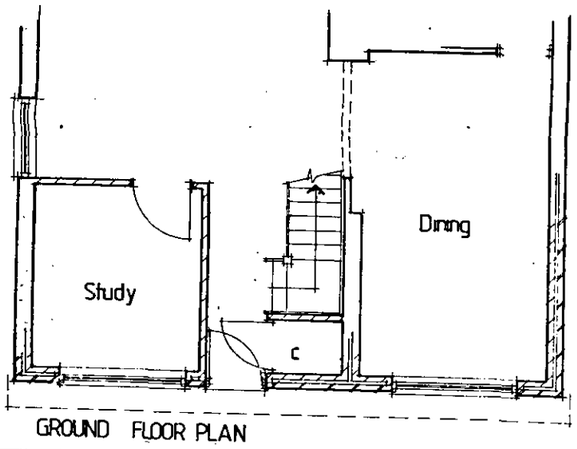
29 NOV 1988



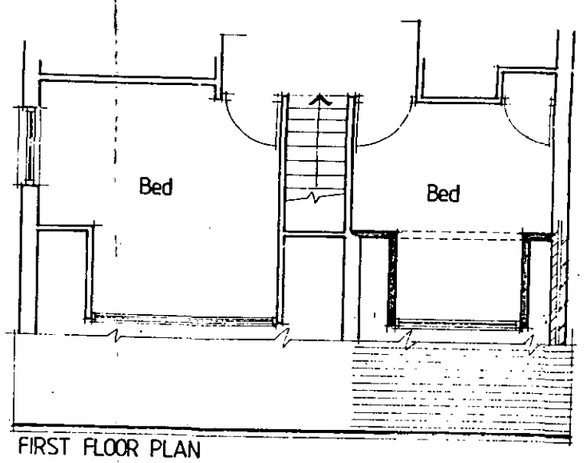
FRONT ELEVATION



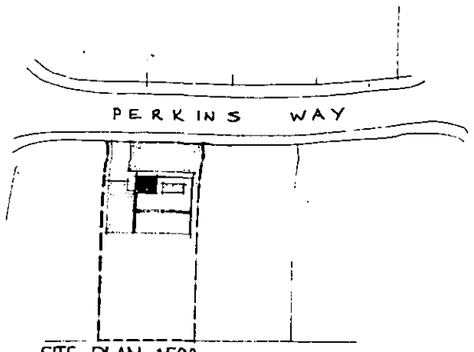
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SITE PLAN 1:500

CLIENT D. Morris esq.

JOB 4, Perkins Way, Wokingham.

DRG ALTERATIONS.

SCALE 1:50 DRAWN DATE Oct '88

88 14 002