APPLICATION NO:
F/2002/6076

LOCATION:
58 Jupiter Way, Wokingham.

APPLICANT:
Mr/Mrs A Sumner C/O The Loft Conversion C

PROPOSAL:
Proposed rear dormer extension to dwelling t form room in loft space.

EARLIEST DATE FOR DECISION: **07/04/2002**
28 day expiry, 11/4/02
APPLICATION WILL HAVE EXPIRED ON:
02/05/2002

CASE OFFICER: **Francis Leo**

29/4 REFUSED

1174
D3

Application No: F/2002/6076 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs A Sumner
C/O The Loft Conversion Co
60 Grasmere Avenue
Tilehurst
Reading
Berks
RG30 6XX

Application Number: F/2002/6076

Parish: **WOKINGHAM**

Location: **58, Jupiter Way, Wokingham.**

Proposal: **Proposed rear dormer extension to dwelling to form room in loft space.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed dormer is considered to be too large and out of proportion and is therefore detrimental to the appearance and character of the main dwelling and the character of the area when viewed from the rear and the side road. Further, because of the proximity of the surrounding properties at this section of Jupiter Way there would be overlooking on to the rear gardens of the surrounding properties detrimental to their amenities. As such the development would conflict with policy SBE2 of the South East Area Local Plan.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Informative

2. The applicant is invited to discuss a revised scheme with a view to overcoming the reason for refusal.

Anna Cronin
Head of Planning & Transportation
Date: 30/04/2002

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 : Francis Leo

Application Number : F/2002/6076

Applicant : Mr/Mrs A Sumner C/O The Loft Conversion Co.

Location : 58, Jupiter Way, , Wokingham.
Proposal : Proposed rear dormer extension to dwelling to form room in loft space.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/4/02

Date Registered : 07/03/2002

Earliest Date for Decision : 07/04/2002

Latest Consultation Date/Site Notice Expiry Date : 07/04/2002

This application will have expired on: 02/05/2002. 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 :

Highways : has requested a plan ~~for~~ showing their parking provision submitted by applicant on 22 March 02.

Planning Issues : I'd Sett.

SBE1, SBE2
WOS3, WBE1
EN1

Application Number: F/2002/6076 **Officer : Francis Leo**
58 Jupiter Way, Wokingham

Appraisal :

Development
Proposed rear dormer extension to dwelling form room in loft space.

The site is a semi-detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The properties at this section of Jupiter Way ie nos 52 - 62 are located very close together. Nos 56 and 58 are angled and from the first floor windows the rear gardens of this section of properties are clearly visible. If a roof dormer were to be permitted there would be a clearer vision of all the gardens from the dormer window detrimental to their amenities. The proposal would conflict with the South East Area Local Plan policy SBE2 which aims to resist development that is inappropriate in terms of its relationships with adjoining sites and buildings.

Impact upon the character of the area
The proposed dormer is 6.3m in width and 1.9m in height. The top of the dormer is almost at the top of the ridge of the main building. Because of its size and height the dormer would be out of proportion to the main roof and appear massive, hence it is detrimental to the character and appearance of the existing building and the area.

To be acceptable there should be no dormer, instead roof lights could be provided. The pitch of the existing roof is high enough to accommodate a loft room without a dormer although at the point where head room would be available it would measure only 2m approximately to the full width of the property ie.6.25m. It could still provide a reasonably large room for a loft area.

Recommendation : approval ☐ **Refusal** ☑

Application Number: F/2002/6076

Appraisal :

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

Application Number F/2002/6076
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Reason for refusal

The proposed dormer is considered to be too large and out of proportion and is therefore detrimental to the appearance and character of the main dwelling and the character of the area when viewed from the rear and the side road. Further because of the closeness of the surrounding properties at this section of Jupiter Way there would be overlooking on to the rear gardens of the surrounding properties detrimental to their amenities. As such the development would conflict with policy SBE2 of the South East Area Local Plan.

Informative for approvals

N16

(1) ~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

(2) The applicant is invited to discuss a revised scheme with a view to overcoming the reason for refusal, to a possible approval.

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature] (Development Control Manager)

Date: 30.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 58 Jupiter Way
Wokingham.

APPLICATION NUMBER: F/2002/6076

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

2 storey, front porch, garage to side pitched roof

3. DESCRIPTION OF SITE/BUILDING

2 storey semi-detached dwelling open plan front garden. Garage to the side Conservatory at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 54 is at the rear No 56, No 60 is angled.

5. SITE CONSTRAINTS

TREES — bushes at rear of garden

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence.

OTHERS All round

To respond to Architect

THE LOFT CONVERSION COMPANY (RDG):

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel. & Fax: (0118) 945 3469

PLANNING POL DC CS ENF

26 JUN 2002

COPIES

27/6/02

PRE-APP 57981

The Wokingham District Council,
Planning Department,
Shute End, Wokingham,
Berks. RG40 1BN.

Attention Mr Leo Francis:

22nd. June 2002.

Dear Sir,

Ref: Proposed loft conversion with rear facing dormer at 58 Jupiter Way, Wokingham. for Mr & Mrs A. Sumner. F/2002/6076.

Further to our meeting yesterday I have now drawn up the various changes that you suggested that we might make on the original drawing and I am enclosing two copies herewith for your perusal. I have not yet changed the whole drawing.... at this stage merely the elevations. Would you please be so kind as to look at these changes to see if they might be sufficient to bring the proposed project into line with the requirements of the planning office.

I understand that the possible problem caused by these high up windows overlooking neighbouring gardens is still of concern to the council but would like to point out that all of the effected neighbours have been spoken with and none of them have raised any objection. Also, one of the windows is from a shower/w.c. room and would therefore be glazed in obscure glass.

We would be very much obliged if you could look into this matter and advise us if it would be sensible for us to resubmit the application taking into account this reduction in the size of the dormer. I look forward to hearing from you again shortly.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg):**

Enc. 2 copies redrawn elevations 0046 334 (a):

Tel. (0118) 974 6502 (Direct Line)
Fax. (0118) 974 6484
Email. Francis.leo@wokingham.gov.uk
Date June 27, 2002

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

My ref. FL/PRE-APP/LETTER ID 57881
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

The Loft Conversion Company
60 Grasmere Avenue
Tilehurst
Reading
RG30 6XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Letter I.D Number: **57981**

Details of Proposal: **LOFT CONVERSION & REAR DORMER**

Address of Site: **58 JUPITER WAY, WOKINGHAM.**

Your request for an informal officer opinion on the above proposal was received on 26th June, 2002.

The Case Officer who will be dealing with your enquiry is Francis Leo on 0118 974 6502.

In some cases it is necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the proposal.

It is the Council's aim to seek to respond to requests for pre application advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

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

Principal Development Control Officer

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date October 11, 2002
My ref. BP/F/2002/6076

The Loft Conversion Company
60 Grasmere Avenue
Tilehurst
READING
RG30 6XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Westall

PROPOSED LOFT CONVERSION AT 58 JUPITER WAY, WOOSEHILL, WOKINGHAM

I refer to your letter of 2 September regarding the above-mentioned proposal.

Whilst the dormer extension has been reduced in size compared to the previously refused proposal, it is still considered that this type of extension would be detrimental to the character and visual amenity of the area.

I have now had the opportunity to visit the site and observed that there appear to be no other such extensions in this part of Woosehill. I would therefore suggest that rooflights are used should your client wish to utilise their roofspace.

However, I advise you that the above is informal advice and is given without prejudice to the Council's normal decision-making process.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

THE LOFT CONVERSION COMPANY (RDG):

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

60574.

Tel. & Fax: (0118) 945 3469

reply

PLANNING SERVICES	HPT
POL	TLS
DC	CMT
APP	
CS	
04 SEP 2002	
COPIES TO	ACK
	FILE

The Wokingham District Council,
Planning Department,
Shute End, Wokingham,
Berks. RG40 1BN.

Attention Mr Francis Leo:

2nd September 2002.

Dear Sir,

Ref: Proposed loft conversion with rear facing dormer at 58 Jupiter Way, Wokingham. for Mr & Mrs A. Sumner. F/2002/6076.

You might remember our numerous conversations regarding the refusal that was issued on the above mentioned project. You said that it might well be more acceptable if we were to reduce the size of the dormer by bringing it in 1.0m from each end and keeping its roof level down from the ridge line of the house and its wall line stepped back in from the line of the rear wall of the house. I redraw the dormer keeping within these parameters that you suggested and got you a copy of this new design (with our letter of 22nd. June) but you then pointed out that another reason for the original scheme being rejected was that because of the proximity of the surrounding properties the council was of the opinion that the proposal would overlook their rear gardens to the detriment of their amenities even though those living in those houses raise no objection themselves. You pointed out that we would need to resolve this problem also if we could say that we had truly resolved the problems that the planning office had expressed in their refusal notice.

My client has asked me to forward our latest amendment to the design which keeps to the smaller dormer construction that you had mentioned and we think will also have resolve the privacy problem by using an obscure glazed window in the shower room (as would be normal practise) and to move the window that is to provide natural light and ventilation to the loft level bedroom from the rear wall of the dormer up into its roof. This type of dormer window would still be functioning as a window from the point of view of light and ventilation but would not impair the privacy of the neighbouring gardens at all.

SV by Basia Polnik / Shaun Andrewartha 9.10.02 no other dormers in this part of Woosehill. Dormer extn. of this type considered unacceptable Suggest use of rooflights should applicant wish to utilise roofspace.

The Wokingham District Council, Planning Department, Shute End, Wokingham, Berks. (Mr Francis Leo).

Ref: Proposed loft conversion with rear facing dormer at 58 Jupiter Way, Wokingham. for Mr & Mrs A. Sumner. F/2002/6076.

Would you please look at this further proposal and let me have your opinion as to if this new design really does resolve the objections raised in the previous planning refusal and if you think that our resubmitting such a design would have likelihood of receiving an approval this time.

I look forward to receiving a reply from you shortly.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg):**

Enc. copy drawing 0046 334 (b):

Application Number : F/2002/6076	Map No : 48
Case Officer : FL	Site Area : 0.02
Valid Date : 4/03/02	Received Date: 07/03/2002

Level : Delegated Application

Description : Proposed rear dormer extension to dwelling to form room in loft space.

Location : 58, Jupiter Way, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr/Mrs A Sumner C/O The Loft Conversion Co.

Fee Required: £95 Fee Received: £95 (1)

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	ADDITIONAL BEDROOM? - PARKING LAYOUT REQUIRED.	14/03	
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

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 — IF ADDITIONAL BEDROOM

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 map

OTHERS

No pre-apps

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6076

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

Dear Councillor

Application Number: F/2002/6076
58, Jupiter Way, , Wokingham.
Proposed rear dormer extension to dwelling to form room in loft space.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6076**
58, Jupiter Way, , Wokingham.
Proposed rear dormer extension to dwelling to form room in loft space.
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 Marinos

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

THE LOFT CONVERSION COMPANY (RDG):

60 Grasmere Ave., Tilehurst, Reading, Berks. RG30 6XX

Tel. & Fax: (0118) 945 3469

54542

The Wokingham District Council,
Planning Department,
Shute End,
Wokingham,
Berks. RG40 1BN.

PLANNING SERVICES	HPT
FOL	YLS
DC FL	ENF
APP	
CS	
22 MAR 2002	
COPIES TO	ACK:
	FILE:

Attention Francis Leo:

6076.

19th. March 2002.

Dear Sir,

Ref: Proposed loft conversion with rear facing dormer at 58 Jupiter Way, Wokingham. for Mr & Mrs A. Sumner.

We have been asked by your office to supply an extra drawing of the above mentioned proposed project showing the off-road parking layout and indicating any additional bedrooms. I am therefore enclosing a further copy of the drawing with the parking marked in red and point out in this letter that the additional bedroom is the master bedroom shown on the new loft floor level.

Would you please be so kind as to let me know if this is in order or if is necessary for us to make any changes to our proposal. I look forward to hearing from you soon if that should be necessary.

Yours faithfully

B J Westall
for **The Loft Conversion Company (Rdg):**

Enc. drawing 0046 334 showing parking:

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 14 March 2002

WOKINGHAM UNITARY
Aiming for Excellence

Application Number: F/2002/6076
2 additional bedroom.
Proposal: Proposed rear dormer extension to dwelling to form room in loft space.

Parish: WOKINGHAM TOWN

Site Address:
58, Jupiter Way, , Wokingham.

Applicant:
Mr/Mrs A Sumner C/O The Loft Conversion Co.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 15/03/02.

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6076

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2002/6076
58, Jupiter Way, , Wokingham.
Proposed rear dormer extension to dwelling to form room in loft space.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6076**
58, Jupiter Way, , Wokingham.
Proposed rear dormer extension to dwelling to form room in loft space.
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 Morgan

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

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

Tel: 0118 974 6502

Date: 14 March 2002

My ref: F/2002/6076

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Dear Councillor

Application Number: F/2002/6076
58, Jupiter Way, , Wokingham.
Proposed rear dormer extension to dwelling to form room in loft space.

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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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6076**
58, Jupiter Way, , Wokingham.
Proposed rear dormer extension to dwelling to form room in loft space.
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 King

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

Received by Wokingham District Council

Application No: F/2002/6076

Proposal:
Proposed rear dormer extension to dwelling to form room in loft space.

Location:
58, Jupiter 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/2002/6076 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/04/2002. 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

14 March 2002

Organisation_Name	Building_Name	address1	Postcode
		39JUPITER WAYWOKINGHAM	RG413GE
		41JUPITER WAYWOKINGHAM	RG413GE
		43JUPITER WAYWOKINGHAM	RG413GE
		55JUPITER WAYWOKINGHAM	RG413GE
		54JUPITER WAYWOKINGHAM	RG413GE
		56JUPITER WAYWOKINGHAM	RG413GE
		58JUPITER WAYWOKINGHAM	RG413GE
		60JUPITER WAYWOKINGHAM	RG413GE
		62JUPITER WAYWOKINGHAM	RG413GE

neighbour consultation list

6076

1959/a

07.MAR2002

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 01734 778763.

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 & MRS A SUMNER,
	ADDRESS	58 JUPITER WAY,
		WOKINGHAM BERKS.
	POST CODE	RG41 3GE
		Tel. No 01189619168
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE LOFT CONVERSION COMPANY (RDC)
	ADDRESS	60 GRASMERE AVE.,
		TILEHURST, READING BERKS.
	POST CODE	RG30 6XX Tel. No 01189453466
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	58 JUPITER WAY
		WOKINGHAM BERKS
		RG41 3GE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	LOFT CONVERSION WITH REAR
		FACING DORMER

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~/NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — WINDOWS + EAVES TO MATCH EXISTING WHITE UPVC. CONCRETE TILES TO MATCH COLOUR OF EXISTING ROOF TILES

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~/NO

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 & MRS A. SUMNER
OF THE LOFT CONVERSION COMPANY (RDG)

DATE 6th MARCH 2002

ADDRESS 56/58 Jupiter Way PARISH Wokingham

PLOT No. 14/13 3rd2 Woosehill ORD. SHEET No. SW. 868. 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
26594	Woolwich Homes	28 houses	18-12-86	CIA
29740	Rendall	4/det. houses & garages	17-3-88	CIA CA
BOAS035	"	"	3-8-88	APP
38018	A. Sumner No. 58	2/st. flat	21-6-91	Ref.
38015	No. 56	"	3-9-91	CIA
FP93/1708	" "	"	10-8-93	APP

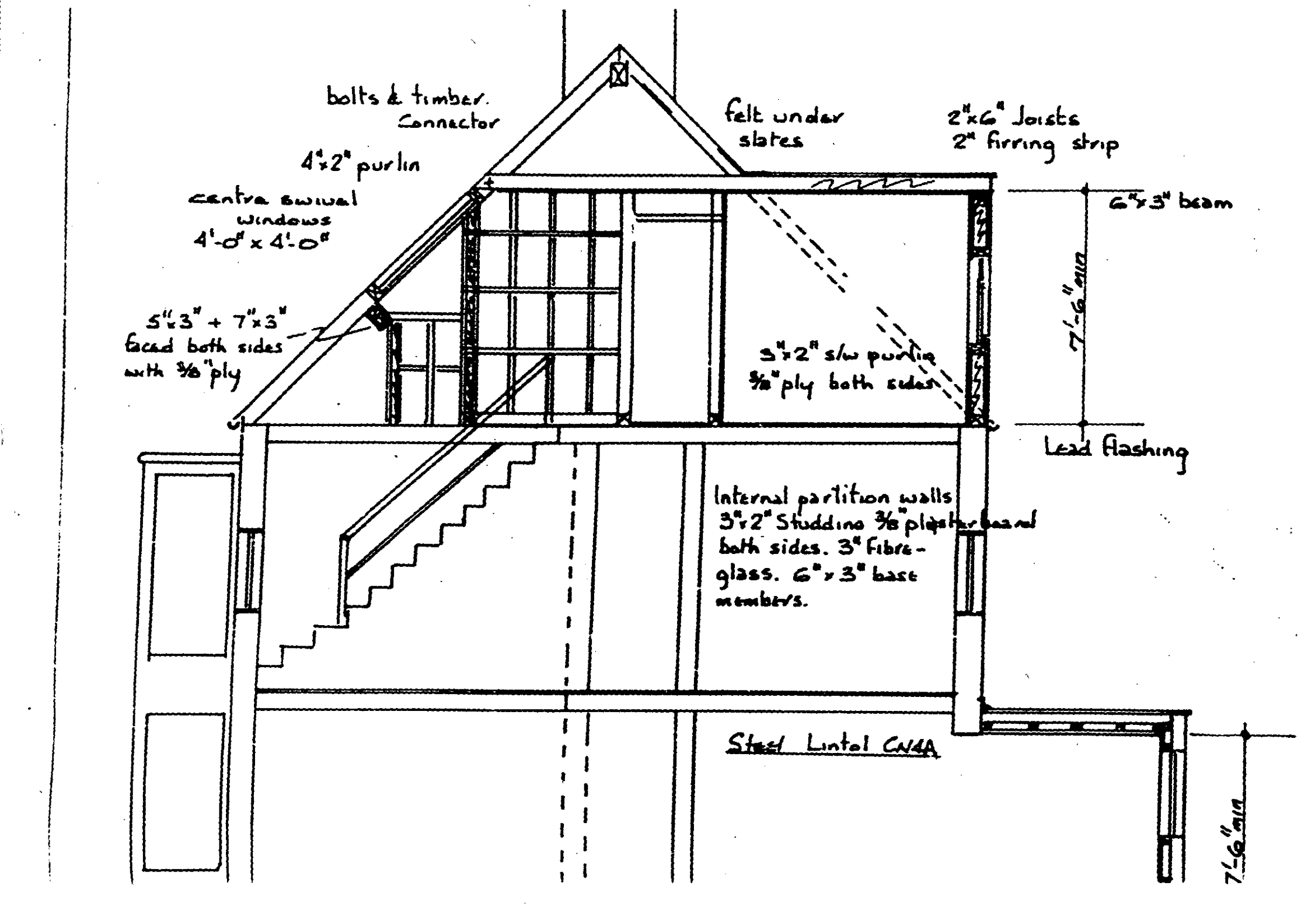
DATE OF COMPLETION

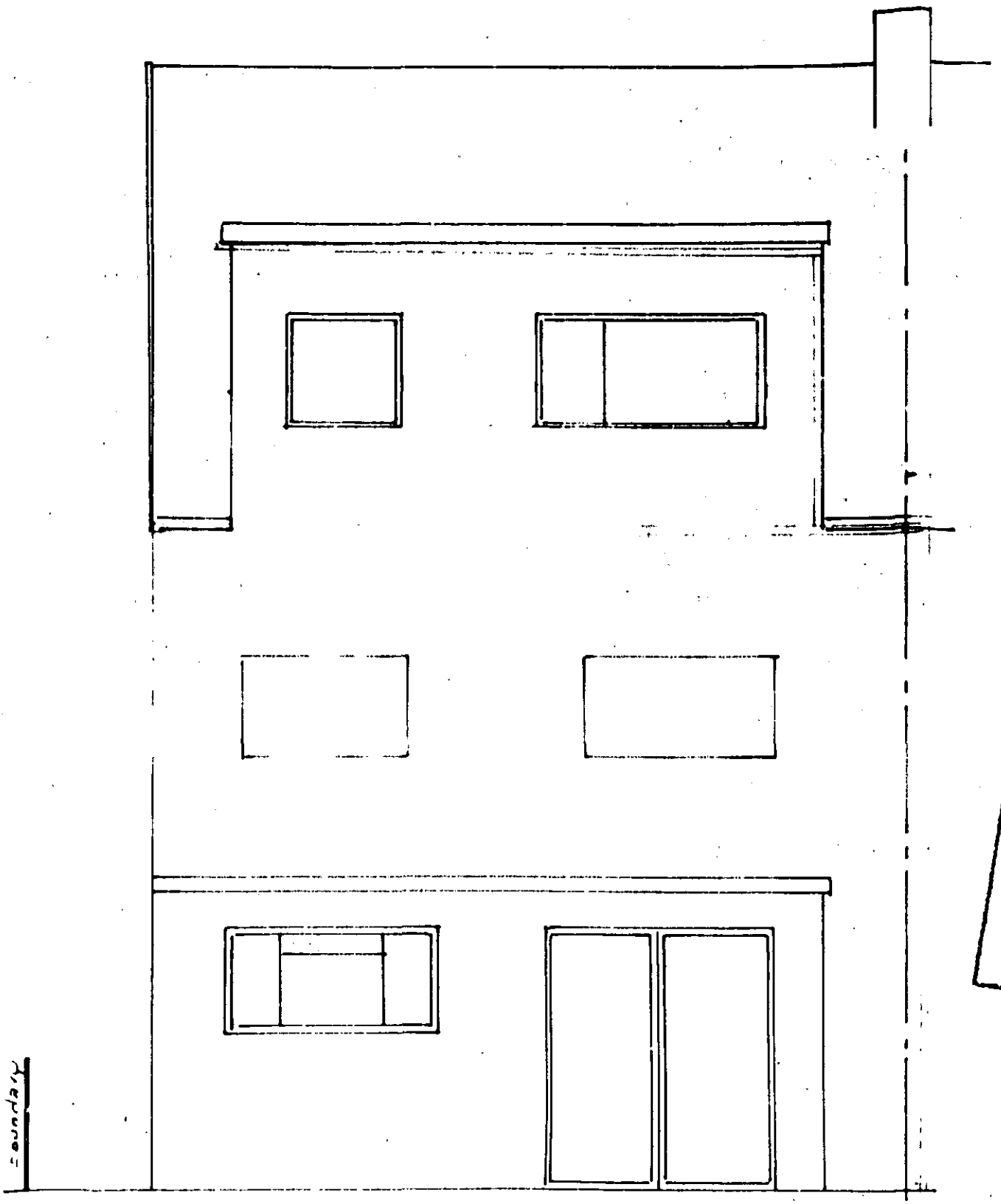
MINISTRY DECISION

SPECIAL ORDERS

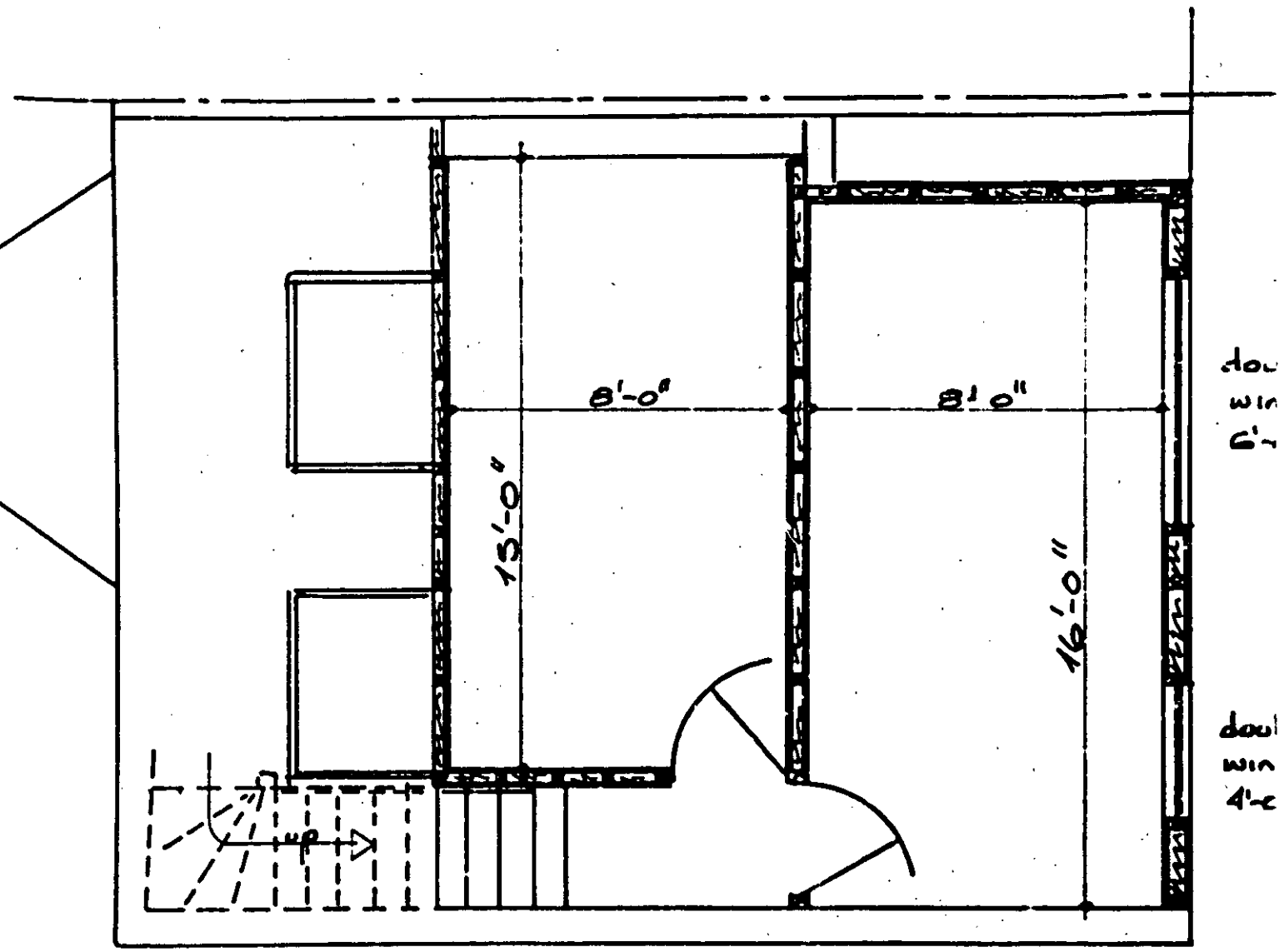
DRAINAGE

091074


bolts & timber connector
4"x2" purlin
felt under slates
2"x6" Joists
2" firring strip
centre swivel windows
4'-0" x 4'-0"
6"x3" beam
7'-6" min
5"x3" + 7"x3" faced both sides with 3/8" ply
3"x2" s/w purlin 3/8" ply both sides
Lead flashing
Internal partition walls 3"x2" Studding 3/8" plasterboard both sides. 3" Fibre-glass. 6"x3" base members.
Steel Lintol CN4A
7'-6" min



REAR ELEVATION

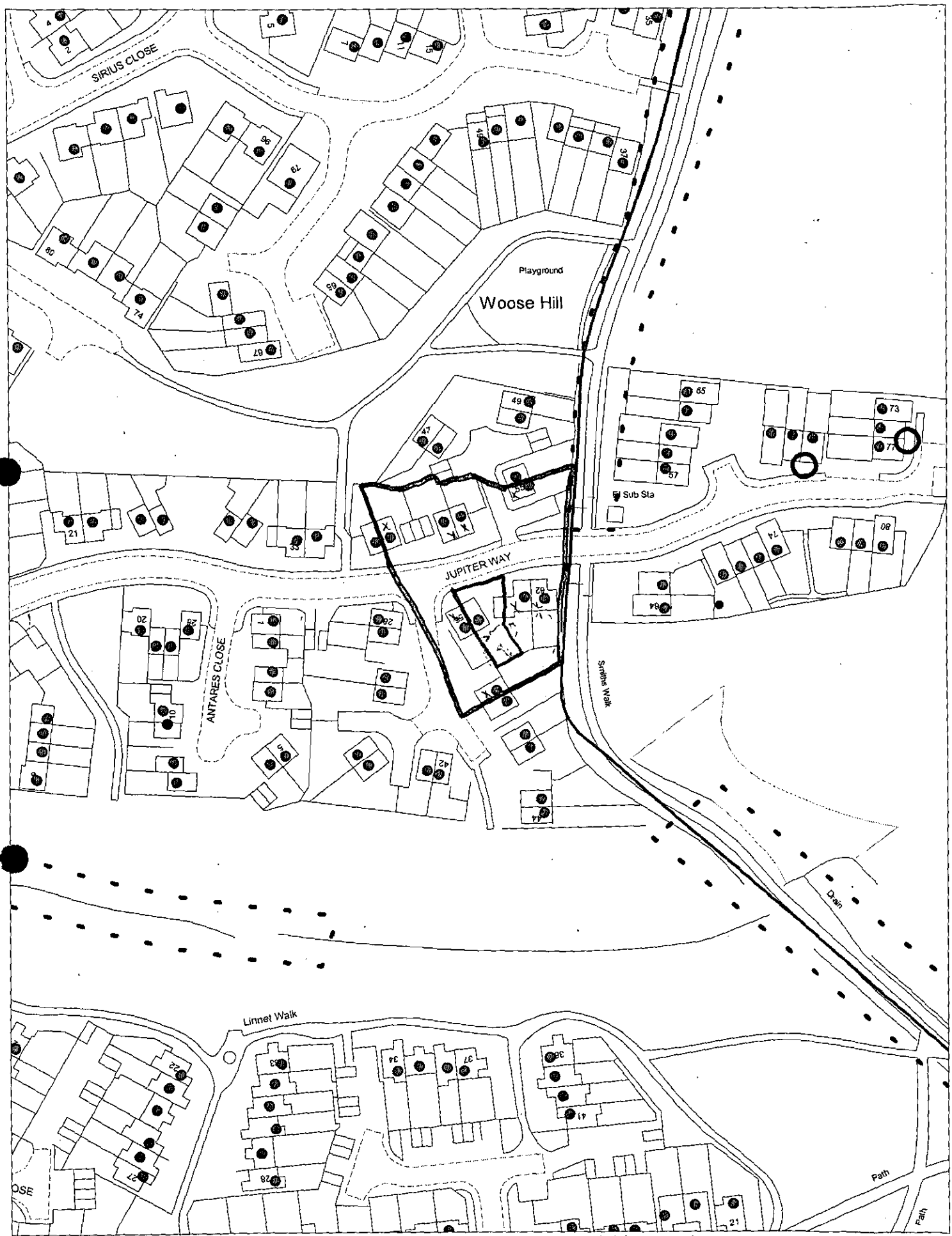


2-½hr fire check doors

SECOND FLOOR

EXTENSION ROOF 3lay
on ¾" chipboard on
3"fibreglass insulation
plasterboard & skimme
Lead flashing to wall

07.MAR2002 6076



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Development Control Section, Environmental Services, Wokingham District Council.
13 March 2002 Scale: 1 : 1250

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