Mr Avery

APPLICATION NO:
F/2001/5513

LOCATION:
9 Staverton Close, Wokingham.

APPLICANT:
Mr Durham C/O H D Trafford RIBA

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **10/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Helen Pollock**

REFUSED

90-55

Send out copy of approval.

627

D.3.

RAILEX
Marbleboard

EASIFILE EP7

Appeal Decision

Site visit made on 21 October 2002

by Antony Fussey BSc(Hons) DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
11 NOV 2002

Appeal Ref: APP/X0360/A/02/1090869
9 Staverton Close, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr G E Durham against the decision of Wokingham District Council.
- The application (Ref.F/2001/5513) dated 6 December 2001 was refused by notice dated 1 February 2002
- The development proposed is a two storey side extension.

Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.

Procedural Matters

1. The Council was not represented at the site inspection at the arranged time. It was adjourned until later the same day, when representatives of both parties were present.

2. The application submitted to the Council included a garage and an extension to its rear. These had been separately approved in July 1999. I saw that work on them has been substantially completed, and the only part of the proposed development not previously approved is a first floor extension. In my opinion no party would be at a disadvantage if I were to determine the appeal on the basis of this aspect of the scheme alone.

Main Issue

3. I consider that the main issue in this appeal is the impact of the proposal on the living conditions of neighbouring residents.

Planning Policy

4. The development plan consists of the Berkshire Structure Plan 1991-2006 and the South East Area Local Plan, both adopted in 1995. Although not cited in the Council's decision, Structure Plan Policy EN1 seeks to protect and enhance the quality of the environment. Local Plan Policy SBE2 does not normally permit proposals having an inappropriate relationship with adjacent buildings.

5. The Inspector's report into objections to the emerging Wokingham District Local Plan has been received. Under draft Policy WOS3, all proposals should be integrated into their local context without detriment to the amenities of adjoining occupiers. The Inspector recommended the re-wording of draft Policy WBE1 so that it would promote high standards of design and layout. This plan has significant weight because of its advanced stage.

Reasons

6. Number 9 is a detached house near the end of a short cul-de-sac, whose turning head causes the house to be set back so that its front elevation is in a similar alignment to the rears of numbers 1 to 7, to the south. A gap between number 9's southern gable and the side

boundary with number 7 has recently been filled in by a garage, which also protrudes some 3.5 metres in front of the main front wall of the original house. To the rear of the garage a new single storey extension has been built, terminating at the line of the original rear elevation, but set in a metre from the boundary.

7. It is proposed to build a second storey, containing a bedroom and bathroom, over the new extension. Its gable would be set back a metre behind the extension's side wall, so as to be 3 metres from number 7's gable. Its front wall would be a metre behind the house's main front elevation and its rear elevation would be 2 metres behind the line of the original rear wall. The roof would be hipped to slope away from number 7, and terminate in a ridge a metre lower than the house's existing roof. This scheme differs significantly from earlier refused schemes and appears to have resulted from negotiations with the Council's officers.

8. Number 9's siting means that any side extension would protrude beyond number 7's rear elevation. As it would be to the north-east, there would be no impact on sunlight but it would potentially affect the outlook from the rear of number 7, and from its garden and patio. There are no windows in the facing gable, but there are some to the rear, both in the main house and in a newer conservatory. The existing single storey extension is largely hidden by a high boundary wall, but the proposal would be seen over it.

9. Views from the conservatory would be very oblique but the Council said that the extension would dominate the outlook from the rear bedroom window. It provided a plan showing that its corner would infringe a line drawn at 45° to the window, but gave no information as to whether this angle is part of any adopted policy. However, the line also touches the nearest corner of number 9, which therefore already occupies part of the window's outlook. As the corner of the proposal would protrude only a few centimetres beyond this line, I do not consider that it would materially or unacceptably affect the outlook. Moreover, setting back all the extension's elevations and constructing a low hipped roof would minimise the impact on number 7's outlook. The Council's plan shows a tall tree within the garden further in front of the line. This would have a greater effect on the outlook from the rear of the house and from the garden, and on levels of daylight, than would the proposal.

10. In my opinion the proposal would not be dominant or overbearing, but would relate appropriately to adjacent buildings and not detrimentally affect their occupiers' amenities. It would accord with the extant and emerging development plans and I find it acceptable.

11. Some residents claim that the extension would be out of character with its surroundings. However, many of the properties on Staverton Close and in the wider area have been extended, and the precedent of extending upper floors to partly or completely fill gaps up to side boundaries has been well established. Indeed the original gap at first floor level between numbers 5 and 7 has been completely filled, and I do not consider that this has harmed the character of the area. Existing extensions have a variety of designs, and in my opinion the proposal before me has been well-designed to be subordinate to the main house. I do not endorse objections based on its appearance or visual impact.

Conclusions

12. For the reasons given above and having regard to all other matters raised, including possible impact on the sewerage system, I conclude that the appeal should be allowed.

Conditions

13. The Council's suggested condition 1 is the standard 5-year time limit. With regard to suggestion 2, I shall use the model condition in Circular 11/95 relating to the use of matching materials. Suggestion 3 seeks to restrict the garage's use to domestic purposes,

and is clearly a response to concerns from local residents that the appellant operates his business from the premises, involving the generation of traffic, increased parking and the use of the garage for commercial storage. However, the garage has been built under the terms of the 1999 permission, and is subject to a condition preventing its use, and that of the parking area, other than for parking. It is therefore unnecessary to repeat these provisions and I consider that it would be unreasonable to extend them to refer to business use when there was no similar restriction in 1999. In any event, any material use for business purposes would be subject to planning control.

Formal Decision

14. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for a first floor extension at 9 Staverton Close, Wokingham in accordance with the terms of the application Ref. F/2001/5513 dated 6 December 2001, and the plans submitted therewith (but modified as described in paragraph 2 above), subject to the following conditions:

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

    2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Information

15. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

16. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

17. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

A. Tunney

INSPECTOR

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Durham
C/O H D Trafford RIBA
51 Proctors Road
Wokingham
Berkshire
RG40 1RA

Application Number: F/2001/5513

Parish: **WOKINGHAM**

Location: **9, Staverton Close, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

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 development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 Policy SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

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.

HP SBS

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10 JAN 2002	
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11 Staverton Close
Wokingham
Berkshire RG40 1RR
Tel: 0118 9786842

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Wokingham
Berkshire RG40 1WR

Your Ref: Helen Pollock
F/2001/5513

8th January 2002

Dear Sirs,

Application Number: F/2001/5513
Site Address: 9, Staverton Close, Wokingham
Proposal : Proposed two storey side extension to dwelling

I have no objection, in principle, to the proposed development.

However, I am concerned about the integrity of the common foul sewer which passes through the development. The sewerage system is not shown correctly on the drawings submitted to the Council. The sewer from my property (No 11) is not shown on the drawings. It passes under the dining room and study of No 9 to enter the existing manhole in the future garage. The common sewer then flows towards the rear of the house to a manhole outside the existing kitchen before turning eastwards to continue along the rear of No 7 Staverton Close. This common sewer serves No 11,9,7,5,3 and 1 in Staverton Close and also, I believe, No 11,9,7,5,3 and 1 in Proctors Road before discharging to Thames Water's sewerage system in Proctors Road. I note that it is proposed to reroute the common sewer outside the existing kitchen but the drawings do not indicate how the sewer is to be reconnected to the existing sewer at the rear of No 7 Staverton Close. The sewer line shown northward of the existing manhole in the proposed garage does not exist; there are no sewers, other than the storm water drain, under the road in Staverton Close.

I draw my concerns to your attention.

Yours faithfully,

Paul A Hammett

Paul A Hammett

Applicationo	Name & Addres
F/2001/5513	R J E Scarth 10 Staverton Close WOKINGHAM. RG40 1RR
F/2001/5513	B.I. Mason 8 Staverton Close Proctors Road WOKINGHAM. RG40 1RR
F/2001/5513	Mr G A Avery 7 Staverton Close WOKINGHAM. RG40 1RR
F/2001/5513	Paul A Hammett 11 Staverton Close WOKINGHAM. 12 RG40 1RR
Application Refused	Letters sent 09.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5513

Applicant : Mr Durham C/O H D Trafford RIBA.

Location : 9, Staverton Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	/		8/01/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/12/2001

Earliest Date for Decision : 10/01/2002

Latest Consultation Date/Site Notice Expiry Date : 10/01/2002

This application <u>will have expired on</u>: <u>04/02/2002.</u> 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 :

Town Council : No objection

4 x neighbour obj : Nº 7 → overbearing, dominant, loss of light, parking
Nº 10 → letter includes non-planning issues only. "
Nº 11 → " " " " "
8 → overbearing to nº 7, overdevelopment, "

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene
3) Impact upon highway safety

Application Number: F/2001/5513

Appraisal :

This application follows two previous refusals (See attached notes) and although an attempts to overcome the last reason for refusal (F/2000/4163) by setting the proposal back from both the side boundary + rear, it does not go far enough to overcome the overbearing nature of the proposal. Having taken a 45° angle from the proposed rear building line of the 1st floor extension towards the neighbouring property (N°7) it can be seen to be very overbearing (See Block plan). It is ∴ considered that the proposed extension would have a unacceptable impact upon the neighbouring property

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2001/5513
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by reason of its bulk, massing + location would form a dominant + overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to policy SBE2 of the Loddon Area Local Plan and Policies WOS3 + WBE1 of the Wokingham District Plan.

nº 7 has existing Con.

3m to end of nº 9.

1 existing side window in nº 9.

- flat roof garage existing up to boundary.

no side windows in nº 7.

Pos. overbearing?

nºs 12, 14 + 16 all previously ext. → See Approval for 12? also set well back of 14.

RECORD OF SITE VISIT

SITE ADDRESS: 9 Staverton Close Wokingham.

APPLICATION NUMBER: F/2001/5513

OFFICER: Helen Pollock

DATE OF SITE VISIT: 8/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. on tree to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

detached 2 storey hse with detached garage. + car port.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set back of n° 7 by ≈ 4.5m.
level with n° 11

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING garage + ~~4~~ driveway existing.

LEVELS N/A.

BOUNDARY TREATMENT garage wall to n° 7 + 1.8m enclosure.

OTHERS

n° 7 concerned about overbearing + loss of light.

See previous plans.

existing con to rear.

Application Number: F/2001/4163

Appraisal:

Planning permission was refused on the 26th January 1999 for a two storey side extension.

The current application proposal is submitted in an attempt to ameliorate the impact of that refused.

That proposed is submitted following Council's pre-application advice (see letter dated 19th February).

The refusal of planning permission was for two reasons: i) street scene, and ii) overbearing impact to adjacent occupiers.

The pre-application (desk based) advice appears to have been more tailored to street scene issues than neighbour impact (the latter necessitating a site visit).

The current application proposal differs materially from that refused planning permission. That refused proposed a two storey side extension that would have protruded forward of the principle elevation (rising to first floor level above the garage).

The current proposal is subservient to the principle elevation and also in its ridge line. The three points referred to in the Council's pre-application advice have been followed and the design amended accordingly.

The current proposal is considered to have satisfactorily addressed the street scene issues and that part of the reasons for the refusal.

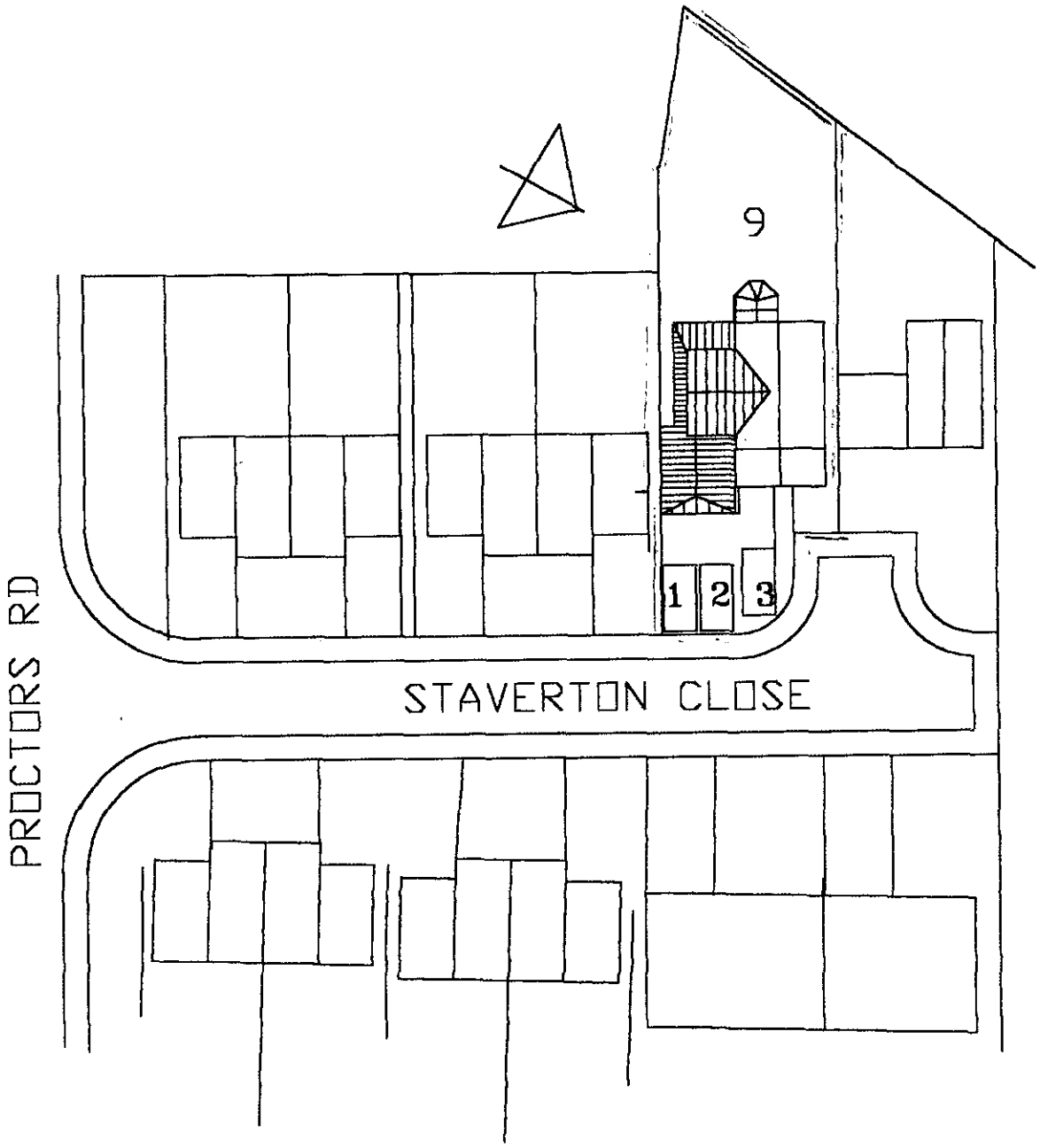
However, in terms of neighbour amenity, the current proposal has a marginally lower ridge line than that refused planning permission (0.5 metres below the existing), but extends further rearward than that previously refused (i.e. to the full depth of the existing dwelling whereas the refused extension stopped short of the main rear elevation). The presence adjacent the boundary with the neighbouring house has therefore been increased over and above that for which permission was previously refused.

Therefore, the current application is not considered to have addressed the reason for refusal in so far as the impact to the amenity of the occupants and future occupants of the adjacent dwelling.

Highways raise no objection, therefore the application is considered to comply with parking requirements.

Recommendation: Approval: ☐ Refusal: ☑

(tick appropriate box)



JOB

PROPOSED EXTENSIONS
TO 9,STAVERTON CLOSE
FOR MR.G.DURHAM
REVISED SUBMISSION

BLOCK PLAN 1-500

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. DT/GD/6

01734 773596

SDS

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31.12.01 ✓	
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FAX COVER SHEET

(2 pages)

10, WOKINGHAM BERKS RG40 1RR

01/01/02

2001/5513

For the Attention of Ms. HELEN POLLOCK
DEVELOPMENT CONTROL OFFICER

I write to you today regarding Planning Permission for 9 Staverton Close.

My apologies I forgot to enclose the attached letter

Yours sincerely

RJCS carte

OBS

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CS	

0 3 JAN 2002

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10 Staverton Close
Wokingham
Berkshire
RG49 1RR

1st January 2002

Ms Helen Pollock
Development Control Officer
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

REF Application Number F/2001/5513 9 Staverton Close.

With reference to your letter dated 17th December 2001 regarding planning permission on the above property.

I am enclosing a copy of a letter I wrote regarding Mr Durham's previous request for planning permission. The revised plans currently submitted for planning approval have been changed only marginally. The concerns I expressed in my previous letter still apply.

I do, however, have increased concerns about the volume of discarded plumbers equipment that is a visual eyesore .I am surprised that in a residential area that this is permitted. Discarded plumbing equipment has been left at the front of the house at number 9 all over the Christmas and New Year period. It is clearly visible from our kitchen and bedroom windows. If the extension is built I can only imagine that this problem will get worse.

I would be grateful if you can please take the comments in my earlier letter in to account together with the additional comment above.

Yours sincerely

RJE Scarth

10 Staverton Close
Wokingham
Berkshire
RG401RR

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box157
Shute End
Wokingham
Berkshire
RG40 1WR

5th July 2001

Your ref F/2001/4163

Dear Mr Mitchell

Many thanks for letter dated 15th June 2001 related to the above planning application submitted by Mr George Durham.

As you will be aware Mr Durham runs a plumbing and central heating business from 9 Staverton Close.

I wish to object to the proposed plans on the following grounds.

1.We are occasionally disturbed by lorries delivering equipment for his business early in the morning. (our bedroom is at the front of our house directly opposite no.9)

2. The garage is never used for cars, as far as I am aware it is used for storing plumbing and central heating equipment. I am concerned that the proposed future use may be related to an expansion of his business. This is a residential area where we already have sufficient problems with parked cars without adding to the problem. Do your planning regulations permit running this kind of business in a residential area? Are you absolutely convinced that the proposed plans will not add to parking problems?
Is the proposed upstairs sitting room, a sitting room or a bedroom?

3. Currently there is a caravan parked in the back garden of no.9. Is this to be a permanent feature parked at the front of his house?

I hope you will take the above points into account whilst making your decision

Yours sincerely

RJE Scarth

7 Staverton Close
Wokingham
Berkshire
RG40 1RR

2 January 2002

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07 JAN 2002	
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FAO: Helen Pollock
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

APPLICATION NUMBER: F/2001/5513
SITE ADDRESS: 9 Staverton Close, Wokingham, Berkshire
PROPOSAL: Proposed two storey side extension to dwelling

Dear Madam

Whilst I acknowledge that the above proposed extension has been modified from that submitted in June 2001, my comments made in my letter of 3 July 2001 still apply (enclosed).

The proposed extension would have a domineering and overbearing detrimental impact upon our property.

Yours sincerely

G A AVERY (Mr)

7 Staverton Close
Wokingham
Berkshire
RG40 1RR

3 July 2001

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

APPLICATION NUMBER: F/2001/4163
SITE ADDRESS: 9 Staverton Close, Wokingham, Berkshire
PROPOSAL: Proposed two storey side extension to dwelling plus single storey front extension.

I would like to strongly object to the proposed extension to 9 Staverton Close, Wokingham on the following grounds:-

REDUCTION OF LIGHT

- No 9 is significantly further set back than our house therefore the extension would fall well over the property line and overshadow ¾ of our garden.
- The height of the proposed extension together with the proximity to our boundary would greatly reduce light into our garden, conservatory, lounge and master bedroom.

CONCERN FOR USE OF EXTENSION

- Mr Durham runs a plumbing business from home and I am extremely concerned that this extension will be for the expansion of his business. This is a small, narrow cul-de-sac NOT a business park. We already have Mr Durham's employees and numerous large delivery lorries driving down the close.
- If the extension is to be used for residential purposes, would he be sub-letting? Would this also mean an increased number of vehicles and traffic?

SAFETY

- The garage is to be significantly increased in size. I have major concerns that this will become a storage unit for Mr Durham's plumbing equipment. Could this include chemicals or gas canisters?

/Cont.....

- There are a number of small children who live in the close who enjoy riding bicycles up and down. The increased number of vehicles caused either by additional residents or more worryingly an increase of the plumbing business would be dangerous and unacceptable.

ENVIRONMENTAL

- The proposed extension would make the house and parking oversized for the plot.
- The other houses in the close are 3 and 4 bedroom family homes with an average of 2 cars each – NOT business premises or flats with the additional people and vehicles that go with them.

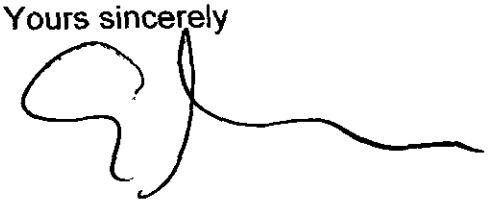
PARKING

- Whilst provision for 5 car parking spaces will be made, I consider this to be inadequate. Currently 2 business vans, a car and large caravan are owned by Mr Durham. Where will the cars belonging to the self contained extension park? Mr Durham has 2 daughters who may also want cars in the future.
- Whether the extension is to be used for residential or an increase of Mr Durham's business 5 parking spaces would NOT be sufficient and vehicles would inevitably be left in the already over-crowded road.

EXISTING GARAGE WALL

- Currently the garage wall belonging to No 9 is the boundary between that property and ours. I am interested to know if the wall will remain or be removed. If the latter what consideration for the safety of my family (I have 2 pre-school children) during its demolition and the re-erection of a replacement boundary divide?

Yours sincerely



MR G A AVERY

PS I will telephone George Allpress on Monday 9 July 2001 to arrange for him to visit me at the above address so he can assess the proposed extension from our side of the boundary.

OUR FAX NUMBER IS +44 1189790303
Any transmission problems call DDI number

Telephone: +44(0)1189 790303

8 Staverton Close
Proctors Road
Wokingham
Berks RG 40 1RR

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Facsimile Transmission

Date: **January 2, 2002**

No. of pages to follow: **2**

To: **WOKINGHAM DISTRICT COUNCIL**

From: **B.I.MASON**

Attention: **HELEN POLLOCK**

Fax No: **+44(0)1189746484**

DDI: **+44 1189790303**

Application No F/2001/5513

Dear Sir/Madam

Having inspected the plans for proposed application we consider them unacceptable and rejection should be tabled. Account of the challenges made in previous application has been a token gesture in this revised layout. Our reasons for rejection remain very much aligned to those of earlier application and include:

- Our outlook will be impacted, as the design is not aesthetically pleasing with a garage door equivalent to the width of existing house.

- The closeness of the extension to the adjacent garden boundary will be over bearing shadows to those occupants with sever light restrictions to the garden.

- The proposal is in excess of the plot envelope and not conducive with other properties in the close.

- The functionality of the proposal is questioned as it continues to resemble a flat/annex configuration that should have an independent entrance.

- Increased parking within the close brings safety and environmental hazards, which will be compounded by this proposal.

- The existing premise is a combined dwelling and business that already contributes to over subscribed parking arrangements within the area. With large vehicles delivering materials it already overshadows the close as a residential area.

- Emergency and evacuation provisions are of concern. The existing garage is utilised mainly for materials storage, some of which may be potentially

hazardous substances that in the event of an incident increase personnel risk to adjacent occupants and to those located above.

The residential community would be best served if this application were rejected. The owner/occupier if needs require an extension to the property should consider the environmental impact on local community and in doing so reflect on alternative development at the rear, within the existing property foot print that would be environmentally and aesthetically acceptable.

Yours sincerely

B.I.MASON

9 020 7887 2221

OBS

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DC	ENF
LRS	
CS	
0 2 JAN 2002	
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OUR FAX NUMBER IS +44 1189790303
Any transmission problems call DDI number

Telephone: +44(0)1189 790303

6 Staverton Close
Proctors Road
Wokingham
Berks RG 40 1RR

☒ Urgent
☐ Confidential
☐ Routine

Facsimile Transmission

Date: **January 2, 2002**

No. of pages to follow: **2**

To: **WOKINGHAM DISTRICT COUNCIL**

From: **B.I.MASON**

Attention: **HELEN POLLOCK**

Fax No: **+44(0)1189746484**

DDI: **+44 1189790303**

Application No F/2001/5513

Dear Sir/Madam

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- Emergency and evacuation provisions are of concern. The existing garage is utilised mainly for materials storage, some of which may be potentially

hazardous s9 020 7887 2221 event of an incident increase personnel risk to adjacent occupants and to those located above.

The residential community would be best served if this application were rejected. The owner/occupier if needs require an extension to the property should consider the environmental impact on local community and in doing so reflect on alternative development at the rear, within the existing property foot print that would be environmentally and aesthetically acceptable.

Yours sincerely

B.I.MASON

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23 JAN 2002	
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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2001/5531

Proposal: Proposed two storey side extension to dwelling

Site Address: 9 Staverton Close, Wokingham

Applicant: Mr Durham C/O H D Trafford

Your observations are required in respect of this application **by 10/01/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/01/02

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2001/5513

Proposal:
Proposed two storey side extension to dwelling.

Location:
9, Staverton 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 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/2001/5513 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/01/2002. 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.

Head Planning and Transportation

17 December 2001

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

Tel: 0118 974 6480

Date: **17 December 2001**

My ref: F/2001/5513

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/2001/5513
9, Staverton Close, , Wokingham.
Proposed two storey side 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5513**
9, Staverton Close, , Wokingham.
Proposed two storey side 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 6480

Date: **17 December 2001**

My ref: F/2001/5513

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
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Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6480

Date: **17 December 2001**

My ref: F/2001/5513

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
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9, Staverton Close, , Wokingham.
Proposed two storey side 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~20 NOV 2001~~ 10/12/01	Map No. 76 Site 0.025
Officer: ~~EV~~ H-P / Application No. F/2001/5513	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 9 STAVERTON CLOSE

Parish: WOKINGHAM Ward: Norreys
17.12.01

Applicant: MR DURHAM

resubmission ~~£613~~ refused £163

Fee Received ~~00.00~~ 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	None	Phoned 20/11	10/12
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	None	Sent Jams	10/12
(3)	Forms unsigned	None		10/12
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 : 17.12.01

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

DAVID TRAFFORD DIP. ARCH.(DUNELM) R.I.B.A

51 PROCTORS RD ♦ WOKINGHAM, ♦ BERKS, ♦ RG40 1RP
Home Phone 0118 9788368 ♦ Email DAVID.TRAFFORD@VIRGIN.NET

10 DEC 2001 ★ 5513
PLANNING SERVICES | HPT | TLS | ENF | CH
2 6 NOV 2001
COPIES

MY REF:GD/TB/DT/1

16 November 2001

APPLICATION NO: F/2001/4613
PROPOSED TWO STOREY SIDE EXTENSION AT 9 STAVERTON CLOSE, WOKINGHAM, FOR MR.G. DURHAM

? THIS WOULD NEED A NEW APPLICATION

Dear Sir,

I wish to refer to the above application,which was refused approval on the 25/7/2001,on the grounds that the proposals were too bulky and would have an overbearing effect on the neighbours.

My client Mr. Durham has spoken to one of your officers,regarding this refusal and presented revised proposals, reducing the overall massing considerably,he was informed by your dept: to resubmit the revised drawings as an amendment to the above refused application.

I therefore enclose herewith 6 copies of the following drawings for your consideration and approval as an amendment to the above referred to application:-

(1 DT/GD/1 GROUND FLOOR PLAN

(2 DT/GD/2 FIRST FLOOR PLAN (reduced in size and accommodation)

(3 DT/GD/3 FRONT ELEVATION

(4 DT/GD/4 SIDE ELEVATION

(5 DT/GD/5 REAR ELEVATION

The revised proposals show the first floor 3 metres away from the neighbours gable and to the rear the first floor building line is 2 metres back from the neighbours.

I hope that this amended application meets with your approval.

Yours faithfully

N.D. Trafford

N.D.TRAFFORD R.I.B.A.

DAVID TRAFFORD DIP. ARCH.(DUNELM)

51 PROCTORS RD ♦ WOKINGHAM, ♦ BERKS, ♦ RG40 1RP
Home Phone 0118 9788368 ♦ Email DAVID.TRAFFORD@VIRGIN.NET

10 DEC 2001
10.DEC.2001 * 15513

MY REF:GD/TB/DT/2 FAO Mrs Hurst *06/12/01*

PROPOSED TWO STOREY SIDE EXTENSION AT 9 STAVERTON CLOSE, WOKINGHAM, FOR MR.G. DURHAM

Dear Sir,

I wish to refer to the above application, further to your telephone message,

I enclose herewith as requested , 6 copies of the Location Plan DT/GD/5A,The Block plan DT/GD/6 together with 6 copies of the relevant application forms, for your consideration.

Yours faithfully,

N. D. Trafford

N.D.TRAFFORD R.I.B.A.

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
PO BOX 157,
SHUTE END,
WOKINGHAM,BERKS.
RG40 1WR.

ADDRESS 9 STAVERTON CLOSE PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/40/66		Erect 2 dit hses & garages rear of 36 Plough Lane	27/10/66	C/A
B/13/67		do	27/4/67	C/A
8482x		Ext garage		
19140	MR RACEY	S/ST. FR. EXT (STUDY & DINING RM)	31.3.83	N/A C/A
BR. 20456	Mr. A. Racey.	S/St. Font extension	28.4.83	App. N/A
41077	MR. G. DURHAM	CONSERVATORY	1.6.93	C/A
98/68773/F	"	2 St/S ext	26.1.99	REF.
FP98/8268				
99/69830/F	Mr G. Durham.	S/St fr side extn.	14/7/99.	C/A
SPECIAL ORDERS				
F/2001/4163	"	2/St Side ext & S/St fr. ext	25.7.01	Ref

Environmental Services

For office use only.
Application number:
10.DEC.2001* 5513

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 Address and postcode Phone number	MR. G. DURHAM 9 STAVERTON CLOSE WOKINGHAM BERKS. 9783203
	Agent's Name Address and postcode Phone number	M.D. TRAFFORD R.I.B.A. 51 PROCTORS RD WOKINGHAM BERKS RG40 1RP 9789368
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.	9 STAVERTON CLOSE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9 How many bedrooms does the property have?	Existing: 4	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

None of the land forms part of an agricultural holding.

Your signature: N.D. Trafford

on behalf of Mr Durham

Date 6/12/01

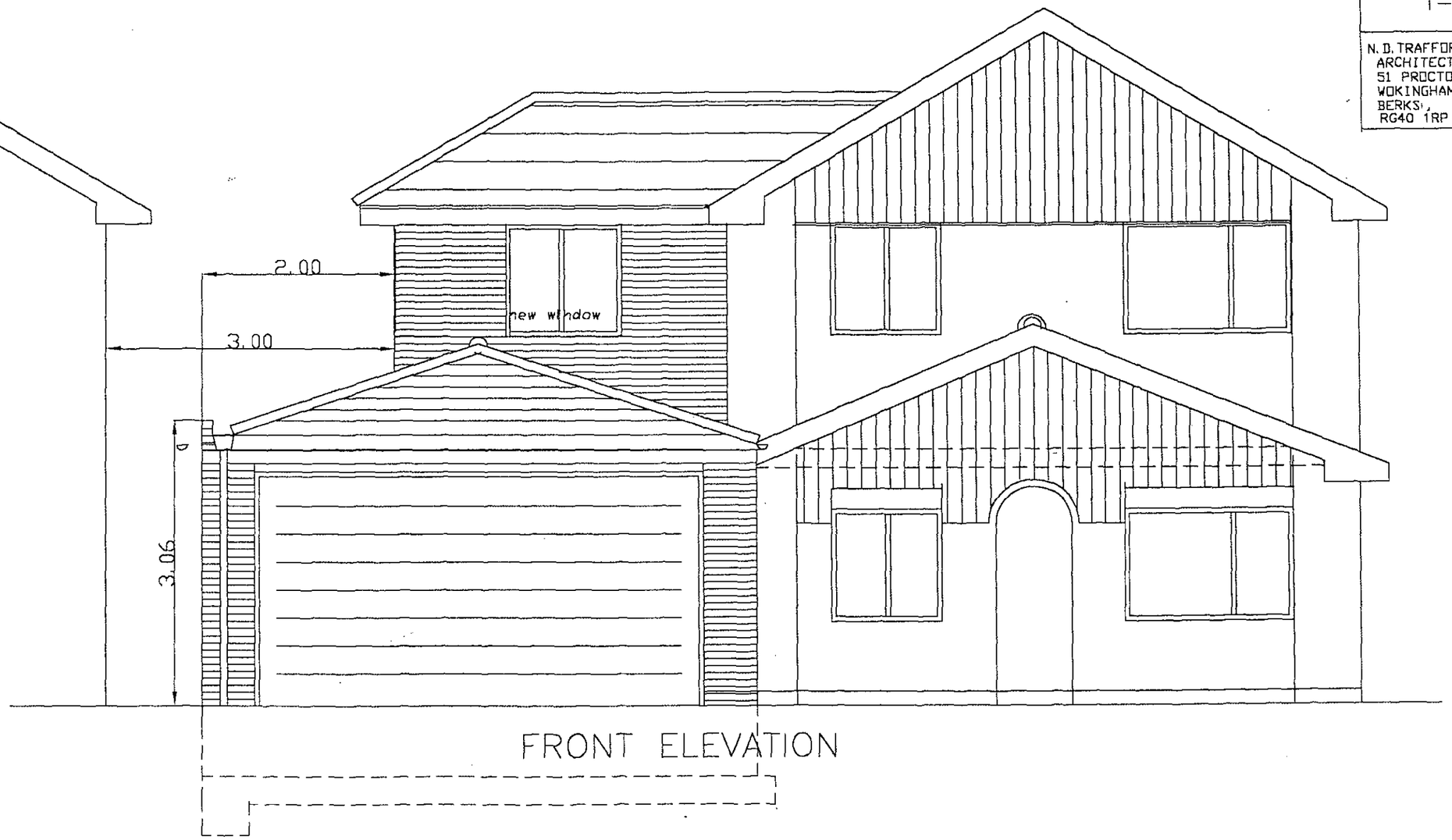
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

AMENDED FRONT ELEVATION TO 9 STAVERTON CLOSE FOR G.DURHAM

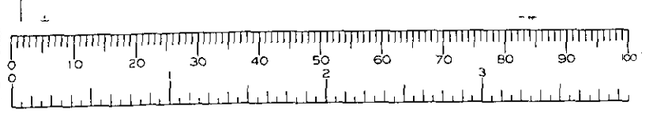
Dwg No.	Date
DT/GD/3	11/11/200

Scale 1–50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.
RG40 1RP



FRONT ELEVATION

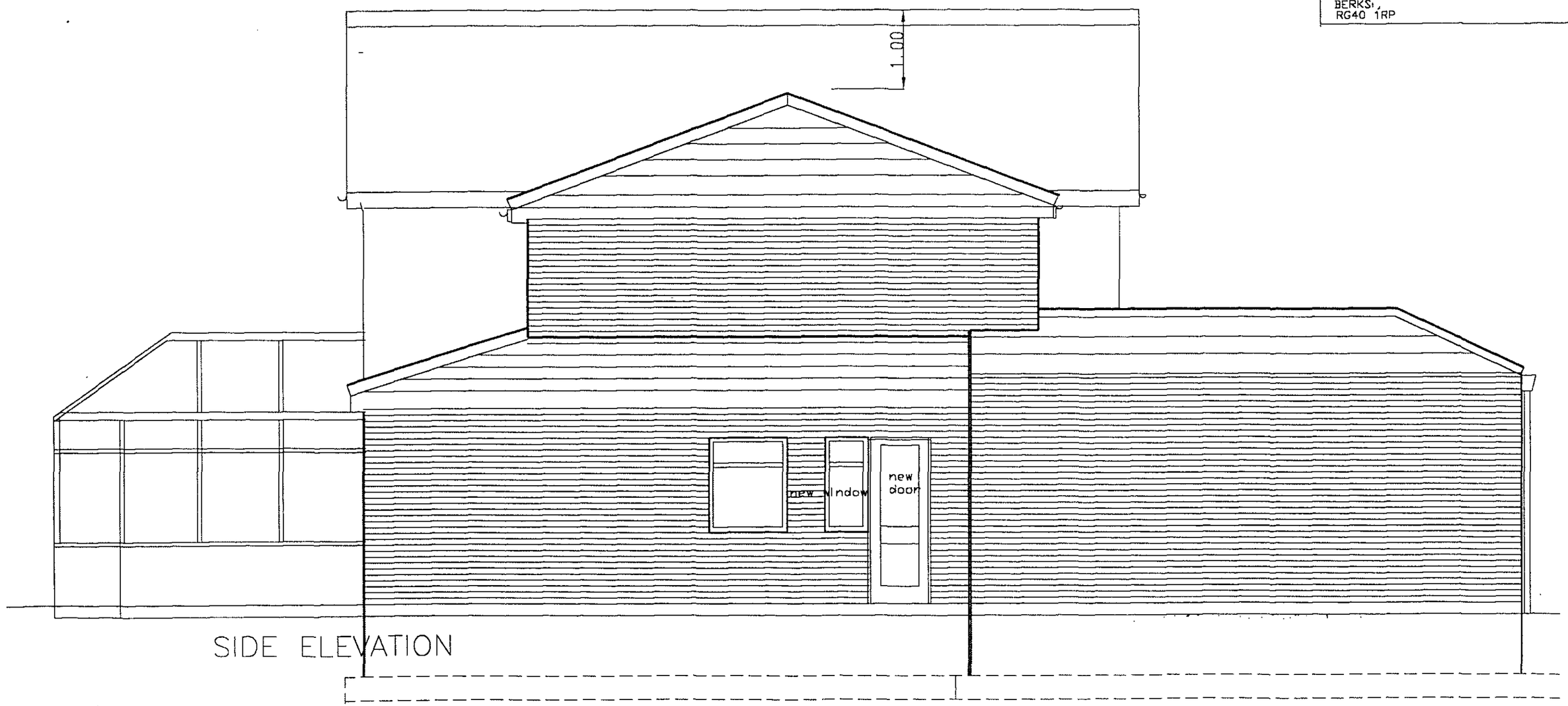


Amended side elevation to 9 Staverton Close for G.Durham

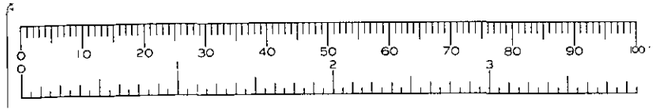
Dwg No	Date
DT\GD\4	11/11/01

Scale 1—50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.,
RG40 1RP



SIDE ELEVATION

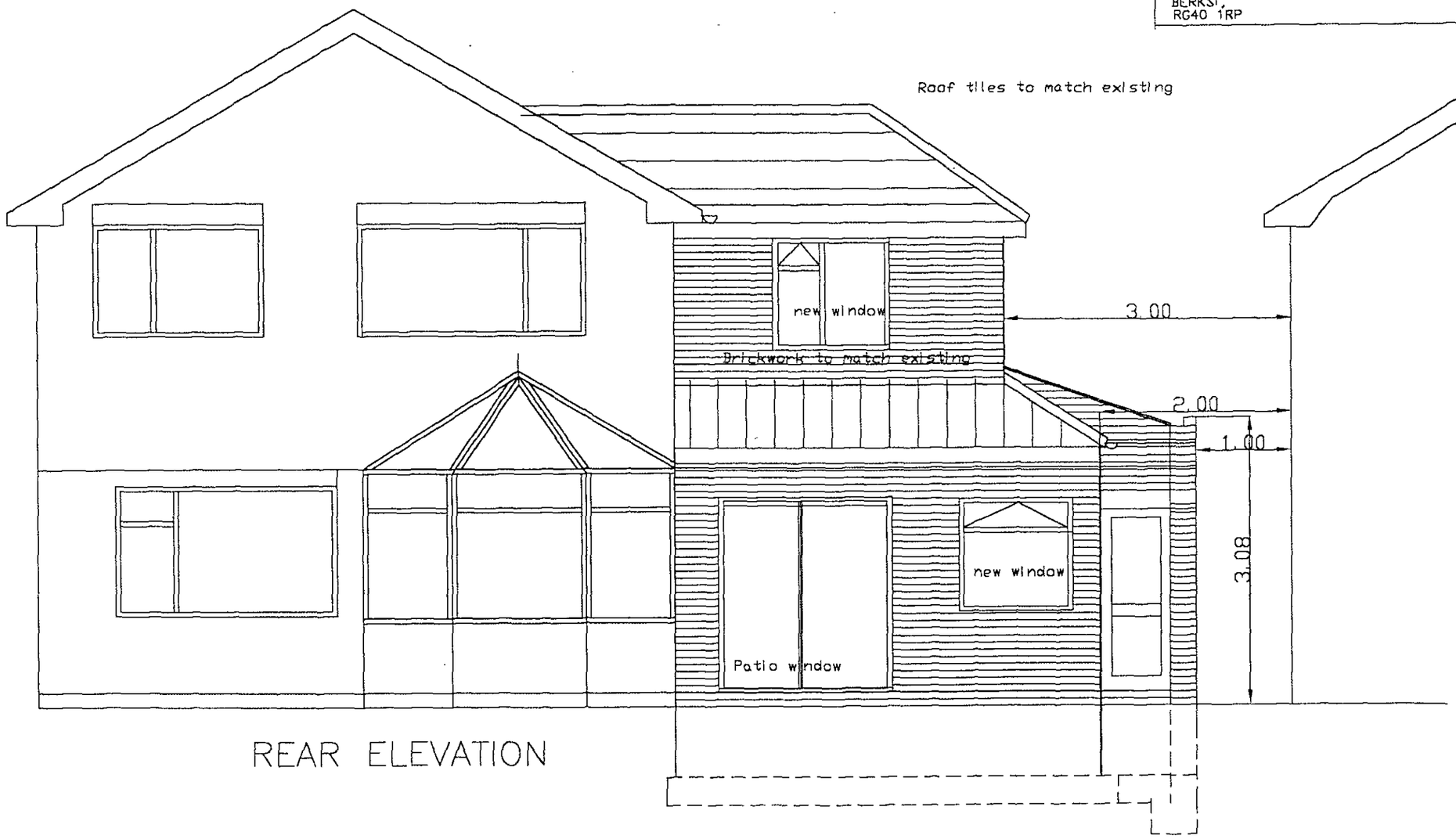


Amended rear elevation
9 staverton Close for
G.Durham

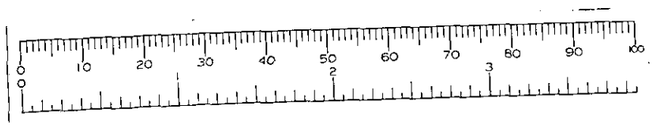
Dwg No	Date
DT/GD/5	11/11/2001

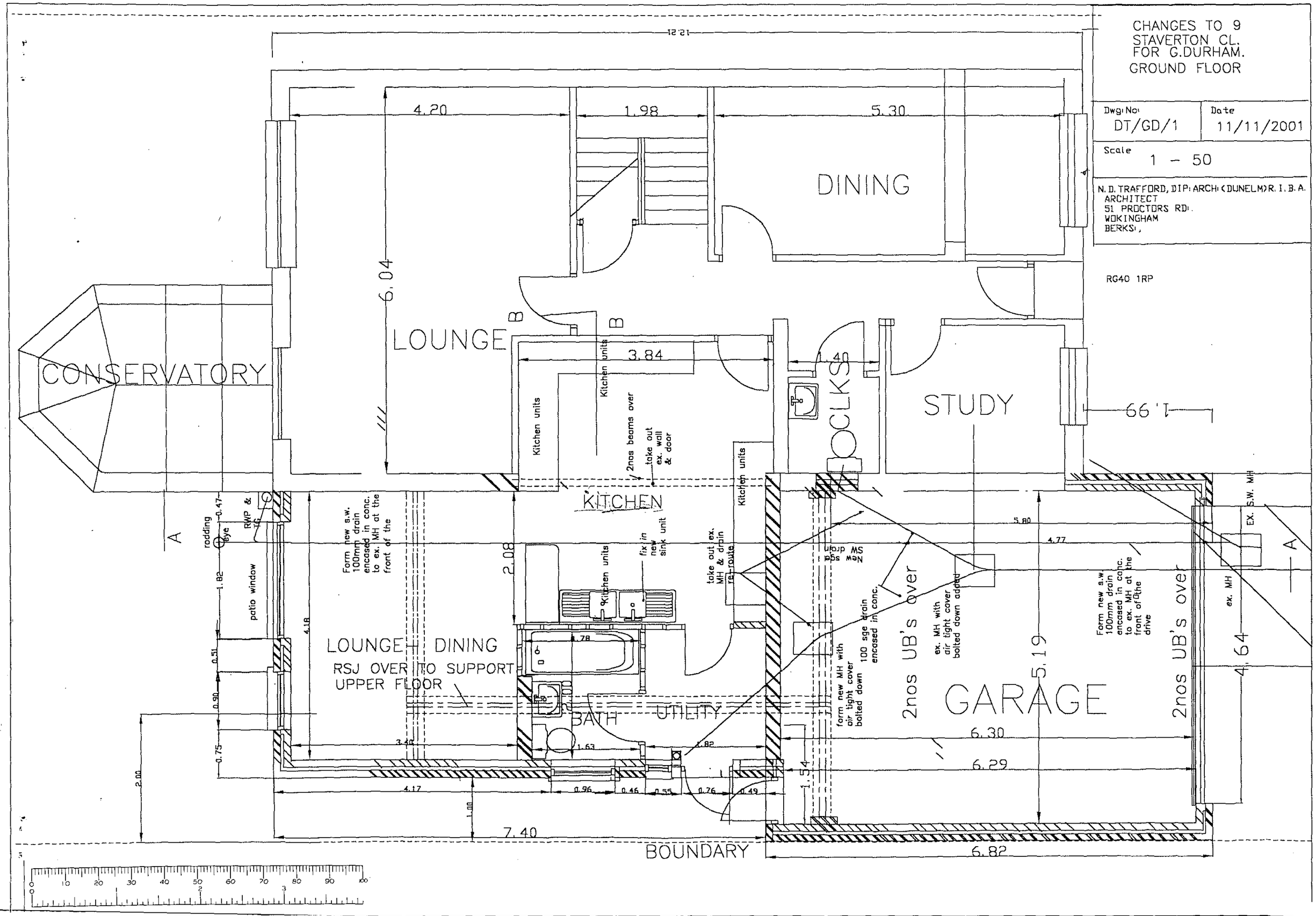
Scale 1-50

N.D. TRAFFORD, DIP. ARCH. (DUNELM) R.I.B.A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.,
RG40 1RP



REAR ELEVATION




CHANGES TO 9
STAVERTON CL.
FOR G.DURHAM.
GROUND FLOOR
Dwg: No: DT/GD/1
Date 11/11/2001
Scale 1 - 50
N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP
DINING
LOUNGE
CONSERVATORY
STUDY
KITCHEN
LOUNGE - DINING
RSJ OVER TO SUPPORT
UPPER FLOOR
BATH
UTILITY
GARAGE
2nos UB's over
2nos UB's over
BOUNDARY
Kitchen units
2nos beams over
take out ex. wall & door
fix in new sink unit
take out ex. MH & drain re-route
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the drive
ex. MH with air tight cover bolted down added
100 sge drain encased in conc.
form new MH with air tight cover bolted down
New sge SW drain
EX. S.W. MH
ex. MH
patio window
rodding eye
RWP & TG
12.21
4.20
1.98
5.30
6.04
3.84
1.40
1.99
2.08
4.18
5.80
4.77
5.19
4.64
6.30
6.29
6.82
7.40
1.54
4.17
3.40
1.63
1.82
0.96
0.46
0.55
0.76
0.49
1.00
2.00
0.75
0.90
0.51
1.82
0.47
A
A
B
B

REVISED PLANS TO
9 STAVERTON CL
FOR G.DURHAM

Dwg No:	Date
DT\GD\2	11/11/2001

Scale 1 – 50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.,
RG40 1RP

EX.BEDROOM

EX.BEDROOM

8.84

EX.BEDROOM

EX.BEDROOM

0.95

ex.bath

0.80

1.05

2.00

0.84

1.20

1.18

bathroom

1.86

3.90

3.19

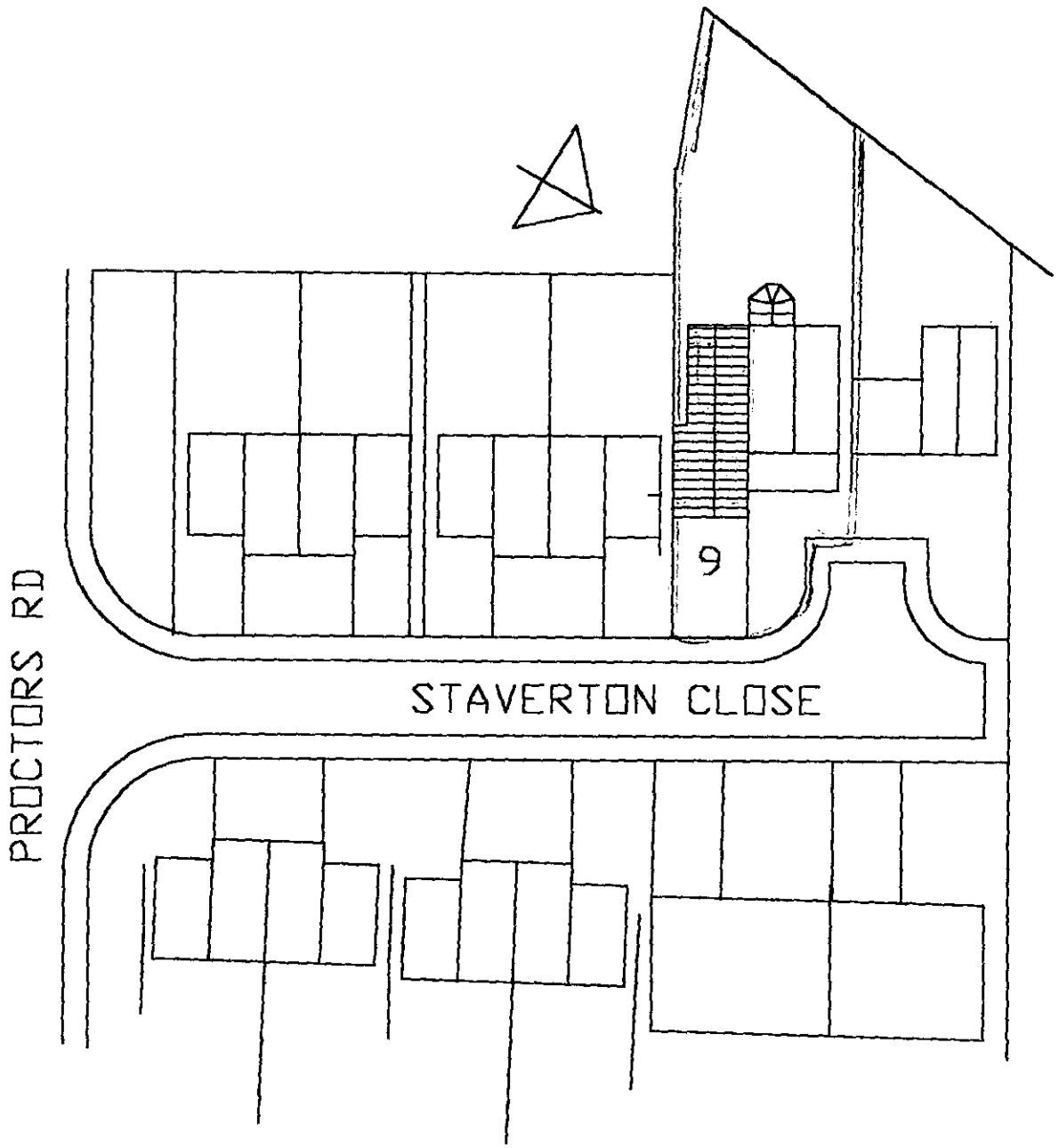
BEDROOM

5.81

2.00

Dwp

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3



JOB

PROPOSED EXTENSIONS TO
9 STAVERTON PLACE,FOR
MR. G DURHAM
BLOCK PLAN 1:500

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. DT/GD/3

10.DEC.2001* 5513

Amended side elevation to 9 Staverton Close for G.Durham

Dwg No:	Date
DT\GD\4	11/11/01

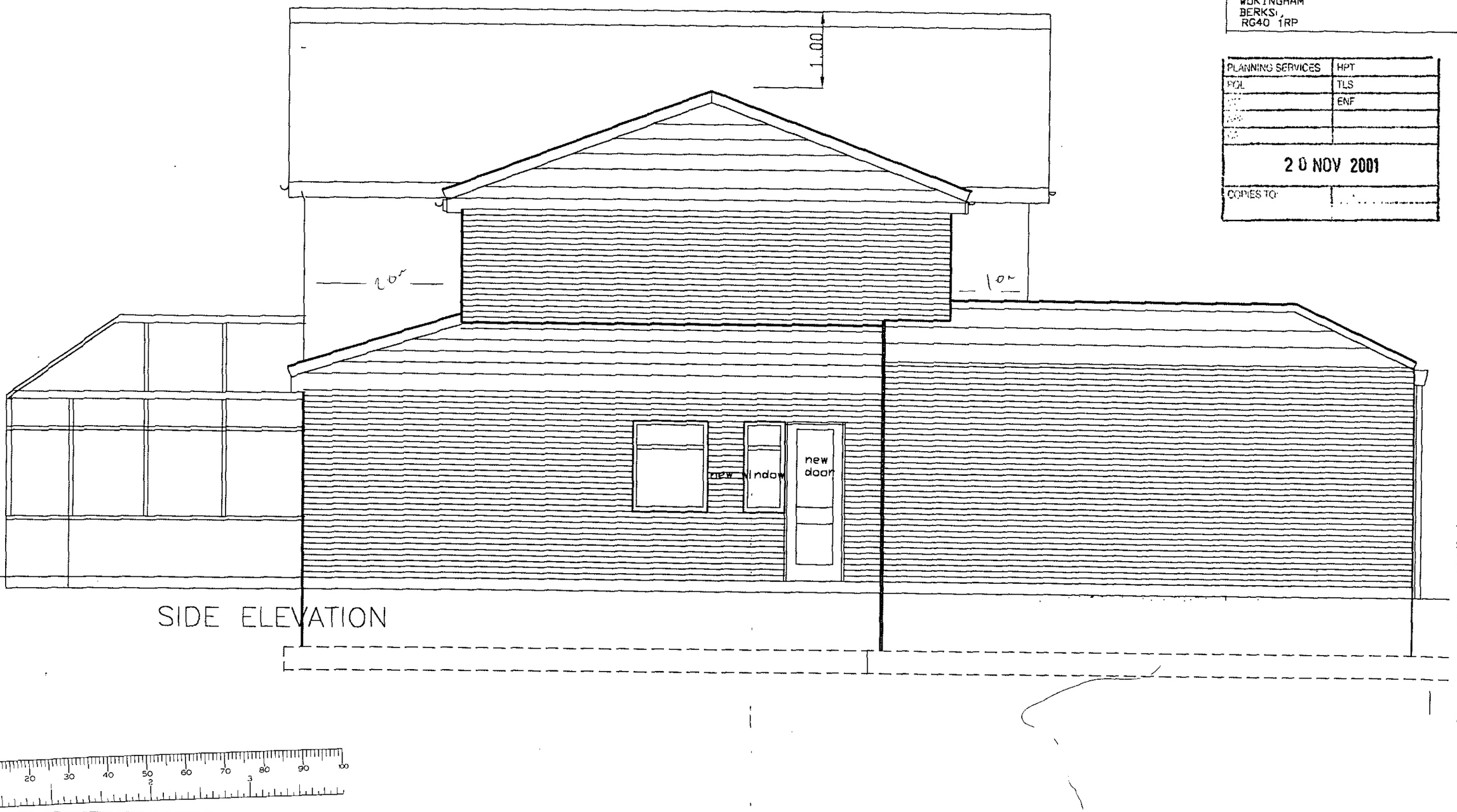
Scale 1—50

N. D. TRAFFORD, DIP: ARCH (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:
RG40 1RP

PLANNING SERVICES	HPT
POL	TLS
	ENF

20 NOV 2001

COPIES TO:



SIDE ELEVATION

10.DEC.2001* 5513

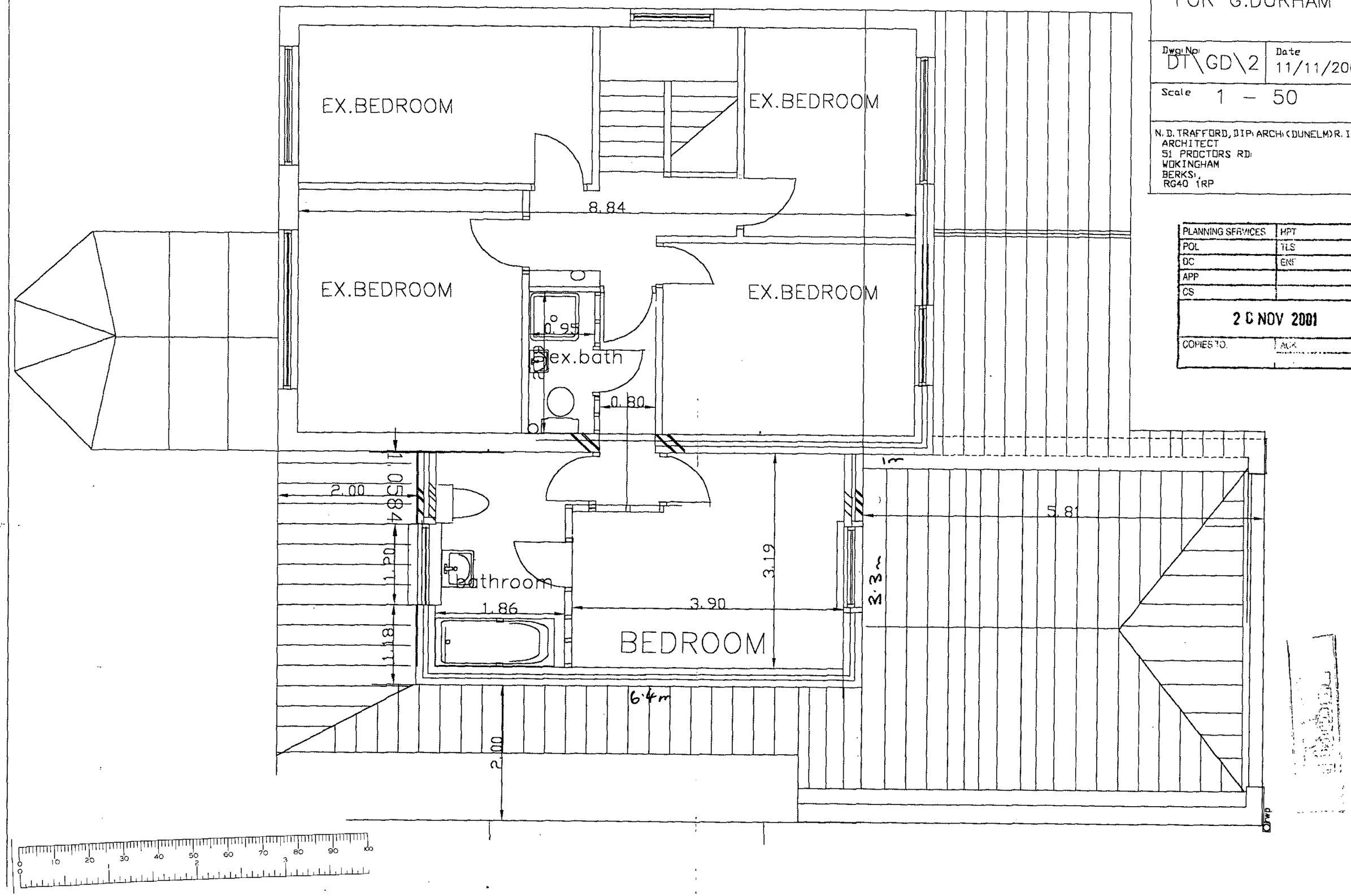
REVISED PLANS TO
9 STAVERTON CL
FOR G.DURHAM

Dwg No	Date
DT\GD\2	11/11/2001

Scale 1 – 50

N. D. TRAFFORD, DIP. ARCH. (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD.
WOKINGHAM
BERKS.,
RG40 1RP

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 NOV 2001	
COPIES TO.	ACK



PLANNING SERVICES	
PCL	TLS
DC	SNP
APP	
20 NOV 2001	
COPIES TO	

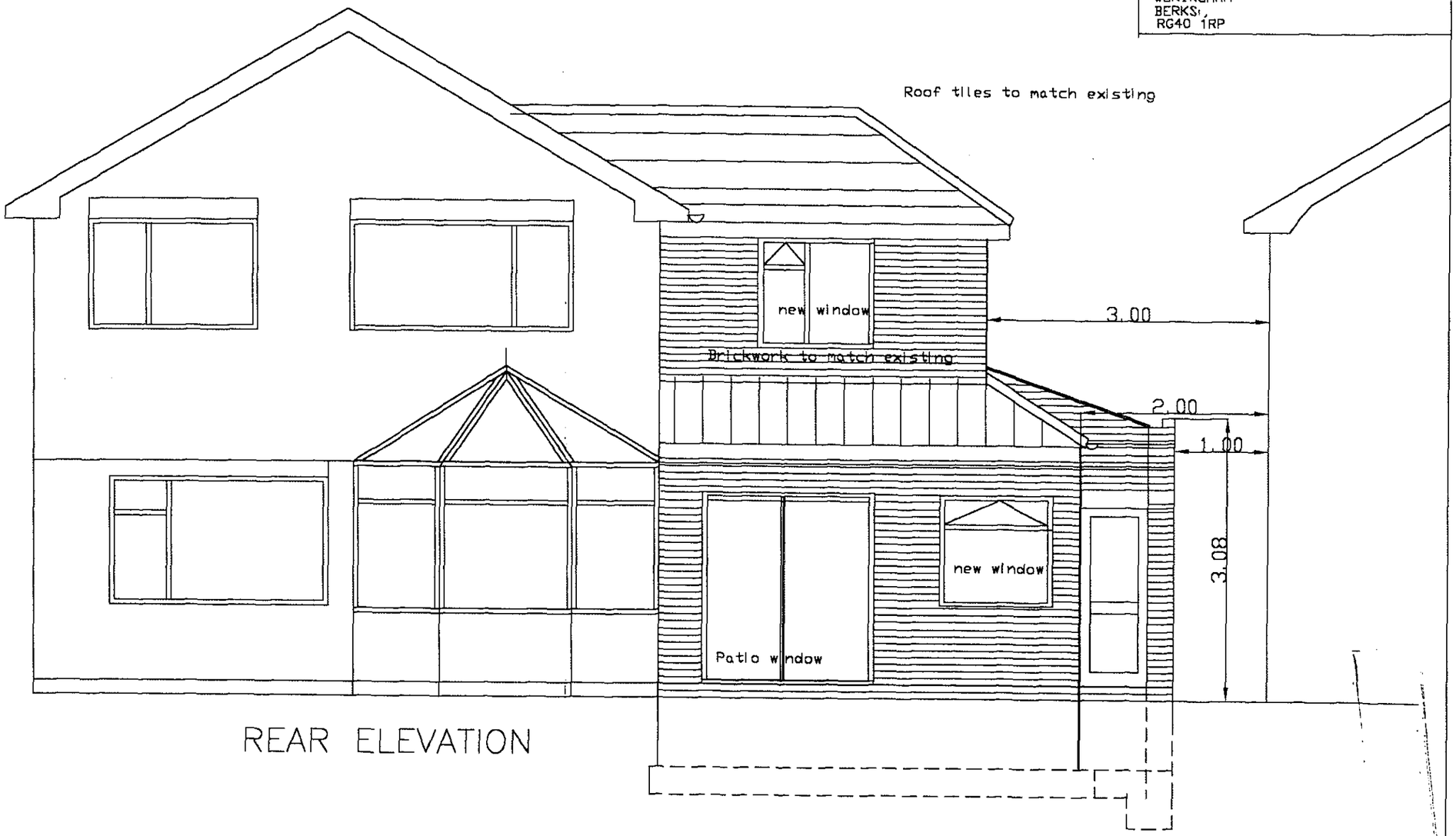
10 DEC 2001 5413

Amended rear elevation
9 staverton Close for
G.Durham

Dwg: No:	Date
DT/GD/5	11/11/2001

Scale 1-50

N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP



REAR ELEVATION

AMENDED FRONT ELEVATION TO 9 STAVERTON CLOSE FOR G.DURHAM

Dwg: No:	Date
DT/GD/3	11/11/2001

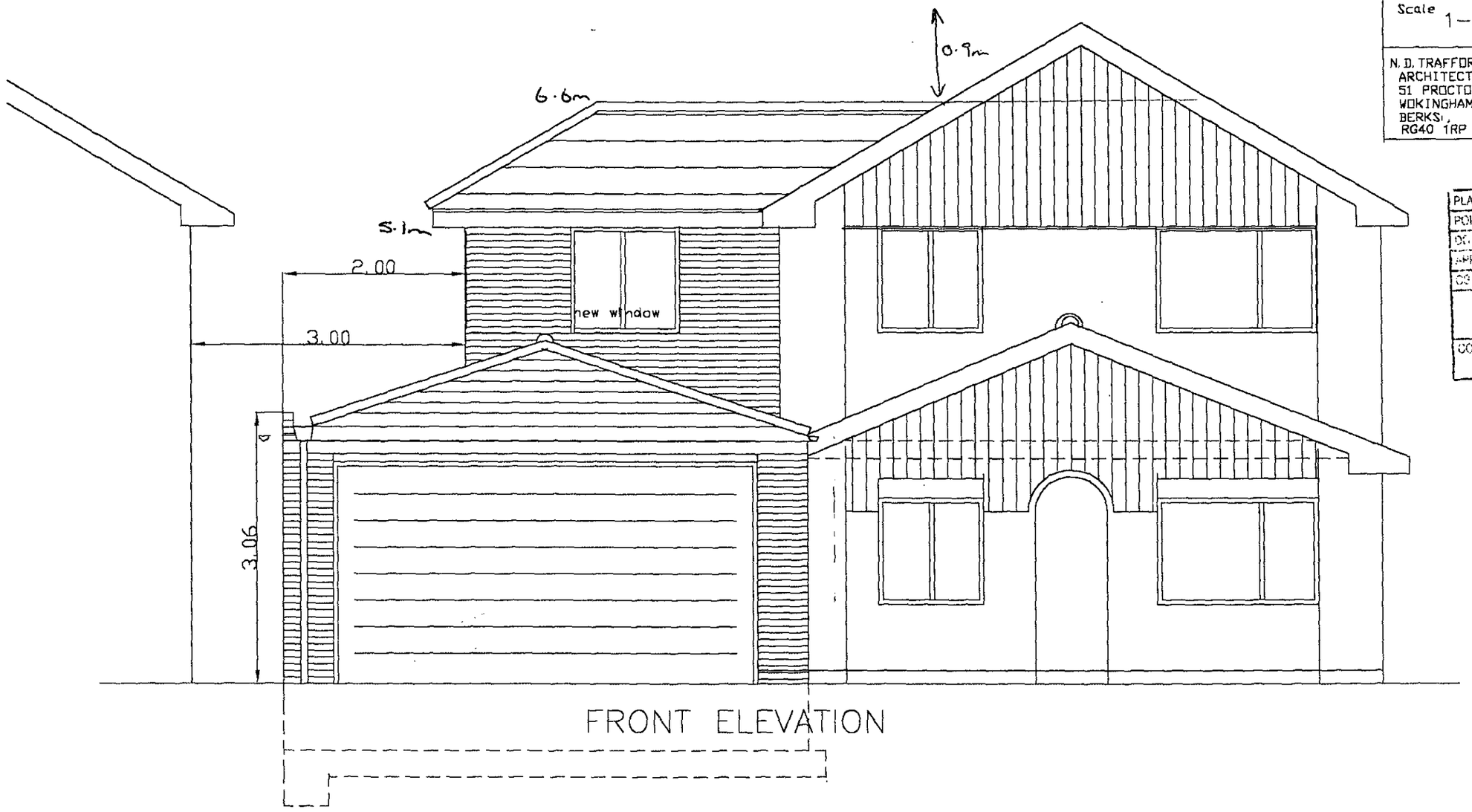
Scale 1-50

N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP

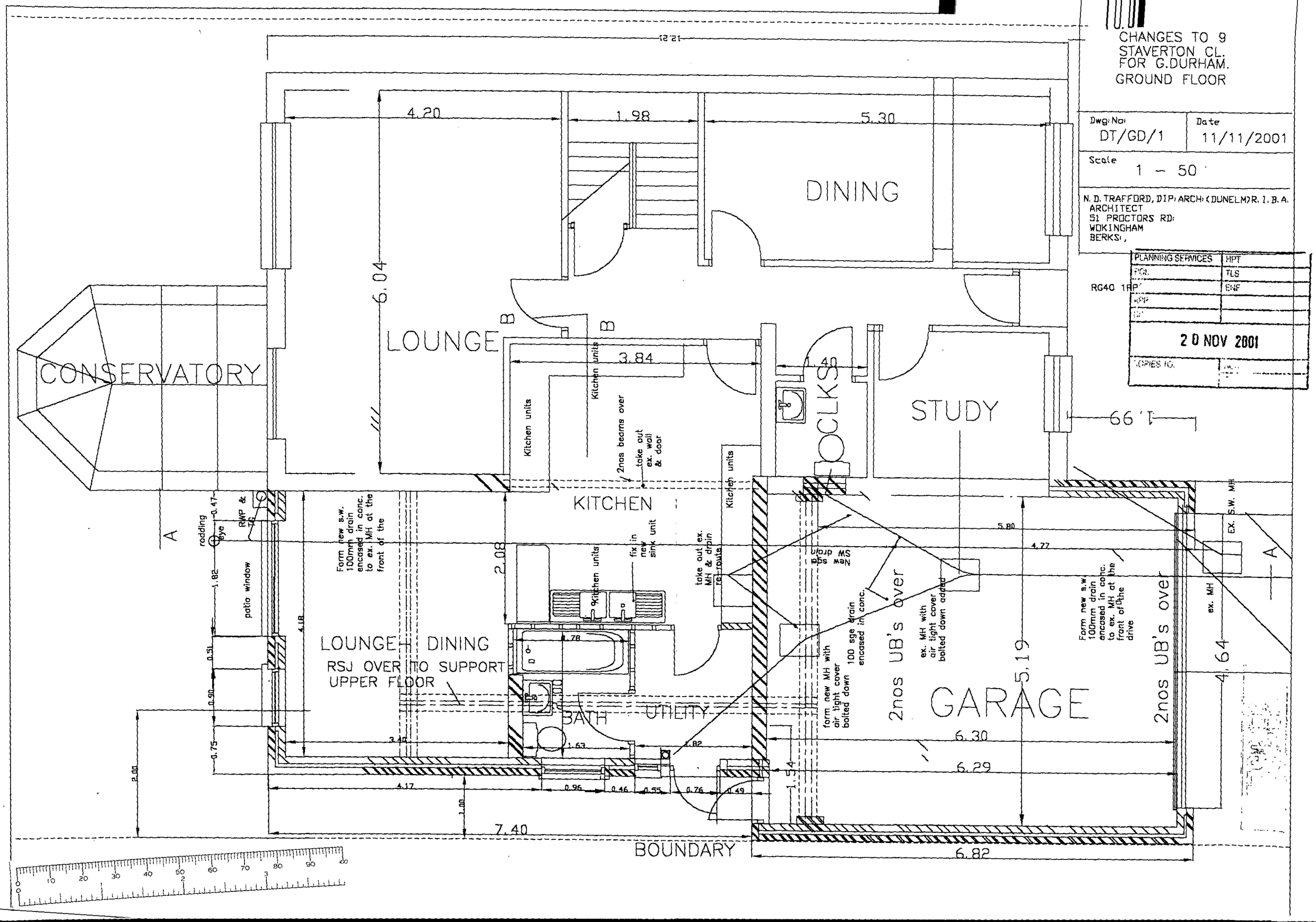
PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

20 NOV 2001

COPIES TO:	ACK:



FRONT ELEVATION


CHANGES TO 9
STAVERTON CL.
FOR G.DURHAM.
GROUND FLOOR
Dwg No: DT/GD/1
Date 11/11/2001
Scale 1 - 50
N. D. TRAFFORD, DIP: ARCH: (DUNELM) R. I. B. A.
ARCHITECT
51 PROCTORS RD:
WOKINGHAM
BERKS:,
RG40 1RP
PLANNING SERVICES
HPT
TLS
ENF
20 NOV 2001
COPIES TO:
DINING
LOUNGE
CONSERVATORY
STUDY
KITCHEN
LOUNGE DINING
RSJ OVER TO SUPPORT UPPER FLOOR
BATH
UTILITY
GARAGE
2nos UB's over
2nos UB's over
BOUNDARY
Kitchen units
2nos beams over
take out ex. wall & door
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the
fix in new sink unit
take out ex. MH & drain re-route
New sge SW drain
100 sge drain encased in conc.
form new MH with air tight cover bolted down
ex. MH with air tight cover bolted down added
Form new s.w. 100mm drain encased in conc. to ex. MH at the front of the drive
ex. MH
EX. S.W. MH
rodding eye
RWP & TG
patio window
12.21
4.20
1.98
5.30
6.04
3.84
1.40
1.66
2.08
4.18
5.80
4.77
5.19
4.64
6.30
6.29
6.82
7.40
3.40
1.63
1.82
4.17
0.96
0.46
0.55
0.76
0.49
1.54
1.00
2.00
0.47
1.82
0.51
0.90
0.75
A
A
B
B

Environmental Services

For office use only.
Application number:

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 G. DURHAM
	Address and postcode	9 STAVERTON CLOSE WOKINGHAM BERKS. RG40 1RR.
	Phone number	01189 783203
2	Agent's Name	N. D. TRAFFORD, RIBA.
	Address and postcode	51 PROCTORS RD. WOKINGHAM BERKS. RG40 1RP.
	Phone number	
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION.
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.	D APPLE LIGHT
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

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 1
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.

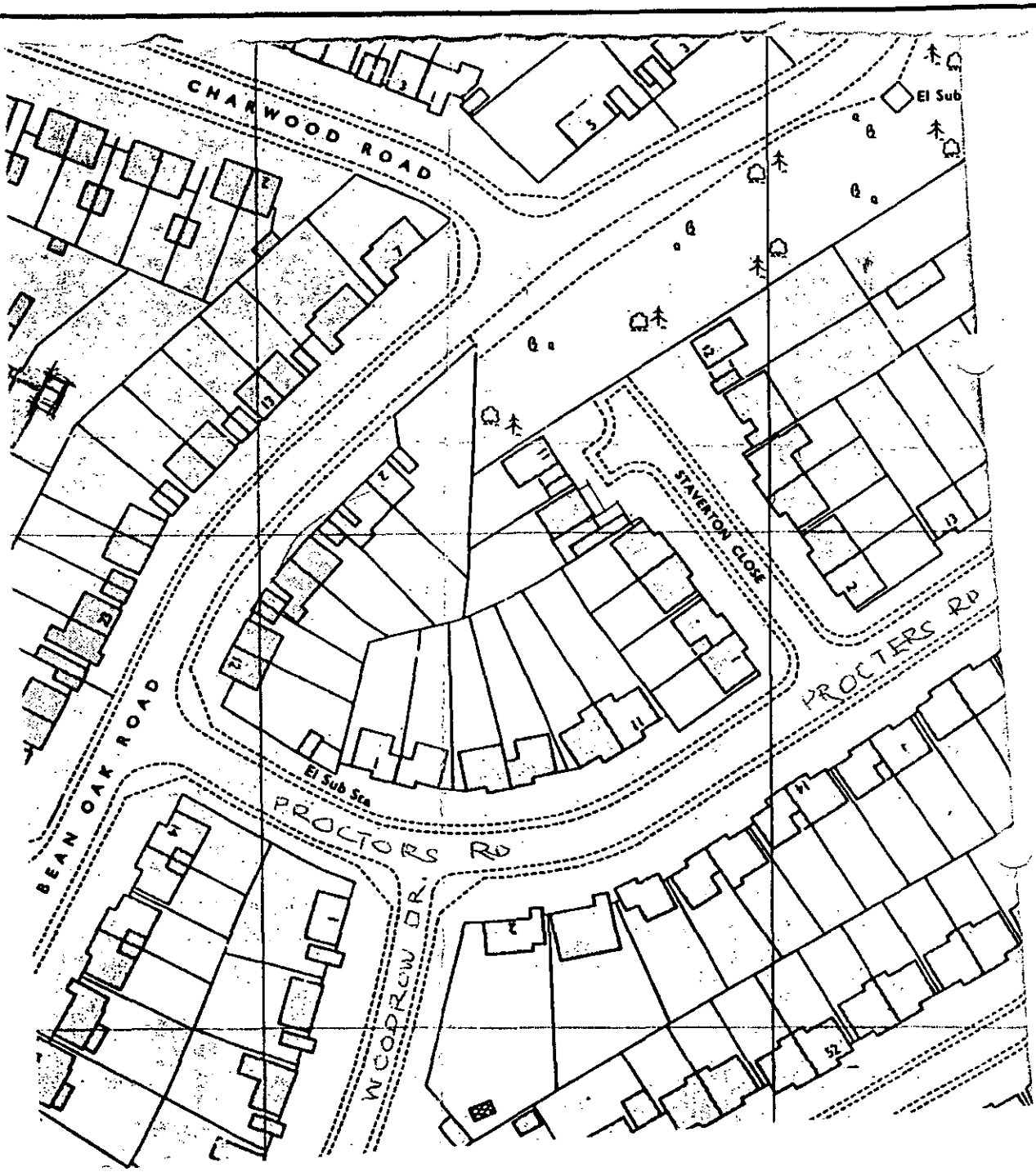
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: _____ on behalf of _____

Date _____

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



JOB

PROPOSED EXTENSIONS TO
9 STAVERTON PLACE,FOR
MR. G DURHAM
LOCATION PLAN 1:1250

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. DT/GD/4

Tel: (0118) 974 6480 (Direct Line)
E-Mail: helen.pollock@wokingham.gov.uk
Date: 19th February 2001
My ref: HP/MLT/Wokingham /Pre App

Environmental Services Departmer
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

Mr Trafford
51 Proctors Road
Wokingham
Berkshire
RG40 1RP

Dear Mr Trafford

RE: PROPOSED FIRST FLOOR SIDE EXTENSION AT 9 STAVERTON CLOSE, WOKINGHAM.

I refer to your letter received on the 11th January 2001 with reference to the above, and would like to take this opportunity to apologise for the delay in replying.

Having reviewed your proposals, I feel that officers may favourably consider a first floor side extension. However, I have reservations about the submitted design, especially when viewed from the street scene. I would therefore suggest that the following amendments are incorporated:

1. recess the proposed first floor extension from the existing first floor front by one metre
2. instead of one window on the front elevation at first floor level, have two windows of the same size and design as the smaller existing window on the first floor front elevation, and
3. raise the proposed ridge of the extension so that it would be 0.5 metres below the existing ridge line.

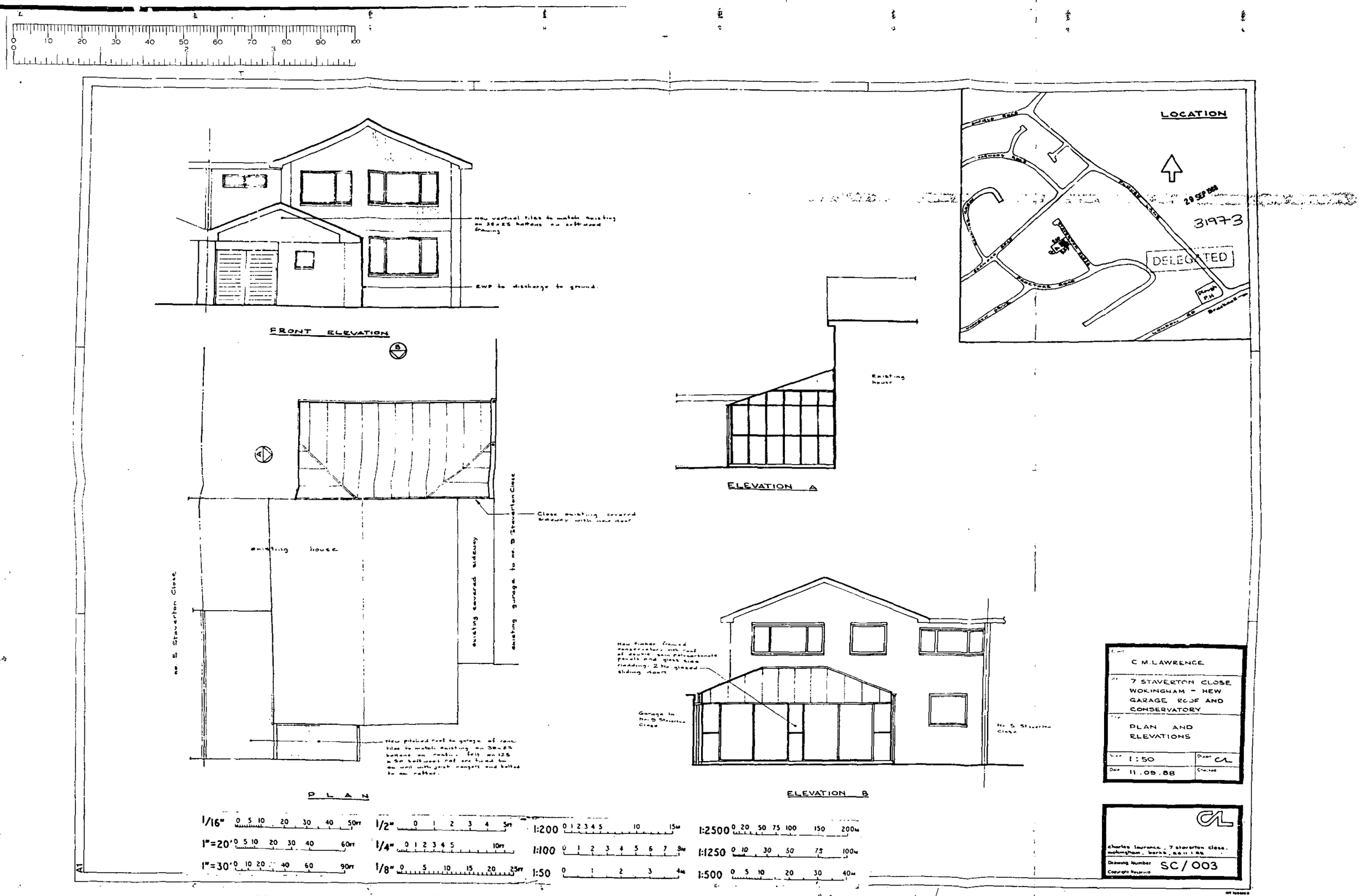
A parking plan showing parking spaces for five vehicles would also be required with any application (5.0 metres by 5.0 metres for the double garage and 5.5m x 2.4m for external spaces in front of the garage and 4.8 x 2.4m in standard external spaces).

I am also able to confirm a fee of £95 would be required for a new application, as no fee was paid on application number 99/69830/F. Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Helen Pollock.

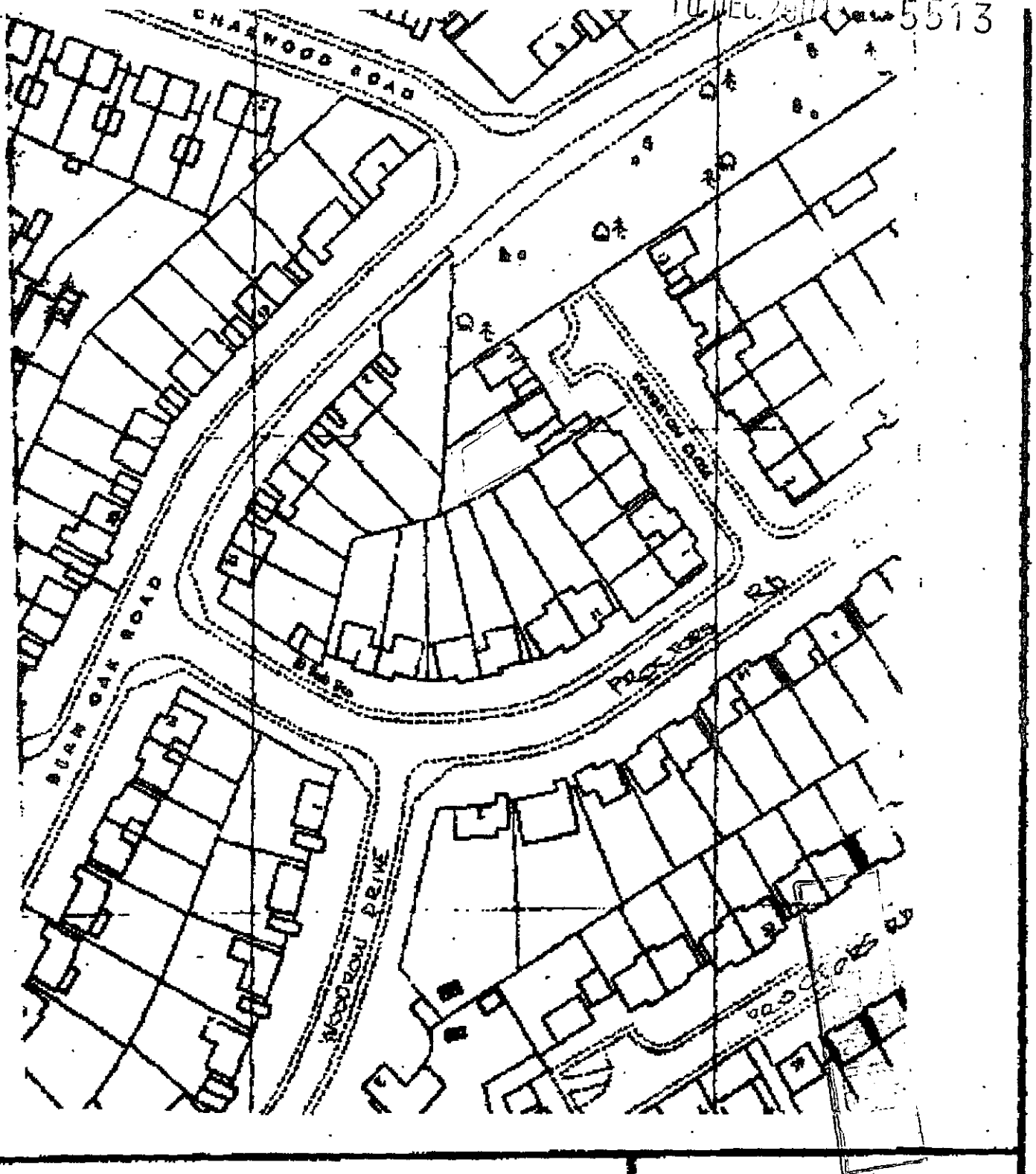
Yours sincerely

M L THORP
Principal Development Control Officer



LOCATION
29 SEP 1988
31973
DELEGATED
FRONT ELEVATION
New vertical tiles to match existing on 38x25 battens on softwood framing
RWP to discharge to ground.
ELEVATION A
Existing house
PLAN
existing house
existing covered sideway
existing garage to no. 5 Staverton Close
no. 5 Staverton Close
Close existing covered sideway with new roof
New pitched roof to garage of conc. tiles to match existing on 38x25 battens on roofing felt on 125 x 50 softwood rof are fixed to as well with joist hangers and bolted to as rafter.
ELEVATION B
New timber framed conservatory with roof of double skin polycarbonate panels and glass side cladding. 2 No glazed sliding doors
Garage to No. 5 Staverton Close
No. 5 Staverton Close
1/16" 0 5 10 20 30 40 50FT
1/2" 0 1 2 3 4 5FT
1:200 0 1 2 3 4 5 10 15M
1:2500 0 20 50 75 100 150 200M
1"=20' 0 5 10 20 30 40 60FT
1/4" 0 1 2 3 4 5 10FT
1:100 0 1 2 3 4 5 6 7 8M
1:1250 0 10 30 50 75 100M
1"=30' 0 10 20 40 60 90FT
1/8" 0 5 10 15 20 25FT
1:50 0 1 2 3 4M
1:500 0 5 10 20 30 40M
C M LAWRENCE
7 STAVERTON CLOSE WOKINGHAM - NEW GARAGE ROOF AND CONSERVATORY
PLAN AND ELEVATIONS
1:50
11.09.88
charles lawrence, 7 staverton close, wokingham, berks
Drawing Number SC/003
Copyright Reserved

10 DEC 2001 Item 5513

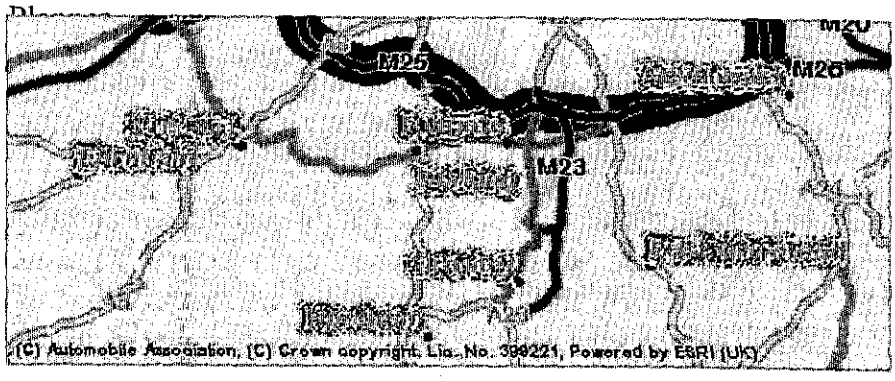


JOB

PROPOSED EXTENSIONS TO
9 STAVERTON PLACE,FOR
MR. G DURHAM
LOCATION PLAN 1:1250

N.D.TRAFFORD RIBA
51 PROCTORS RD.
WOKINGHAM
BERKS RG40 1RP

DWG NO. DT/GD/ 5A



Overview I

[redacted]

Key

Your route

Motorway

Primary road

Other A roads

B road

WAP services and in

Email Us: customer.services@theAA.com

© The Automobile Association Limited 2001

Phone Us: 0870 6

Web Site Terms & (

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr G Durham
C/O N D Trafford RIBA
51 Proctors Road
WOKINGHAM
Berkshire
RG40 1RP

Application No : 99/69830/F

Parish : WOKINGHAM PARISH

Proposal : PROPOSED SINGLE STOREY FRONT AND SIDE EXTENSION TO DWELLING

Location : 9 STAVERTON CLOSE, WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

03
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the ground floor elevation.

04
The area shown on the permitted drawings for vehicle garaging and parking 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.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03
To safeguard the amenities of neighbouring residents and the locality.

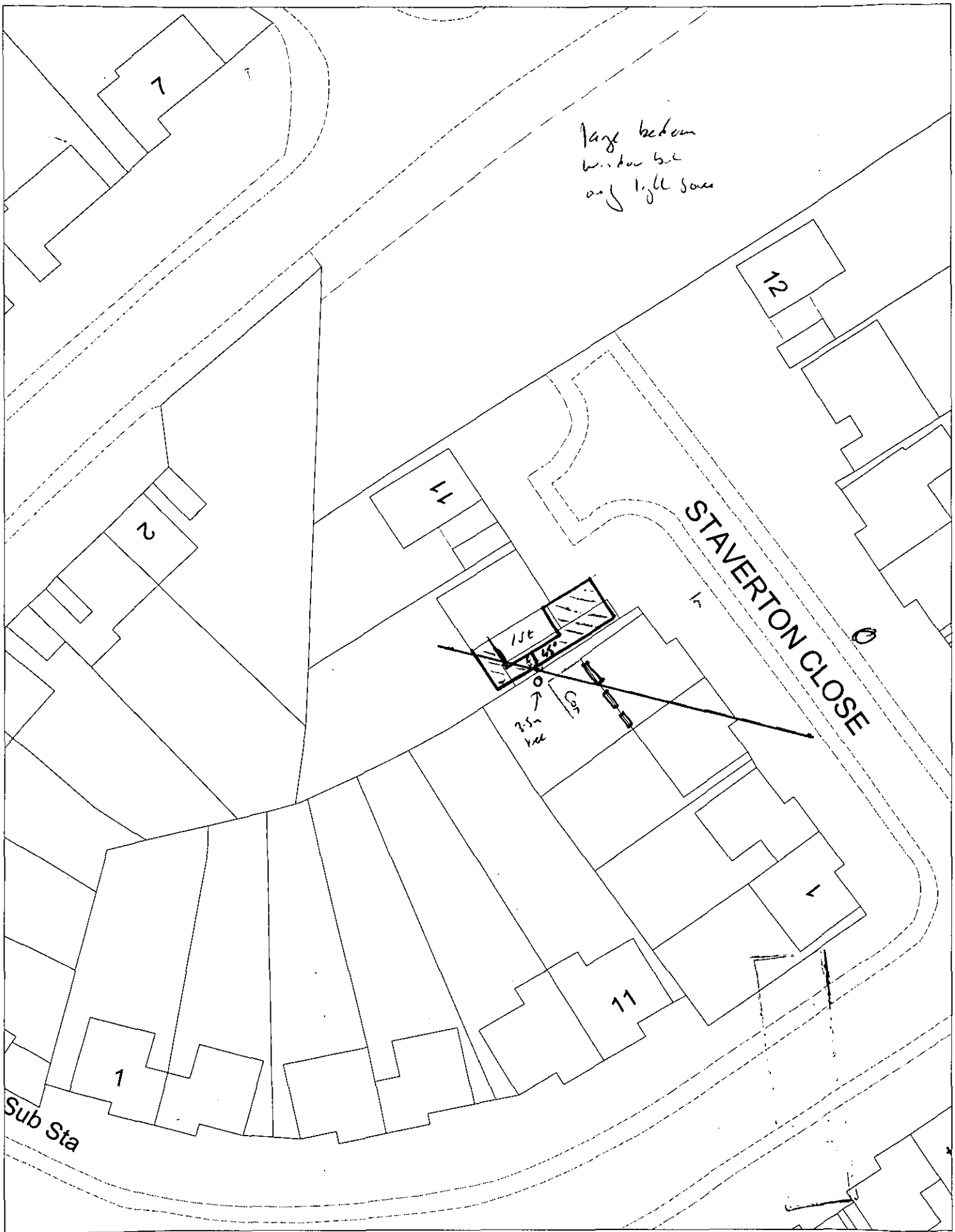
04
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Development Control Manager

Date 14 July 1999

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



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Development Control Section, Environmental Services, Wokingham District Council.
1 February 2002 Scale: 1 : 500

N
W E
S

Drawings enclosed

Drawings Dated 25/8/98 Very 1st set sent to LPA marked No1 refuse

Refused on the grounds of Bulk, massing and location would form a dominant and over bearing feature to the detriment of the residential amenity of the adjacent dwelling

Drawing dated 6/5/99 passed ground floor extension
Mark no2

Drawing dated 20/3/2001 Refused.
Mark no 3
Refused on the grounds of Bulk, massing and location would form a dominant and over bearing feature to the detriment of the residential amenity of the adjacent dwelling

Drawing dated 11/11/2001 Refused.
Mark no4
Refused on the grounds of Bulk, massing and location would form a dominant and over bearing feature to the detriment of the residential amenity of the adjacent dwelling

DAVID TRAFFORD DIP. ARCH.(DUNELM) R.I.B.A

51 PROCTORS RD ♦ WOKINGHAM, ♦ BERKS, ♦ RG40 1RP
Home Phone 0118 9788368 ♦ Email DAVID.TRAFFORD@VIRGIN.NET

MY REF:GD/TB/DT/1

16 November 2001

APPLICATION NO: F/2001/4613
PROPOSED TWO STOREY SIDE
EXTENSION AT 9 STAVERTON CLOSE,
WOKINGHAM, FOR MR.G. DURHAM

Dear Sir,

I wish to refer to the above application,which was refused approval on the 25/7/2001,on the grounds that the proposals were too bulky and would have an overbearing effect on the neighbours.

My client Mr. Durham has spoken to one of your officers,regarding this refusal and presented revised proposals, reducing the overall massing considerably,he was informed by your dept: to resubmit the revised drawings as an amendment to the above refused application.

I therefore enclose herewith 6 copies of the following drawings for your consideration and approval as an amendment to the above referred to application:-

(1 DT/GD/1 GROUND FLOOR PLAN

(2 DT/GD/2 FIRST FLOOR PLAN (reduced in size and accommodation)

(3 DT/GD/3 FRONT ELEVATION

(4 DT/GD/4 SIDE ELEVATION

(5 DT/GD/5 REAR ELEVATION

The revised proposals show the first floor 3 metres away from the neighbours gable and to the rear the first floor building line is 2 metres back from the neighbours.

I hope that this amended application meets with your approval.

Yours faithfully

N.D.TRAFFORD R.I.B.A.