APPLICATION NO:
F/2000/1316

LOCATION:
27 Molly Millars Lane, Wokingham.

APPLICANT:
Mr & Mrs C Wilkie C/O Andesign

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **02/06/2000**
28 day members exp : 06/06/2000
APPLICATION EXPIRY DATE: **14/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C Wilkie
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1316

Parish: **WOKINGHAM**

Location: **27, Molly Millars Lane, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 09/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	13/6	NB
BUILDING CONTROL NUMBER.	FP 2000/0564	Paul.
APPLICANT/AGENT	Andesign	
ADDRESS OF SITE	27 Molly Millars Lane. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S ext ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2976	AH/E/2976
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/6/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

1417 received after application determined NAB

Our ref: SP\2000\001733\001
Your ref: F/2000/1316

31748

Date: 11th July 2000

ENVIRONMENT AGENCY

DC NB	ENF
APP	
CS	
13 JUL 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Natalie Brown

Dear Sir/Madam

FRONT EXTENSION - 27 MOLLY MILLARS LANE, WOKINGHAM

Thank you for your letter dated 9 May 2000 which was received on 11 May 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/29**. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 802 678	0 metres	Molly Millars Lane	no information

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

Alternatively the applicant may wish to have a landfill gas risk assessment undertaken. This should be submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Andesign, 9 Perkins Way, Wokingham, Berks RG41 2TN

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1316

Applicant : Mr & Mrs C Wilkie C/O Andesign.

Location : 27, Molly Millars Lane, , Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 19/04/2000

Earliest Date for Decision : 02/06/2000

Latest Consultation Date/Site Notice Expiry Date : 02/06/2000

Application Expiry Date: 14/06/2000

Consultation Responses :

WOK TC: 26/5 - no objections

Env Health: 24/5 - no objections

Env Agency:

Neighbours/EN

Planning Issues : (10'd set & 250m local).

1) impact upon neighbouring props
2) impact upon the street scene.

Application Number: F/2000/1316

Appraisal :

Development : Single storey front extn to dwelling
It will be 4m width & extend the building forward by 5m (at point of extn), however, there is an existing bedroom & the proposed extn would be a further 1.5m beyond this.
It will be 2.5m to eaves & 4.4m to ridge (matching that of existing Bedroom one)

1) Impact upon neighbouring properties
~~No 29~~ The main bulk of No 27 is approx 1m from the boundary with No 25 (No 25 is within ≈ 3m from the boundary). No 25 is also a further 2m forward than the existing forward most point of No 27 & would remain ≈ 1m beyond No 27 with the extn.
The extn at No 27 is single storey with a pitched roof taking the massing away from No 25
It is considered that the proposed d'ment would have no detrimental impact upon neighbouring properties.

2) Impact upon the St. scene.
No 27 is a corner plot with Molly Millars Lane & Oaklands Drive. Currently the dwelling is ≈ 15m from Molly Millars Lane.
The proposed d'ment would mirror the style/design of the existing Bed 1, & materials would match existing so it is not considered that there would be any detrimental impacts to the street scene.

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

Application Number F/2000/1316
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	NOISE

RECORD OF SITE VISIT

SITE ADDRESS: 27 Molly Millars Lane Wokingham.

APPLICATION NUMBER: F/2000/1316

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole on corner of Drive/Molly Millars Lane.

2. DESCRIPTION OF SURROUNDINGS
Residential/industrial.

3. DESCRIPTION OF SITE/BUILDING
Dwelling set back from road. low wall/hedging & gate fronting road.
small front extn (flat roof) - porch - will remain but entrance to switch to side.

hipped / pitched



proposed extn will match existing in style.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS
NB - existing bed 2 → dining room
proposed bed 2 → extn.

* Pre-app attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 APR [illegible]

Officer: NAB	Application No. F/2000/1316

Map No. 83 Site ..0:04...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING

Location: 27 MOLLY MILLARS LANE

Parish: WOKINGHAM Ward: Evendons
9.5.2000

Applicant: MR | MRS WILKIE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 250m landfill
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

Pre-app attached

.....

.....

NEIGHBOURS:

S/N + 25+29

Crown Lft. Trucks Ltd } Molly Millars Lane

Fluidrive Engineering }

1+24 Oaklands Drive

Received by Wokingham District Council

Application No: F/2000/1316

Proposal:
Proposed single storey front extension to dwelling.

Location:
27, Molly Millars Lane, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

09 May 2000

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

Tel: (0118) 974 6492

Date: **09 May 2000**

My ref: F/2000/1316

CONFIDENTIAL

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/2000/1316
27, Molly Millars Lane, , Wokingham.
Proposed single storey front extension to dwelling.

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

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

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1316**
27, Molly Millars Lane, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6492

Date: **09 May 2000**

My ref: F/2000/1316

CONFIDENTIAL

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

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Proposed single storey front extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1316**
27, Molly Millars Lane, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **09 May 2000**

My ref: F/2000/1316

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

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27, Molly Millars Lane, , Wokingham.
Proposed single storey front extension to dwelling.

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Yours faithfully,

John Mitchell

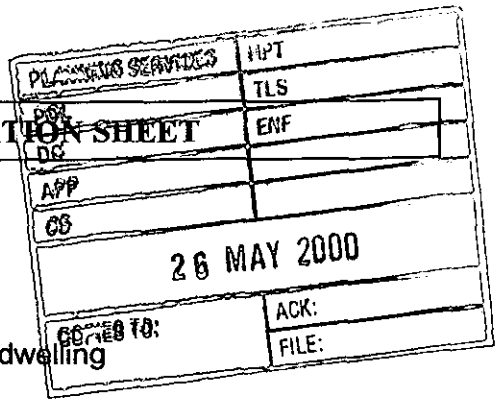
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1316**
27, Molly Millars Lane, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1316

Proposal: Proposed single storey front extension to dwelling

Site Address: 27 Molly Millars Lane, Wokingham.

Applicant: Mr & Mrs C Wilkie C/O Andesign

Your observations are required in respect of this application by **02/06/2000**

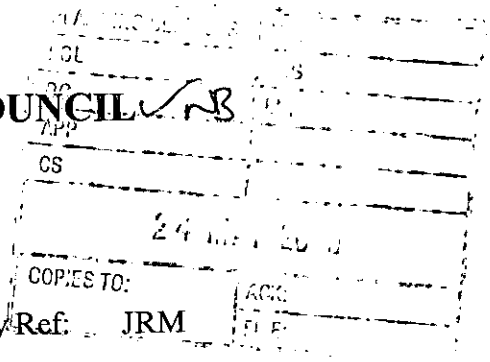
No objections

SIGNED: _____ **DATE:** 24/05/00

Clerk to Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

Date: 22/05/00

---

27 MOLLY MILLARS LANE, WOKINGHAM. F/2000/1316

Having considered the above application, I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

ADDRESS 27 Molly Millars Lane PARISH Downpatrick

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10627	KYNOCK & LOGAN	ALT. DWELLING ON SITE OF GARAGE	WITHDRAWN	
TP1140 W02/4		BUNGALOW & GARAGE		
PP Enq	Mr + Mrs C Wilkie	Erection of Porch	03.11.97	NIR

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Wilkie - 18/2/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

19.APR.2000* 1516

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 & MRS C. WILKIE 27 MOLLY MILLARS LANE WOKINGHAM BERKS RG41 2RT 9784737
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2IN 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT 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 ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.	6	
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 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

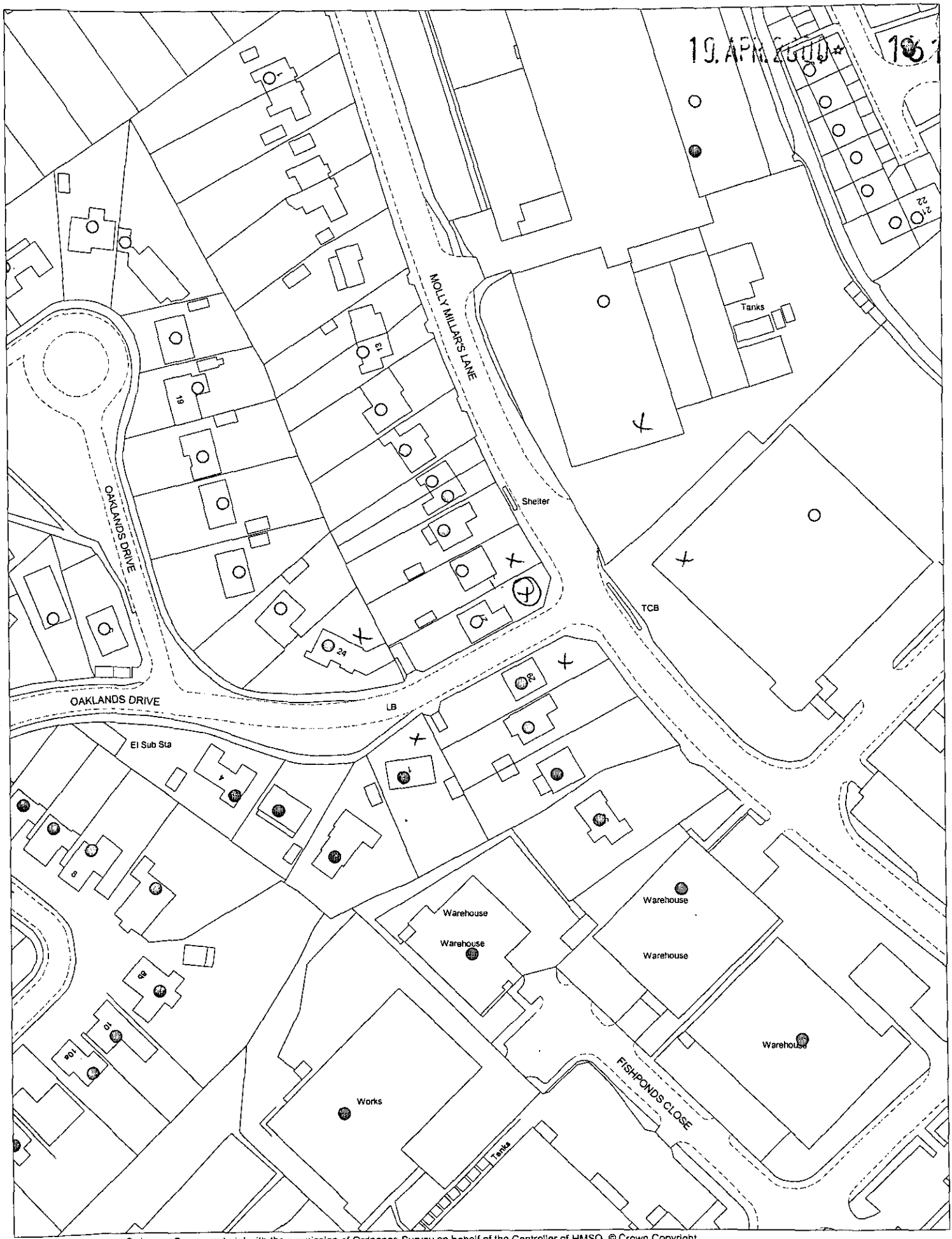
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS C. WILKIE

Date 18/4/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

3 May 2000

Scale: 1 : 1250