SYSTEMS LTD

APPLICATION NO:
F/2000/1421

LOCATION:
67 Lowther Road, Wokingham.

APPLICANT:
Mr T Lamplugh

PROPOSAL:
Proposed single storey rear extension to form conservatory and single storey front extensior to form porch.

EARLIEST DATE FOR DECISION: **11/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Lamplugh
67, Lowther Road
Wokingham
Berkshire
RG411JB

Application Number: F/2000/1421

Parish:	**WOKINGHAM**
Location:	**67, Lowther Road, Wokingham.**
Proposal:	**Proposed single storey rear extension to form conservatory and single storey front extension to form porch.**

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

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

Condition
2. All new 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: 16/06/2000

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.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING
CS
FILE:

Case officer: Natalie Brown

Application Number: F/2000/1421

Proposal: Proposed single storey rear extension to form conservatory and single storey front extension to form porch.

Site Address: 67 Lowther Road, Wokingham.

Applicant: Mr T Lamplugh

Your observations are required in respect of this application by **11/06/2000**

● **No objections**

SIGNED: _____ **DATE:** 12/06/00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1421

Proposal:
Proposed single storey rear extension to form conservatory and single storey front extension to form porch.

Location:
67, Lowther Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this 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 11/06/2000. 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

18 May 2000

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

Tel: (0118) 974 6492

Date: **18 May 2000**

My ref: F/2000/1421

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2000/1421
67, Lowther Road, , Wokingham.
Proposed single storey rear extension to form conservatory and single storey front extension to form porch.

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/2000/1421**
67, Lowther Road, , Wokingham.
Proposed single storey rear extension to form conservatory and single storey front extension to form porch.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: (0118) 974 6492

Date: **18 May 2000**

My ref: F/2000/1421

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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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/2000/1421**
67, Lowther Road, , Wokingham.
Proposed single storey rear extension to form conservatory and single storey front extension to form porch.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ *Date:* _____
Councillor Eke

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

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

Tel: (0118) 974 6492

Date: **18 May 2000**

My ref: F/2000/1421

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

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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/2000/1421**
67, Lowther Road, , Wokingham.
Proposed single storey rear extension to form conservatory and single storey front extension to form porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Application Number F/2000/1421
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: 67 Lowther Road Wokingham.

APPLICATION NUMBER: F/2000/1421

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on tree - in front garden (by front boundary fence).

2. DESCRIPTION OF SURROUNDINGS

Residential.

3. DESCRIPTION OF SITE/BUILDING

patio area + lawn -
front - existing bay window to lounge -
pitched roof to porch (but porch is open)

4. RELATIONSHIP TO ADJOINING PROPERTIES

69 - 1.8m fence. bungalow - ob & non-ob. windows.
wall (1.8m) app 1-2m from rear b'line with 65.

conservatory will be set back from all boundaries

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING n/a

LEVELS —

BOUNDARY TREATMENT Rear 1.8m fencing / hedging / shrubs surrounding
front : low fencing with No 65 & hedging 1.8m.
low fencing with road.

OTHERS —

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1421

Applicant : Mr T Lamplugh .

Location : 67, Lowther Road, , Wokingham.
Proposal : Proposed single storey rear extension to form conservatory and single storey front extension to form porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 04/05/2000

Earliest Date for Decision : 11/06/2000

Latest Consultation Date/Site Notice Expiry Date : 11/06/2000

Application Expiry Date: 29/06/2000

Consultation Responses :
NOK TC: none received.

Neighbours/SN: 1/6 - 69 Lowther Rd - objections.

Planning Issues :

1) Impact upon neighbouring props } WBE1 & 4
2) —— " —— the streetscene } SBE1/2.

Application Number: F/2000/1421

Appraisal :

Development : a) single storey rear extn forming a conservatory: 4.2m length (1.8m protrusion beyond existing rear b'line), 3.4m width & 2.4m to eaves / 3.5m to ridge.
b) Single storey front extn forming a porch / extn to lounge 5.7m width, 1.2m protrusion beyond existing front b'line & 2.3m (eaves), 3.2m (ridge).
Front : low fencing / tall hedging with Nº 65, low fencing at front
Rear : 1.8m fencing & shrubs surrounding & app 5m from main dwelling of Nº 69.

1) Impact upon neighbouring properties:
The front extn will be 0.9m from Nº 65 and have a pitched roof (taking the massing away) & there will be no side windows ∴ no detrimental impacts.
The rear extn will be set away from the boundary & part brick wall with small windows on top / part full length windows on a dwarf wall. There is 1.8m fencing between Nºs 69 + Nº 67 and it is therefore considered that there would be no detrimental impacts by overlooking / overshadowing.

2) Impact upon the streetscene.
Materials will match existing. The rear extn will not be visible from the main road, the ~~front extn~~ pitched roof over the proposed extn to the lounge will match that of the garage ∴ no detrimental impacts.

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

Applicationo	Name & Address
F/2000/1421	Mr & Mrs Ortega 69 Lowther Road Wokingham RG41 1JB

APP APPROVED
LETTER SENT
22/06/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	F/2000/1421
Officer: NAB	Application No. [illegible]

Map No. 60 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Single Storey rear extension to form conservatory and single storey front extension to form porch.

Location: 67 Lowther Road

Parish: Wokingham Ward: Emmbrook.
18.5.2000

Applicant:
Mr T. Lamplugh.

Fee Received 95.00 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			
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 : 18.5.2020 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

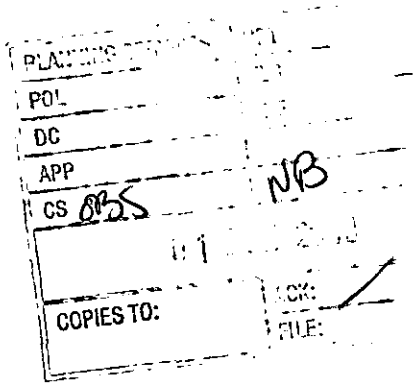
.....No pre-apps.....

NEIGHBOURS:

.....S/N+ 65, 69 Howther Rd ✓.....

.....Kota-Kota, Old Forest Road.....

.....5 Tourley Close.....



69 Lowther Road
Wokingham
Berkshire
RG41 1JB

28 May 2000

Natalie Brown
Wokingham District Council
Planning Service
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Brown,

Application Number: F/2000/1421

In response to your letter dated 18 May 2000, we would like to point out that this house has already had two extensions, each time affecting our view. The proposed extension onto the back of this house will take away what small view is remaining from our dining room, which is on the side of our bungalow, facing number 67.

The proposed rear extension would mean that from our dining room we would then be looking at the new structure, instead of the garden and trees that we now enjoy.

I hope you appreciate our concerns and take this into consideration before making a decision on this application.

Yours truly,

Mr & Mrs J Ortega

ADDRESS 67 LOWTHER ROAD PARISH ~~WINNERS~~ WOKINGHAM 14

PLOT No.

O.D. SHEET No. SU. 7960

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/3/60	Wokingham Borough C.	Semi/Det Houses	9.2.60	App.
111/72	Mr M.D Collard	Garage with room over	17.2.72	App
34578	MR. T. LANGHAM	PART GARAGE TO UTILITY	17.11.69	
		ENLARGE PORCH		
BRA8300	"	EXT. GARAGE/PART UTILITY	13.12.69	APP

DATE OF COMPLETION September 1961

MINISTRY DECISION

SPECIAL ORDERS P.O. ENQUIRY — EXTENSION - 27.9.95

DRAINAGE

1959/a

04.MAY 2010 1421

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

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 (0118) 9778763.

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. T. LAMPKIN
	ADDRESS	67 LOWTHER ROAD
		EMMBROOK
		WOKINGHAM BERKS
	POST CODE	RG41 1JB Tel. No. 3774668
2. *If you have an agent and want all correspondence to be sent to them*	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	67 LOWTHER ROAD EMMBROOK WOKINGHAM BERKS
4. Give brief details of the proposal e.g. *two storey side extension.*	ABOUT THE APPLICATION	SINGLE STOREY REAR CONSERVATORY SINGLE STOREY PORCH EXTENSION

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ALL TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

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? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

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.

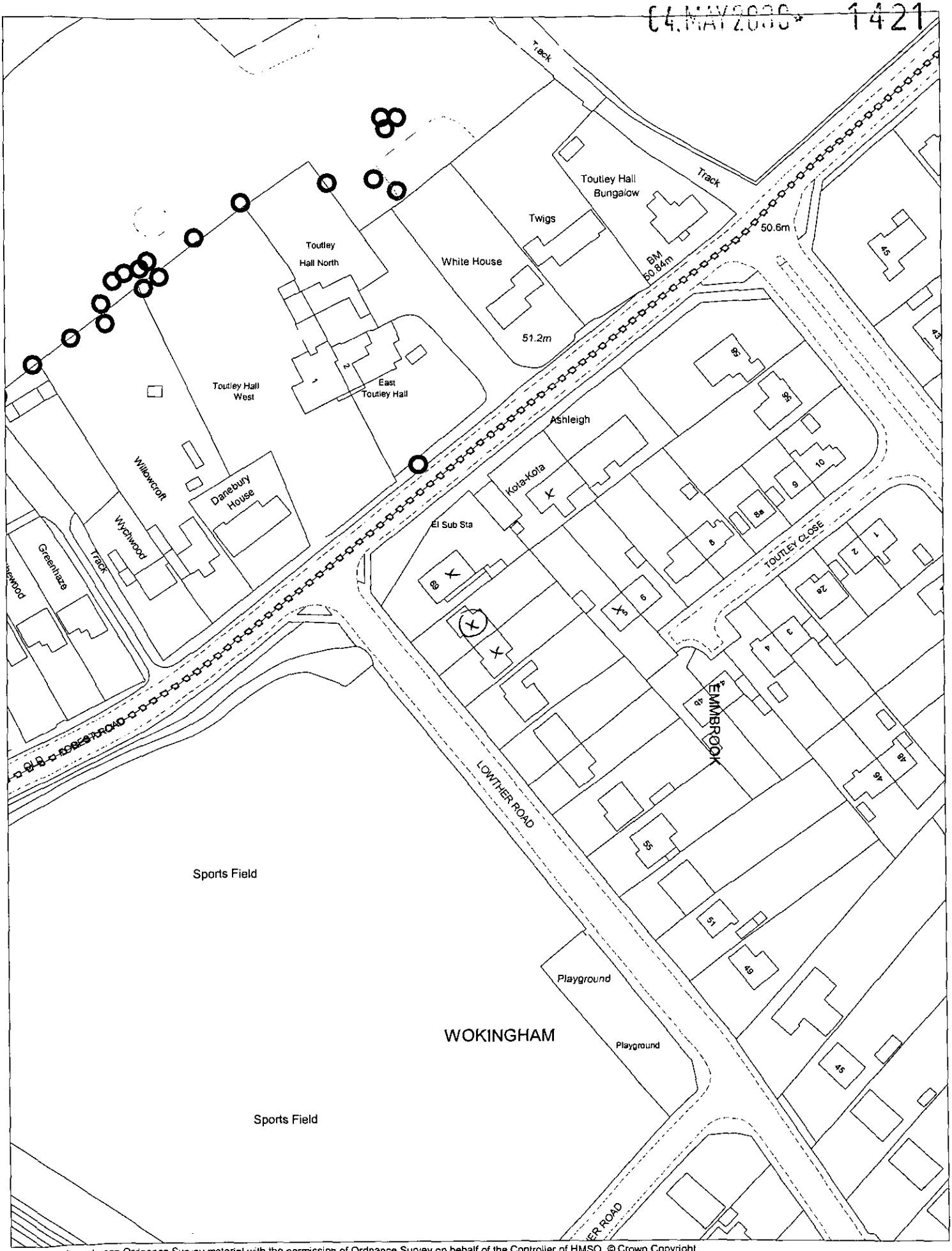
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF

DATE 2.5.00.

04 MAY 2000 1421



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Development Control Section, Environmental Services, Wokingham District Council.
12 May 2000

Scale: 1 : 1250

N
W E
S