APPLICATION NO:
F/2000/1501 ✓

LOCATION:
182 Reading Road, Wokingham.

APPLICANT:
Mr K Sheppard

PROPOSAL:
Proposed first floor front extension to dwelling and front porch extension

EARLIEST DATE FOR DECISION: **19/06/2000**
28 days members exp: – 23/06/2000
APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Sheppard
182, Reading Road
Wokingham
Berkshire
RG411LH

Application Number: F/2000/1501

Parish: **WOKINGHAM**

Location: **182, Reading Road, Wokingham.**

Proposal: **Proposed first floor front extension to dwelling and front porch extension**

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: 29/06/2000

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.

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

Tel: (0118) 974 6492

Date: **26 May 2000**

My ref: F/2000/1501

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/2000/1501
182, Reading Road, , Wokingham.
Proposed first floor front extension to dwelling and front porch extension

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/2000/1501**
182, Reading Road, , Wokingham.
Proposed first floor front extension to dwelling and front porch extension
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: **26 May 2000**

My ref: F/2000/1501

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

Dear Councillor

Application Number: F/2000/1501
182, Reading Road, , Wokingham.
Proposed first floor front extension to dwelling and front porch extension

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/2000/1501**
182, Reading Road, , Wokingham.
Proposed first floor front extension to dwelling and front porch extension
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: **26 May 2000**

My ref: F/2000/1501

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

Dear Councillor

Application Number: F/2000/1501
182, Reading Road, , Wokingham.
Proposed first floor front extension to dwelling and front porch extension

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/2000/1501**
182, Reading Road, , Wokingham.
Proposed first floor front extension to dwelling and front porch extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/1501

Proposal:
Proposed first floor front extension to dwelling and front porch extension

Location:
182, Reading 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 19/06/2000. 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

26 May 2000

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 14 December, 2000
My ref. BC/DC/2000/1501
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr K R Sheppard
c/o Mr G Scott
30 Tattersall Close
Wokingham
Berks. RG40 2LP

Dear Sirs

PLANNING PERMISSION 2000/1501
SITE: 182 READING ROAD, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1501 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1501	NB
BUILDING CONTROL NUMBER.	FP2000/1370	Paul
~~APPLICANT~~/AGENT	Mr G. Scott	
ADDRESS OF SITE	182 Reading Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	first floor front ext + front porch ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	210200/1A	210200/1
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/12/00.	

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	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1501

Applicant : Mr K Sheppard .

Location : 182, Reading Road, , Wokingham.
Proposal : Proposed first floor front extension to dwelling and front porch extension

Site Notice Displayed ? :

YES	NO	DATE
✓		19/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 19/6 .....

Date Registered : 15/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 10/07/2000

Consultation Responses :

WOK TC : 19/6 - no objections.

NEIGHBOURS : none received -

Planning Issues : (10'd set frontage green route/corridor).

1) Impact upon neighbouring properties — WBE1 & SBE1/2

2) Impact upon the character of the area — WBE1 & SBE1/2
Greenroute — WBE12 & SW2

P.D enq. letter - P.P is req'd due to extends beyond plane exists not frontage highway
(See file)

Application Number: F/2000/1501

Appraisal :

• Development: Enclosure of lobby forming a porch with pitched roof over & 1st floor extn dormer an extn to bedroom (Currently there is a flat roof dorme)
182 (main dwelling - not garage & study) is 2.85m from the boundary (ie 1st floor element is 2.85m from boundary with Nº 180) - The garage & study are along the boundary. The rest of the boundary is a 1.8m fence. There are shrubs with 184 & a low fence fronting the green route - Reading Road.
Tall firs trees line the driveway of 182 which obscures the view of the noise from Reading Road.

NB - Nº 180 garage is also along the boundary forward of Nº 182.

1) Impact upon neighbouring properties.
The proposed dormer would be obscured from 184 by the main dwelling of 182. There would be no overlooking to Nº 180 & due to the distance from the boundary it is considered that there would be no overshadowing/overbearing impacts — the roof will be pitched taking the massing away.
It is considered that there would be no adverse negative impacts upon neighbouring properties.

2) Impact upon the streetscene.
Materials would match existing & would mirror the style of the existing gable to the other front bedroom.
As there is to be no development forward of the building line of Nº 182 & that tall firs partly obscure the dwelling from the road, it is considered that there would be no detrimental impacts to the green route nor detrimental impacts to the streetscene in general.

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

Application Number F/2000/1501
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 182 Reading Road Wokingham. APPLICATION NUMBER: F/2000/1501	OFFICER: Natalie Brown DATE OF SITE VISIT: 19/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - by entrance to property on fence.

2. DESCRIPTION OF SURROUNDINGS
Residential - established
detached, mixed design
set back from Reading Road (green route/corridor)

Some 1st floor side windows in 182 - ob. glazed.

3. DESCRIPTION OF SITE/BUILDING
Tall trees line driveway with garden of 182 which obscures view of house from R. Road
Existing - front pitched roof with dormer - proposed to be mirror existing (see plans) gable.
Proposed gable will not extend as far forward as existing gable,
No side windows in 180.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached (see plan).
- Garage of 182 between 180/182 boundary app 3m.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT - low (1m app) fence fronting R Road & various shrubs/trees.

OTHERS - Garage of 180 & 1.8m fence with No 180.
- shrubs with 184

NB: No 180 will ~~be~~ is similar to the proposed at 182.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 MAY 2000
Officer: NAB	Application No. F/2000/1501

Map No 68 Site 0.09

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING AND FRONT PORCH EXTENSION

Location: 182 READING ROAD

Parish: WOKINGHAM Ward: Evendons.
26.5.2000

Applicant: MR K SHEPPARD

Fee Received 95-00 (12) 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 : 26.5.2000 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:

.....27, 43, 45 Windmill Avenue.....

.....180, 184, 181, 183 Reading Road.....

.....

.....

.....

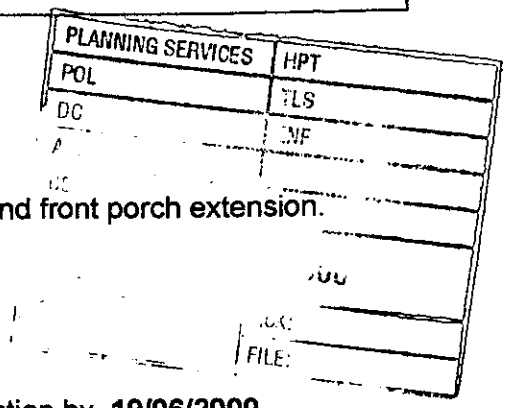
.....

.....

.....

.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: F/2000/1501

Proposal: Proposed first floor extension to dwelling and front porch extension.

Site Address: 182 Reading Road, Wokingham.

Applicant: Mr K Sheppard

Your observations are required in respect of this application by **19/06/2000**

No objections

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 25 April 2000
My ref: NB/MLT/Wokingham-1B

Mr G. Scott
30 Tattersall Close
Wokingham
Berks
RG40 2LP

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 Mr Scott,

PROPOSED FIRST FLOOR EXTENSION TO 182 READING ROAD, WOKINGHAM

I refer to your letter received on the 14 March 2000 with reference to the above, and apologise for the delay in replying.

I can confirm that the above proposal would require planning permission, due to the fact that you are altering the shape of the existing roof and that you would be extending beyond the plane of the existing roof line which fronts the highway. Please find enclosed relevant application forms for your use.

In addition, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

RGD 13/03.
3.45pm

27/11

PLANNING SERVICES	HPT
POL	TLS
DC ✓ NB	ENF
APP	
CS	
14 MAR 2000	
COPIES TO:	ACK:
	FILE:

Reply Req

30 Tattersall Close
WOKINGHAM
Berkshire
RG40 2LP

8th March 2000

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

Dear Sirs

RE : 182 READING ROAD WOKINGHAM BERKSHIRE

Mr and Mrs Sheppard the owners of the above property wish to extend the small first floor bedroom at their property over the enclosed porch. In doing so the present tile clad raking front wall of the bedroom would be replaced by a gable wall as shown on the enclosed drawing.

Please would advise me whether it will be necessary for Mr and Mrs Sheppard to make a formal planning application.

Yours faithfully

G Scott

G.Scott

182 Reading Road — fronting green route/ green corridor

mid sett, detached
no previous history &
no original planning consent.

P.P required as altering shape of roof & extending beyond existing roof line which fronts the highway

FILE: SCOTT

ADDRESS 182 KEADING KOAD PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
		15.MAY2000*	1501	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Req - P/L Rest - Scott - 25/4/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 15.MAY2000* 1501

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 K R SHEPPARD
	Address and postcode	182 READING ROAD WOKINGHAM BERKSHIRE RG41 1LH
	Phone number	0118 9781812
2	Agent's Name	
	Address and postcode	
	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.	182 READING ROAD WOKINGHAM BERKSHIRE RG41 1LH
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION TO FIRST FLOOR BEDROOM AND NEW PORCH
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.	RED/BROWN ROOF TILES - WALLS - PAINTED RENDER WITH TIMBER BOARDING OR RED BRICK WINDOWS 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 ☑

3844 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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: K R S [illegible]

on behalf of

Date 11TH MAY 2000

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

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

Scale: 1 : 1250

N
W E
S

15.MAY2000* 1501