APPLICATION NO:
F/2000/0853

LOCATION:
28 Havelock Road, Wokingham.

APPLICANT:
Mr Brooks C/O Mr D Skeet

PROPOSAL:
Proposed formation of room in loft space of dwelling

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Andrew Thorley**

Tel. 0118 974 6487 (Direct Line)
E-mail:

Date. 29 March, 2000

My ref. AJT/MLT/F/2000/0853

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. Brooks
28, Havelock Road,
Wokingham,
Berks.

Dear Mr. Brooks,

PROPOSED FORMATION OF ROOM IN LOFT SPACE OF DWELLING 28, HAVELOCK ROAD, WOKINGHAM.

Further to your planning application received on the 6th March and subsequent telephone conversation with Mr.Thorley on the 29th March 2000.

I can confirm that the proposed conversion and the insertion of 'velux' roof lights in the roof slopes, does not require planning permission. It is deemed to fall under Permitted Development as defined by Town & Country Planning (General Permitted Development) Order 1995.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr. A. Thorley on (0118) 974 6487.

Yours sincerely,

MLThorp
Principal Development Control Officer

cc:

Mr. D.Skeet,

38, Addiscombe Road,

Crowthorne,

Berks.

copy

3658

WOKINGHAM DISTRICT COUNCIL

PAYMENTS VOUCHER

VOUCHER NO: 33220

Pay to: NAME AND ADDRESS (CAPITAL LETTERS PLEASE)

~~J HEARN~~ C BROOKES
28 HAVELOCK ROAD
WOKINGHAM
BERKS

RG41 2XU

DATE 28/4/00

DATE	PARTICULARS OF PAYMENT	AMOUNT £	AMOUNT P
15/3/00	Refund of planning fee. Application found to be Permitted development	95	00
	clt	95	00

SPECIAL CHEQUE INSTRUCTIONS

AUTHORITY FOR PAYMENT .....

CERTIFIED FOR PAYMENT .....

PAYEES OWN REFERENCE

F/2000/0853

COST CENTRE	Detail	VAT CR	£	P
J030P	7634	A	95	00
			95	00

NOTE: -

VAT MUST NOT BE SHOWN UNLESS A VALID V.A.T. INVOICE/ RECEIPT IS ATTACHED

PLANNING SERVICES	HPT 28019
POL	TLS
DC MLT	ENF
APP	
CS	
05 APR 2000	
COPIES TO:	ACK:
	FILE:

28 Havelock Rd
Wokingham
Berks
RG41 2XU
5th April 2000

ref ajt/mlt/f/2000/0853

Principal Development Control Officer
Planning services
Shute End
Wokingham

Dear Mr Thorp,

Thank you for your letter dated 29th March confirming that the proposed insertion of 'velux' windows in roof slopes, does not require planning permission.

Could you please investigate whether the fee of £95 that has been paid is returnable, as it appears that the application should not of been processed in the first place.

Yours sincerely,

C.J.Brookes.

Mike,

If this is P.D could you let me know coz it's still a live application on the system @ the moment.

Ian.

(b) any part of the dwellinghouse would, as a result of t beyond the plane of any existing roof slope which front

(c) it would increase the cubic content of the dwellinghouse cubic metres, in the case of a terrace house, or 50 cubi other case;

(d) the cubic content of the resulting building would exceed th of the original dwellinghouse—

(i) in the case of a terrace house by more than 50 cubic m whichever is the greater,

(ii) in any other case, by more than 70 cubic metres or 15% is the greater, or

(iii) in any case, by more than 115 cubic metres; or

(e) the dwellinghouse is on article 1(5) land.

Class C

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if it would result in a n alteration to the shape of the dwellinghouse.

Class D

Permitted development

D. The erection or construction of a porch outside any external door dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D if—

(a) the ground area (measured externally) of the structure would exceed square metres;

(b) any part of the structure would be more than 3 metres above groun level; or

(c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Class E

Permitted development

E. The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure.

Development not permitted

E.1 Development is not permitted by Class E if—

(a) it relates to a dwelling or a satellite antenna;

(b) any part of the building or enclosure to be constructed or provided would be nearer to any highway which bounds the curtilage than—

(i) the part of the original dwellinghouse nearest to that highway, or

(ii) any point 20 metres from that highway,

whichever is nearer to the highway;

(c) where the building to be constructed or provided would have a cubic content greater than 10 cubic metres, any part of it would be within 5 metres of any part of the dwellinghouse;

(d) the height of that building or enclosure would exceed—

(i) 4 metres, in the case of a building with a ridged roof; or

(ii) 3 metres, in any other case;

(e) the total area of ground covered by buildings or enclosures within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); or

(f) in the case of any article 1(5) land or land within the curtilage of a listed building, it would consist of the provision, alteration or improvement of a building with a cubic content greater than 10 cubic metres.

Interpretation of Class E

E.2 For the purposes of Class E—

"purpose incidental to the enjoyment of the dwellinghouse as such" includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

PLANNING SERVICES	HPT
POL	TLS
APP	ENF
CS	
05 APR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0853

Proposal: Proposed formation of room in loft space of dwelling

Site Address: 28 Havelock Road, Wokingham

Applicant: Mr Brooks c/o Mr D Skeet

Your observations are required in respect of this application by **09/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 30/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 MAR 2000

Officer: AT | Application No. F/2000/0853

Map No. 75B Site 0:01

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FORMATION OF ROOM IN LOFT SPACE OF DWELLING

Location: 28 ITTALOCK ROAD

Parish: WOKINGHAM Ward: Emmbrook 16.3.2000

Applicant: MR BROOKS

Fee Received 95-00 (8) 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 : 16.3.2000 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 ATTACHED.

NEIGHBOURS:

S/N + 26, 30, 67 + 59 HAVELOCK ROAD.

33 BARKHAM ROAD ✓

1305A

Environmental Services

For office use only
Application number 06.MAR2006 0053

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 BROOKS.
	Address and postcode	28 HAULOCK ROAD WOKINGHAM BERKS.
	Phone number	07713-400576.
2	Agent's Name	MR D. SKEET
	Address and postcode	38 ADDISCOMBE ROAD CROWTHORNE BERKS.
	Phone number	01344 761067
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.	28 HAULOCK ROAD WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION

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.	N/A. " "	
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

1305B

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.		
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: MR [signature]

on behalf of MR BROOKS

Date 29/2/00

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

ADDRESS 25, HAVERCROFT ROAD PARISH Wick / WITHIN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~BR 1035~~	~~Mr D.A Robson~~	~~Erection of front porch~~	~~4 7 74~~	~~App N/A~~
01085	" "	" "	18.6.74	N/A PT
FP98/7324/A	Mr. C J Brooks	Loft Conversion	8.6.98	APP

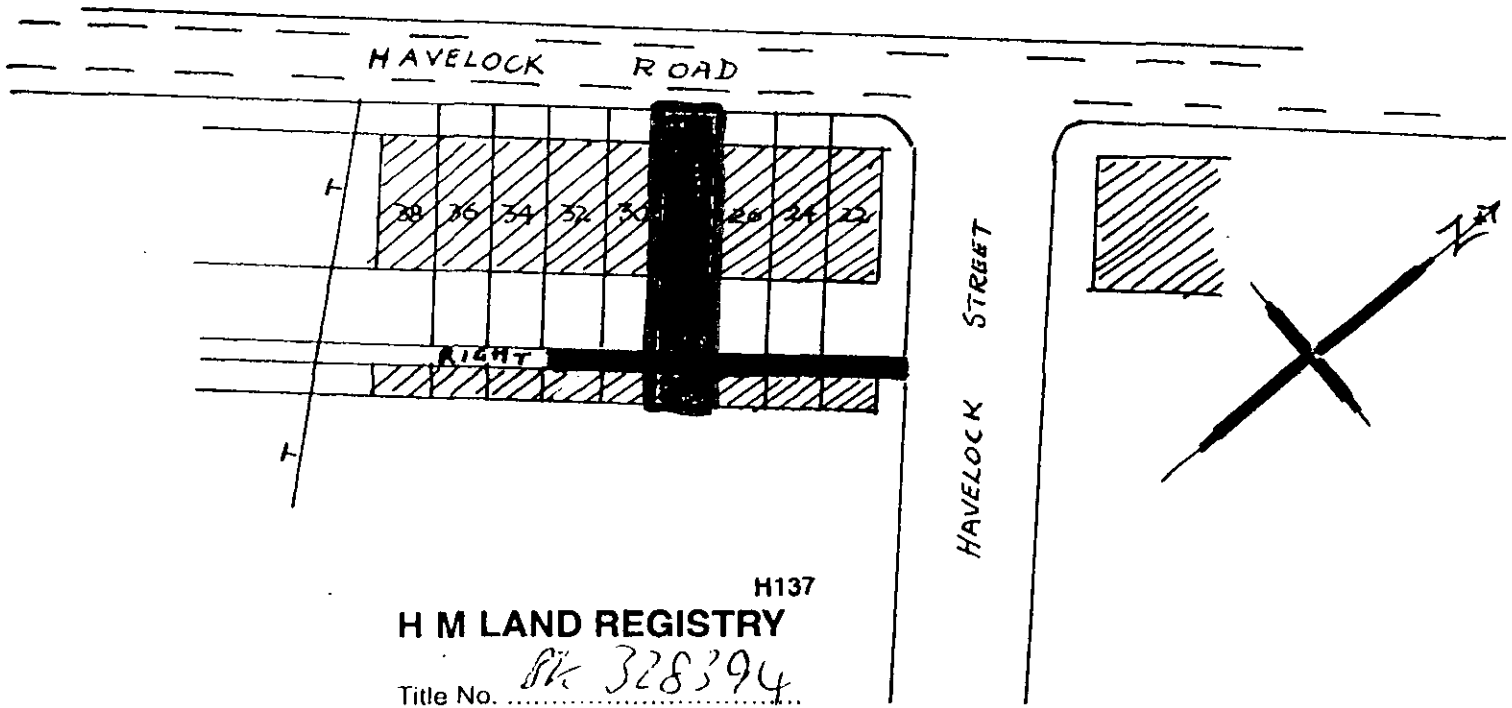
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

08 MAR 2000 * 0853



H137

H M LAND REGISTRY

Title No. GR 328394

COPY (liable to distortion in scale)
of plan to 6 mm
dated 7.12.1962

6/80

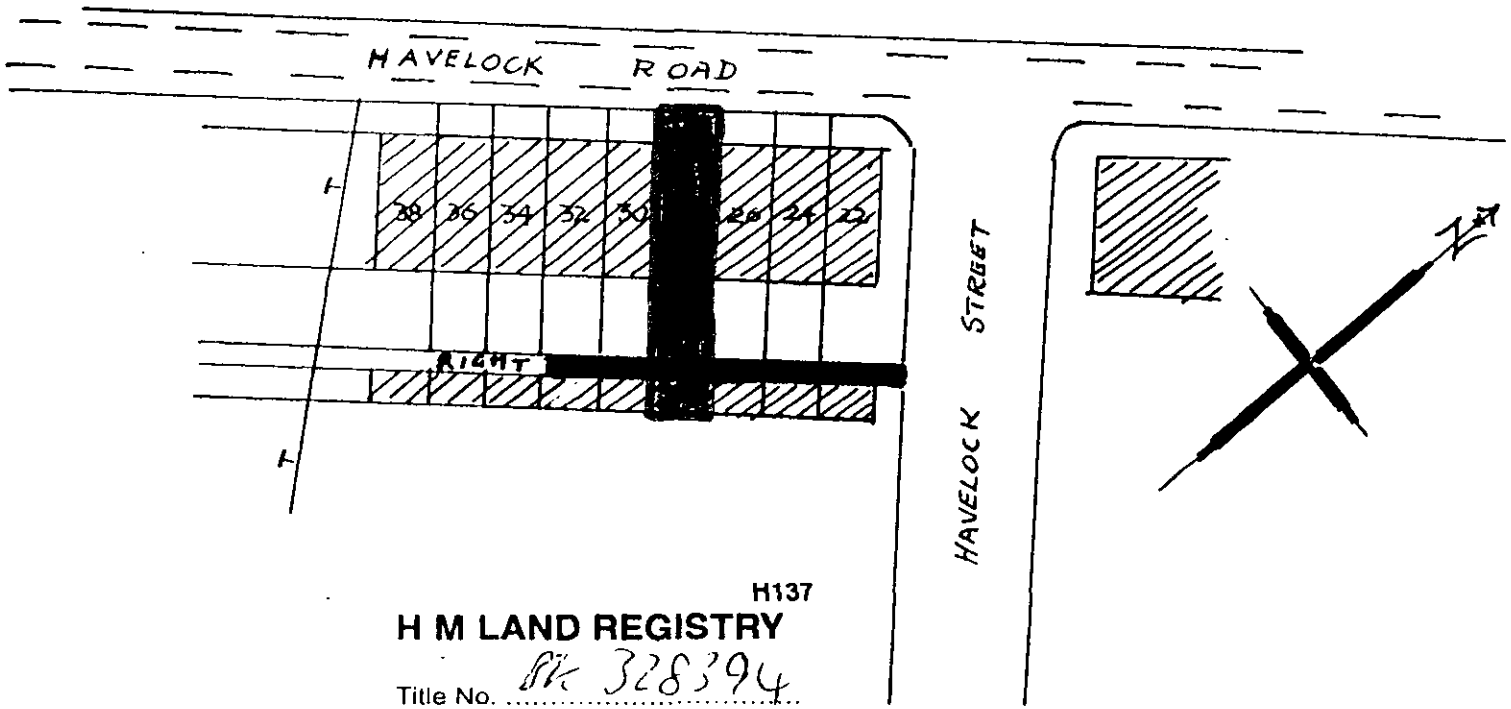
SCALE 1:500

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LG.MAR2000* 0853



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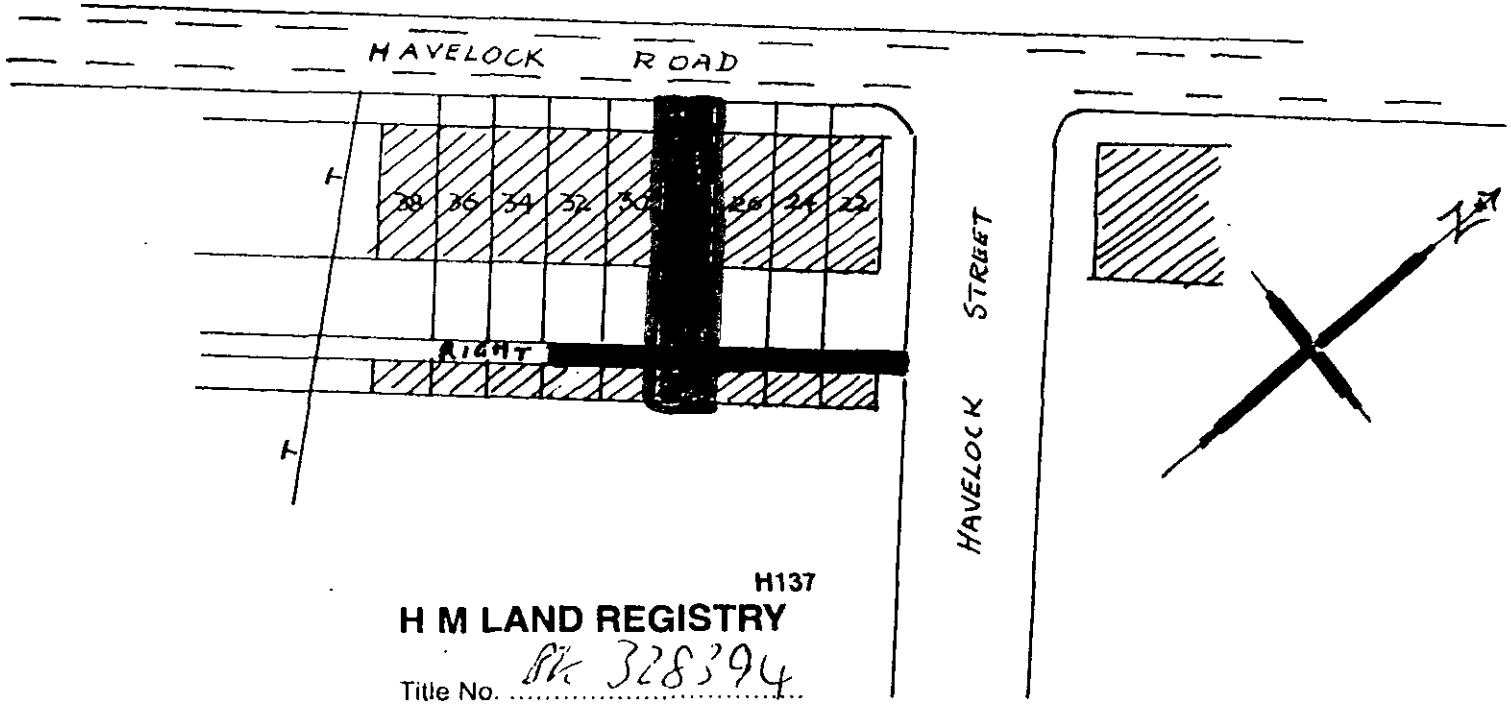
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H M LAND REGISTRY

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6/80

SCALE 1:500

06 MAR 2000 C653

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