check NE site levels & contact agent re N,E,S,W elevs.

APPLICATION NO:
F/2000/1678 ✓

LOCATION:
4 Curl Way, Wokingham.

APPLICANT:
Mr R Gor C/O P Eade

PROPOSAL:
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

EARLIEST DATE FOR DECISION: **09/07/2000**
28 day exp: 13/07/2000.
APPLICATION WILL HAVE EXPIRED ON: 07/08/2000

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Gor
C/O P Eade
Hill Brow
LISS
Hants
GU33 7NS

Application Number: F/2000/1678

Parish:	**WOKINGHAM**
Location:	**4 Curl Way, Wokingham**
Proposal:	**Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side elevation facing 2 Curl Way.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised plan submitted to the Local Planning Authority on 4th August 2000 showing provision for 3 vehicle parking spaces and elevation orientations corrected.

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

Condition
6. The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from the main dwelling.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. For the avoidance of doubt.

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

Reason
6. In the interests of highway safety.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

2. 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:

Wokingham District Local Plan (Deposit Draft) : Policy WBE1
South East Area Local Plan : Policies SBE1 and SBE2

John Mitchell

John Mitchell
Development Control Manager
Date: 21/08/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 27 October, 2000
My ref. BC/DC/2000/1678
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 R Gor
4 Curl Way
Wokingham
Berkshire
RG41 2TJ

Dear Mr Gor

PLANNING PERMISSION 2000/1678
SITE: 4 CURL WAY, WOKINGHAM, RG41 2TJ

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 2000/1678 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 you 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 sincerely

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	1678	NB.
BUILDING CONTROL NUMBER	BN2000/1008	Paul.
APPLICANT/~~AGENT~~	Mr R. Gor	
ADDRESS OF SITE	4 Curl Way WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	garage conversion + s/s ext to garage. + s/s rear ext to dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd 2/10/00	rec'd 4/8/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? DC - elevations + floor plans do not match in length BC - OK - they match. Seen Natalie OK.		
DATE	11/10/00.	

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	

Received by Wokingham District Council

Application No: F/2000/1678

Proposal:
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

Location:
4, Curl Way, , 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 09/07/2000. 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

14 June 2000

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

Tel:

Date: **14 June 2000**

My ref: F/2000/1678

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/2000/1678
4, Curl Way, , Wokingham.
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1678**
4, Curl Way, , Wokingham.
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

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:

Date: **14 June 2000**

My ref: F/2000/1678

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

Dear Councillor

Application Number: F/2000/1678
4, Curl Way, , Wokingham.
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1678**
4, Curl Way, , Wokingham.
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.
*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:

Date: **14 June 2000**

My ref: F/2000/1678

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

Dear Councillor

Application Number: F/2000/1678
4, Curl Way, , Wokingham.
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1678**
4, Curl Way, , Wokingham.
Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

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

Signed: _____ Date: _____
Councillor Earnshaw

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1678

Applicant : Mr R Gor C/O P Eade.

Location : 4, Curl Way, , Wokingham.
Proposal : Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/8

Date of Neighbour Notifications : .....

Date of Site Visit : 14/8 .....

Date Registered : 12/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 07/08/2000. 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 :

WAC TC : 5/7 - drawing compass points to ID elevs are wrong visual intrusion to N° 2 -

BW Health : 21/6 & 22/6 (same memo) - no objections.

Highways : 14/7 - garage does not meet standards & require parking plan for 3 vehicles. 14/8 - conditions to revised plans.

BW Agency : 29/6 - no objections

Neighbours/BW : No objections.

Planning Issues : (D'd set).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1 + 2
3) Impact upon highway safety.

Revised drawing received on 04/8 showing compass points corrected & parking plan for 3 cars

Garage is within 5m of dwelling + detached &
Vol garage combined with extn exceeds PD.

Application Number: F/2000/1678

Appraisal :

• DEVELOPMENT - for a single storey front extn (to garage) / side extn to dwelling enlarging to existing garage to form a bedroom, study + garage parking space + single storey rear extn to dwelling forming a utility room.
The garage is currently 5.4m in length & located 3m from the dwelling - the new length of the garage/bed/study would be ≈ 13.3m in length - but not extend beyond the existing rear b'line of the garage.
N° 2 has a garage also along the boundary with N° 4 - its rear b'line is currently 5m infront of N° 4's garage - with the proposed extn - this gap (filled with 1.8m fencing) would be reduced to 1m.
There is also proposed to be a single storey rear extn to the dwelling to form a utility room - this would not be the full width of the rear of the dwelling.

① Impact upon neighbouring dwellings
No neighbour objections were received from any neighbours - however the town council felt that the pitched roof to the extn & the increase in length would be visually intrusive to N° 2.
The main rear b'line of N° 2 would be some 3-4m from the forward most point of the extn & is in turn some 4m from the boundary due to its own garage being along the boundary. Likewise - the roof being pitched would take the massing away from N° 2.
It is considered that there would be no adverse -ve impacts to N° 2 nor other neighbouring properties.

② Impact upon the street scene.
Materials would match existing - and the change from flat to pitched roof is considered to be more aesthetically pleasing - the front extn to the garage would not project beyond the existing front b'line of the dwelling.
It is therefore considered that there would be no detrimental impacts upon highway safety.

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

③ Impact upon highway safety.
Revised plan received 4/8/00 shows the garage opening increased to 2.1m & the garage length increased, thereby satisfying council's standards for internal garage dimensions (2.5 × 5m min). There is also adequate provision for 2 cars (4.8 × 2.4m) on the driveway.
Provided these 3 spaces remain - the standard for a 4-bed house has been met & there would be no detrimental impacts upon highway safety - ~~he~~ it should remain ancillary to the main dwelling

Application Number F/2000/1678
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK
③	SC08	SR05	SIDE ELEVATION FACING 2 CURL WAY.
⑤	SC23	SR06	PARKING + GARAGING.
④	SC04	SR04	PERMISSION
	~~IF100~~		REVISED PLAN
			4 AUGUST 2000 — 3 VEHICLE
			PROVISION FOR PARKING SPACES & ELEVATION
			ORIENTATIONS CORRECTED.
⑥		SR13	The proposed development shall always
	~~IF060~~		remain ancillary to, and not be sold,
			leased nor otherwise disposed of seperately
			from the main dwelling
	IN06		
	IN16		WDLP (DD) : WRE1
			SEALP : SBE1 + SBE2

A Cronin
21/8/00.

RECORD OF SITE VISIT

SITE ADDRESS: 4 Curl Way
Wokingham.

APPLICATION NUMBER: F/2000/1678

OFFICER: Natalie Brown

DATE OF SITE VISIT: 14/8

1 SITE/STATUTORY NOTICE DISPLAYED ? On lamp post

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Utility will be fixed into between house & garage & will not be full width of house at rear
has some windows in gable of dwelling
wall between house + garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 2 has S.S. flat roof garage along boundary & 1.8m fence between end garage & front of No 4 garage
No windows in garage but some 1st floor windows in side elev

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~08 MAY 2000~~ valid 12

Officer: NAB | Application No. F/2000/1678

Map No. 75B Site ....0.03.

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION TO DWELLING AND CONVERSION OF EXISTING GARAGE TO BEDROOM

Location: 4 CURL WAY

Parish: WOKINGHAM Ward: Emm Brook

14.6.2000

Applicant: MR R GOR

Fee Received 95:00 (15) 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	Not good enough	18/5	
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking – 3 vehicles ?	~~18/5~~	
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 : 14.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓
Environmental Health	NA: ← 250m Land fill Site Consultation
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+ 2, 6, 1 Curl way ✓

54a, 54, 52 Meadow Road

11, 11a Woosehill Lane

A17 3.10pm

Phoned agent & left message on answer phone to be phoned back on

- Highways issues
- Compass points on elevations are incorrect.

A17 : 12.30pm

Agent phoned.

- will send in a plan with compass points deleted & 'rear' 'front' 'side' added on instead.
- will change garage dimensions (internal dimensions) to meet highways standards
- will send in a parking plan for 3 vehicles also (told min non-garage spaces are 2.4 x 4.8m min)

4/8 - parking plan & elevation orientation change received.

~~(Put through to Penny to have~~

(Yellow form filled out on 8/8).

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Date: 10 August 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1678

Location: 4, Curl Way, Wokingham.

Proposal: Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

Applicant: Mr R Gor C/O P Eade.

Case Officer: Natalie Brown

The new plans show the following: Parking plan for 3 vehicles and elevation orientations corrected. Revised drawing received on 04.08.00.

Comments are required by 20/08/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

SC:23 (INSERT: Garaging & Parking) SR:06

The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling. SR:13

ADAM COSSINS - 14/8/00

Date: 10 August 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1678

Location: 4, Curl Way, Wokingham.

Proposal: Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

Applicant: Mr R Gor C/O P Eade.

Case Officer: Natalie Brown

The new plans show the following: Parking plan for 3 vehicles and elevation orientations corrected. Revised drawing received on 04.08.00.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1678 (Planaps) / (Ludhouse) Date Rec. 4/8/2000

Location: 4 Curr Way

Parish Wokingham

Applicant:

Description of attached plans Parking plan for 3 vehicles & ~~charges~~ to elevation orientations corrected

Drawing No's: Revised drawing received on 4/8/2000

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified. for info only

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER N.B

Consultations Sent by Admin. on 10.08.00

Yellow - Part One Copy
Green - Officer's Copy

Eade & Son

Established over 40 years

Architectural Planning and Design

Peter Eade
Hill Brow
Liss
Hants
GU33 7NS
Tel: 01730 892294
Mobile: 07957 969592
e-mail: pweade@hotmail.com

Geddes Yeates
Mayville
Leckhampton Lane
Shurdington
Cheltenham
GL51 5XW
Tel / Fax: 01242 862090
e-mail: geddesyeates@hotmail.com

PLANNING SERVICES	RPT 32645
POL	TLS
DC NB	
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

Wokingham County Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Attn: Natterly Brown

Re: Planning for alterations to 4 Curl Way, Wokingham

Further to submitting our previous drawings and your comments regarding vehicle provision and elevation orientation, please find enclosed copies of revised drawings.

Yours sincerely

Peter Eade

1678

ADDITIONAL PLAN

See officer file for plans.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 14 June 2000

Application Number: F/2000/1678

Proposal: Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.

Parish: WOKINGHAM TOWN

Site Address:
4, Curl Way, , Wokingham.

Applicant:
Mr R Gor C/O P Eade.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with ***no*** *condition(s) or reason(s).*

Comments -

The proposed Garage does not meet our standards. The internal dimensions need to be 2.5x5m (min). with an opening of 2.1m(min) Highways would also require a plan showing Parking for 3 vehicles within the curtilage of the property

Signed: _____ **Print name:** Stephanie Knowles.

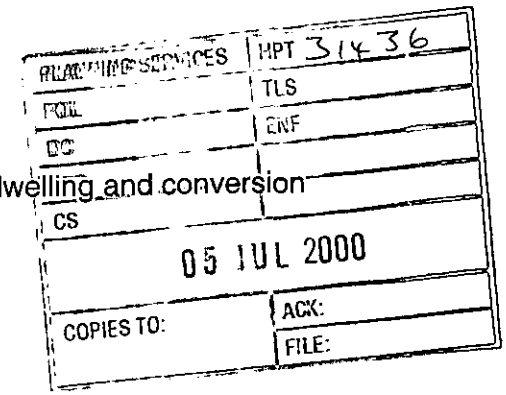
13/6/00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1678

Proposal: Proposed single storey rear and side extensions to dwelling and conversion of existing garage to bedroom.



Site Address: 4 Curl Way, Wokingham.

Applicant: Mr R Gor C/O P Eade

Your observations are required in respect of this application by **09/07/2000**

Recommend refusal.

Comments:

- **On the drawing the compass points used to identify the elevations are wrong.**
- **The rear extension as proposed brings a brick wall and pitched roof along the boundary with No. 2, and right up to the house.**
- **The site is sloped which will add to the visual intrusion to No. 2.**

SIGNED: _____ **DATE:** 04//07/00

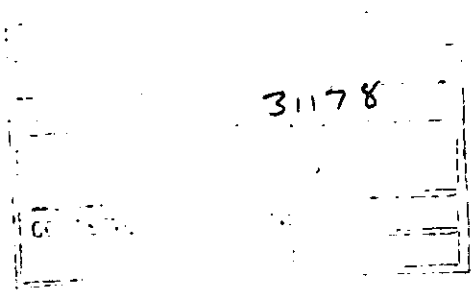
CLERK TO Wokingham Town Council

Our ref: SP\2000\001923/001
Your ref: F/2000/1678

Date: 27th June 2000

ENVIRONMENT AGENCY

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



Attention: Natalie Brown

Dear Madam

PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS

Thank you for your letter dated 14 June 2000 which was received on 20 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/16/30.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*
SU 802 678	248m	Molly Millers Lane

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

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. 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.

Cont/d..

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

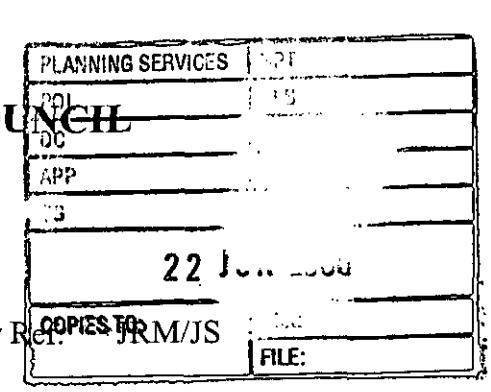
Yours faithfully

pp **Sarah Paxman**
Development Planning Officer

cc. P. Eade, Hill Brow, Liss, Hants GU37 7NS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Protection and Housing

My Ref: JRM/JS

To: Natalie Brown
Planning

Your Ref:

Date: 19 June, 2000

APPLICATION NO F/2000/1678
PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION TO DWELLING AND CONVERSION OF EXISTING GARAGE TO BEDROOM
LOCATION: 4 CURL WAY WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

J Mullaney

John Mullaney
Environmental Health Officer

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Protection and Housing

My Ref: JRM/JS

To: Natalie Brown
Planning

Your Ref:

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J Mullaney

John Mullaney
Environmental Health Officer

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
21 JUN 2000	
COPIES TO:	ACK:
	FILE:

ADDRESS 4 Curl Way PARISH Workingham

PLOT No. ORD. SHEET No. SU. 8068 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/33/64 5858	Messrs. Hall & Kennedy	Semi-det. house & dble. garage	25.6.64.	App. C.
* SR 1161		Garage	24.7.74	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * SR 1161 - CANCELLED BY W.D.C - 4.10.77

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

12. JUN. 2000 * 1678

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 RAMESH GOR
	Address and postcode	4 CURL WAY WOKINGHAM RG 41 2TJ
	Phone number	—
	Agent's Name	P EADE
	Address and postcode	HILL BROW LISS HANTS GU33 7NS
	Phone number	01730 895688
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 CURL WAY
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR SINGLE STOREY EXTENSION AND GARAGE 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.	ALL 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: 3	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: [signature] on behalf of MR GOR

Date 4/4/00

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

12 JUN 2000 1678



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Development Control Section, Environmental Services, Wokingham District Council.

16 May 2000

Scale: 1 : 1250

N
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