14/1/03

APPLICATION NO:
F/2002/8198

LOCATION:
4 Curl Way, Wokingham Berks.

APPLICANT:
Mr.Mrs Gor C/O E G Design Of Ascot

PROPOSAL:
Proposed rear dormer extension to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **16/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
10/02/2003

CASE OFFICER: **Daniel Gigg**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr and Mrs Gor
C/O E G Design of Ascot
The Clockhouse
46 Fernbank Road
Ascot
Berks
SL5 8HE

Application Number: F/2002/8198

Parish: **WOKINGHAM**

Location: **4, Curl Way, Wokingham, Berks.**

Proposal: **Proposed rear dormer extension to dwelling to form rooms in loft space.**

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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1, SBE2 and ST6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/02/2003

Notice checked by: _____

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	8198 DG.
BUILDING CONTROL NUMBER.	BR 2002/3771 Andy Lee.
APPLICANT/AGENT	EG Design & Assoc.
ADDRESS OF SITE	4 Curl Way. WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	loft conversion with rear dormer

DRAWING NUMBERS	BC	DC
BLOCK PLAN	GWS/2249/02	GWS/2249/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/2/03.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/2/03	

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 : Daniel Gigg

Application Number : F/2002/8198

Applicant : Mr.Mrs Gor C/O E G Design Of Ascot.

Location : 4, Curl Way, Wokingham, Berks.
Proposal : Proposed rear dormer extension to dwelling to form rooms in loft space.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/12/2002

Earliest Date for Decision : 16/01/2003

Latest Consultation Date/Site Notice Expiry Date : 16/01/2003

This application will have expired on: 10/02/2003. 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 :

Environmental Health - no objection.

Planning Issues :

Impact upon character of the area.
" " neighbouring properties

Application Number: F/2002/8198 – 4 Curl Way, Wokingham.

Appraisal:

Proposed Development

The proposed development is a flat roofed dormer window to provide an extension to a bathroom, study and bedroom. The dormer will project 2.7m from the main roof, it will be 1.9m in height and will be 6m in length.

The site lies in the identified settlement. The proposed falls to be assessed against policies in the adopted South East Area Local Plan and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

The proposed dormer window will not be overbearing or cause overshadowing to neighbouring properties.

There will not be any overlooking given that there is a distance of approximately 40m between the proposed and the flats (above the shops) at no. 11 Woosehill Lane.

2. Impact upon the character of the area

There will not be any detrimental impacts on the character of the area given that the dormer window will be well contained in the body of the main roof; it will be set in and be lower than the ridge of the roof. In addition, it will not be out of character given that there are a number of flat roofed dormer windows in the locality (i.e. Curl Way, Heelas Road, Perkins Way)

3. Parking

Four parking spaces are provided for this 4 bedroom property. This is in line with the parking standards as set out in the Local Plans.

Approval: ✓ **~~Refusal:~~**

8198

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.			

Informatives for approvals	
N04	
N16	

Loddon Area Local Plan	
South East Area Local Plan	SBE1, SBE2, ST6
Wokingham District Local Plan	WOS3, WBE1, WT6
Green Belt Local Plan	
Berkshire Structure Plan	EN1
Minerals Local Plan	

Recommendation and conditions/reasons agreed: RD. J.S. Andrews

Date: 29/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 4 Curl Way
Wokingham Berks.

APPLICATION NUMBER: F/2002/8198

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 9/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
- Dormers (flat roofed) at Curling Way and Helan Road

3. DESCRIPTION OF SITE/BUILDING
No 6 has front + rear dormer; semi detached property - brick built concrete tiled roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
- No 6 has a small flat roofed dormer to rear of property. Also, a relatively large flat roofed dormer to front of property
- SW boundary is a brick wall of approx 4m in height.
- Visible from Meadow Road

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Daniel Gigg

From: John Mullaney
Sent: 14 January 2003 18:04
To: Daniel Gigg
Subject: 4 Curl Way F/2002/8154

No comments.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number: F/2002/8198

Case Officer : DPG.

Valid Date : 16.12.02.	**Map No :** 43B **Site Area :** 0.03 **Received Date: 16/12/2002**

Level : Delegated Application

Description : Proposed rear dormer extension to dwelling to form rooms in loft space.

Location : 4, Curl Way, Wokingham, Berks.

Parish : WK **Ward :** Emmbrook. 24.12.02 B.

Applicant : Mr.Mrs Gor C/O E G Design Of Ascot.

Fee Required: £110 **Fee Received: £110** joint cheque with B/control

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

24.12.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health — Landfill consultation zone. ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		52MEADOW ROADWOKINGHAM	RG41 2TD
WOKINGHAM NEWS		54MEADOW ROADWOKINGHAM	RG41 2TD
A & M STUDIOS HAIRDRESSER		56MEADOW ROADWOKINGHAM	RG41 2TD
		1CURL WAYWOKINGHAM	RG41 2TJ
		2CURL WAYWOKINGHAM	RG41 2TJ
		4CURL WAYWOKINGHAM	RG41 2TJ
		6CURL WAYWOKINGHAM	RG41 2TJ
		11WOOSEHILL LANEWOKINGHAM	RG41 2TT
		9WOOSEHILL LANEWOKINGHAM	RG41 2TT
	54A	54AMEADOW ROADWOKINGHAM	RG41 2TD
	56A	56AMEADOW ROADWOKINGHAM	RG41 2TD
	11A	11AWOOSEHILL LANEWOKINGHAM	RG41 2TT
	9A	9AWOOSEHILL LANEWOKINGHAM	RG41 2TT

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

Tel: 0118 974 6296

Date: 24 December 2002

My ref: F/2002/8198

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8198
4, Curl Way, Wokingham, Berks.
Proposed rear dormer extension to dwelling to form rooms in loft space.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8198**
4, Curl Way, Wokingham, Berks.
Proposed rear dormer extension to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Malvern

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

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

Tel: 0118 974 6296

Date: 24 December 2002

My ref: F/2002/8198

WOKINGHAM UNITARY
Aiming for Excellence

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
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Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Eke

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: 0118 974 6296

Date: 24 December 2002

My ref: F/2002/8198

WOKINGHAM UNITARY
Aiming for Excellence

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
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Yours sincerely
Trevor Watson
Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/8198

Proposal:
Proposed rear dormer extension to dwelling to form rooms in loft space.

Location:
4, Curl Way, Wokingham, Berks.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8198 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

24 December 2002

Environmental Services

For office use only.
Application number:

16.DEC.2002 8198
8198

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.

WOKINGHAM UNITARY
Aiming for Excellence
16 DEC 2002

1	Your name	MR. AND MRS. GOR.
	Address and postcode	4, CURL WAY, WOKINGHAM, BERKS. RG41 2TJ.
	Phone number	0118 3758579.
	Agent's Name	
	Address and postcode	E. G. DESIGN OF ASCOT, THE CLOCKHOUSE, 46, FERNBANK ROAD, ASCOT, BERKS. SL5 8HE.
	Phone number	01344 882883.
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, 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.	TILES TO MATCH EXISTING AND GREEN FELT.
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

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. & MRS. GOR

Date 09/12/02

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

ADDRESS 4 CURL WAY PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU.8068 7.3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/58/64 5888	MESSRS HALL & KENNEDY	SEMI-DET HOUSE & DBLE GARAGE	25.6.64	APP C/A
* BR 1161		GARAGE	24.7.74	APP.
F/2000/1678	Mr. R. Gor	S/SL/R & S & con		
		Garage to bedroom	21.8.00	APP
F/2002/8198	Mr + Mrs Gor	R. dorm ext to form		
		Rooms in roof.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR1161 - CANCELLED BY WDC - 4.10.77

DRAINAGE

091074