APPLICATION NO:
F/2000/1192

LOCATION:
58 Arthur Road, Wokingham.

APPLICANT:
Mr & Mrs Pringle C/O Excel Design Ltd

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey front extension.

EARLIEST DATE FOR DECISION: **13/05/2000**
28 day Members Cttee: 17/05/2000
APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pringle
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1192

Parish: **WOKINGHAM**

Location: **58, Arthur Road, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and single storey front 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.

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 first floor level or above facing 60 Arthur Road.

Condition
4. The en-suite and bathroom window in the 1st floor rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. There shall be raising of existing ground levels on the site.

Condition
6. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition
7. No soakaway shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
5. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
6. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Reason
7. To prevent pollution of groundwater.

Informative
Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Andrea Szabados on 01276 45 4373 for details.

John Mitchell
Development Control Manager
Date: 04/06/2000

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: **19 April 2000**

My ref: F/2000/1192

CONFIDENTIAL

Councillor Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/1192
58, Arthur Road, , Wokingham.
Proposed two storey rear extension to dwelling and single storey front 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1192**
58, Arthur Road, , Wokingham.
Proposed two storey rear extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Whyte

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1192

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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Proposed two storey rear extension to dwelling and single storey front extension.
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: **19 April 2000**

My ref: F/2000/1192

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1192**
58, Arthur Road, , Wokingham.
Proposed two storey rear extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2000/1192

Proposal:
Proposed two storey rear extension to dwelling and single storey front extension.

Location:
58, Arthur 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 letter 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 13/05/2000. 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

Client:

10.APR.2000* 1 92

Mr and Mrs Pringle
58 Arthur Road
Wokingham
Berkshire

Project:

Two Storey Rear Extension
And
Single Storey Front Extension

Location:

58 Arthur Road
Wokingham
Berkshire

Excel
Design
XL99629

Drawing List

Drawing Number		Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	
18	Section	

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION: Drawing List	
PROJECT:	Two storey rear and single storey front extension	SCALE:	DRAWING No: 00629/ 2
DATE:	March 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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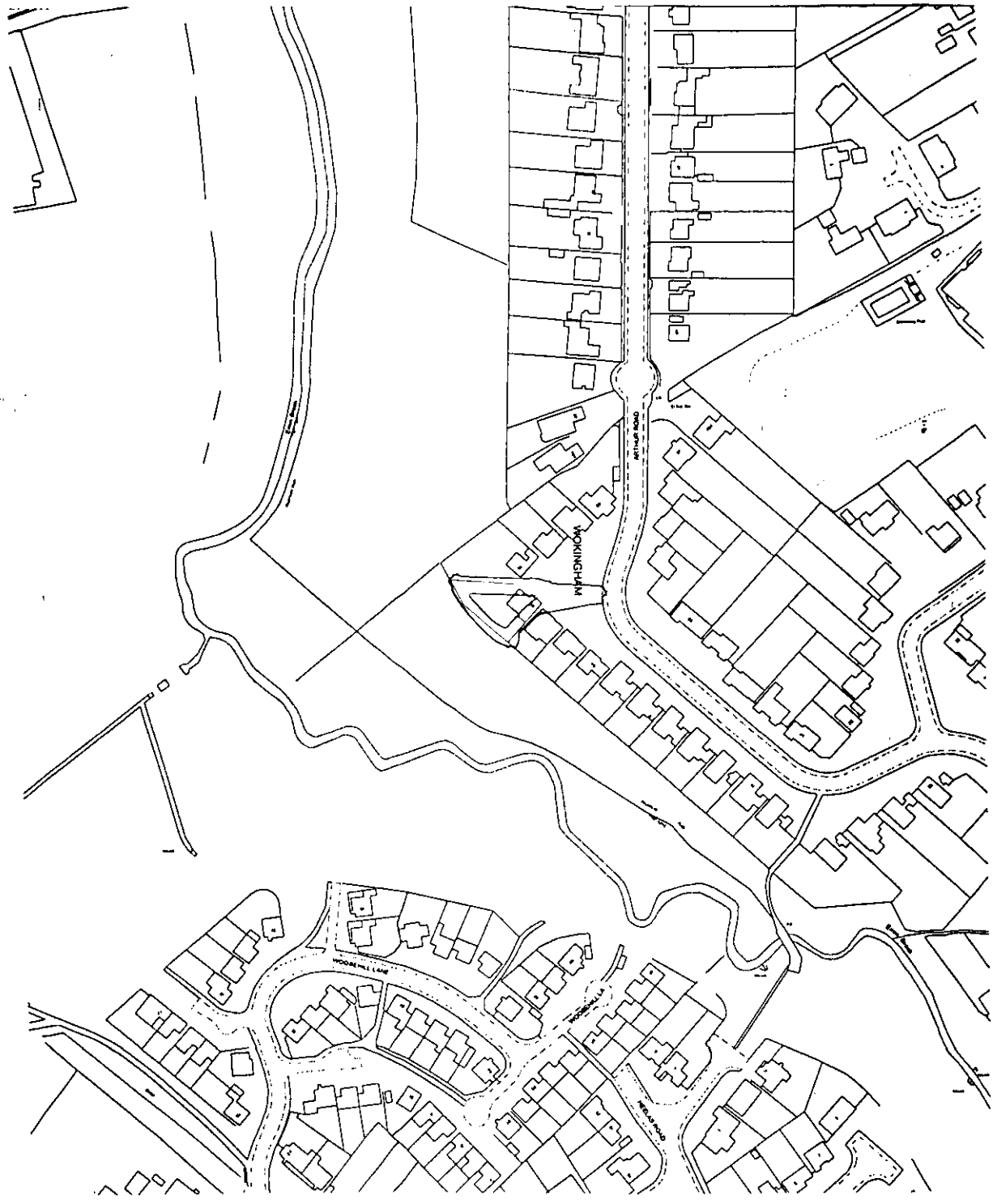

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Location Plan		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:2500	DRAWING No:	00629/ 3
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Block Plan	
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:500	DRAWING No: 00629/ 4
DATE:	March 2000	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
100 mm concrete block rendered to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
100 x 50 timber studding at 400 mm vertical c-c. 10.5 mm plaster board and skim.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

APPROVED

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Two storey rear and single storey front extension	SCALE:	DRAWING No: 00629/ 5
DATE:	March 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittently.

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

16. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

APPROVED

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION: Notes	
PROJECT:	Two storey rear and single storey front extension	SCALE:	DRAWING No: 00629/ 6
DATE:	March 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

APPROVED

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Front Elevations		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 8
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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CD 3/7/00

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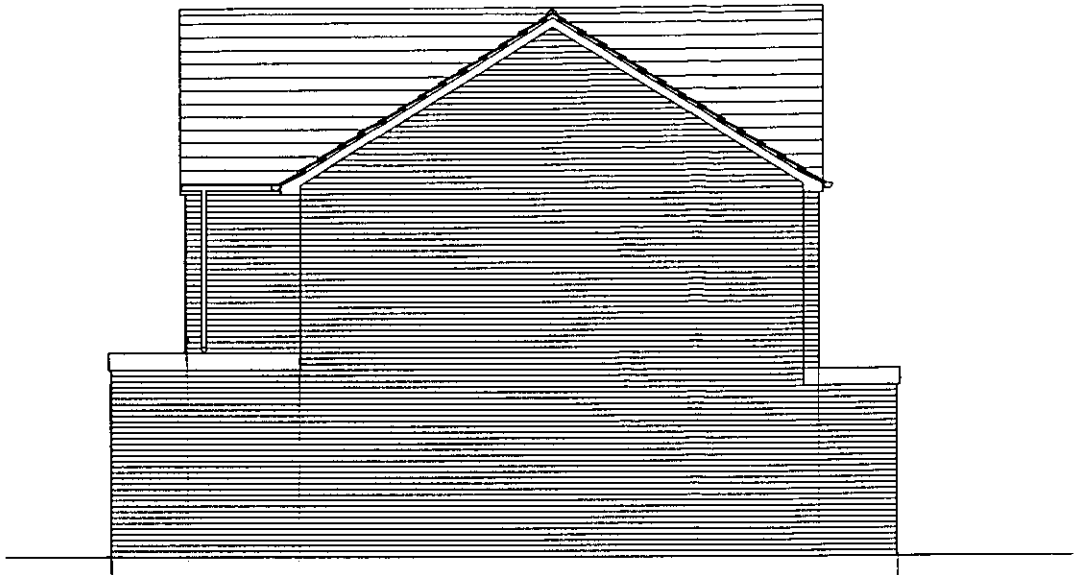
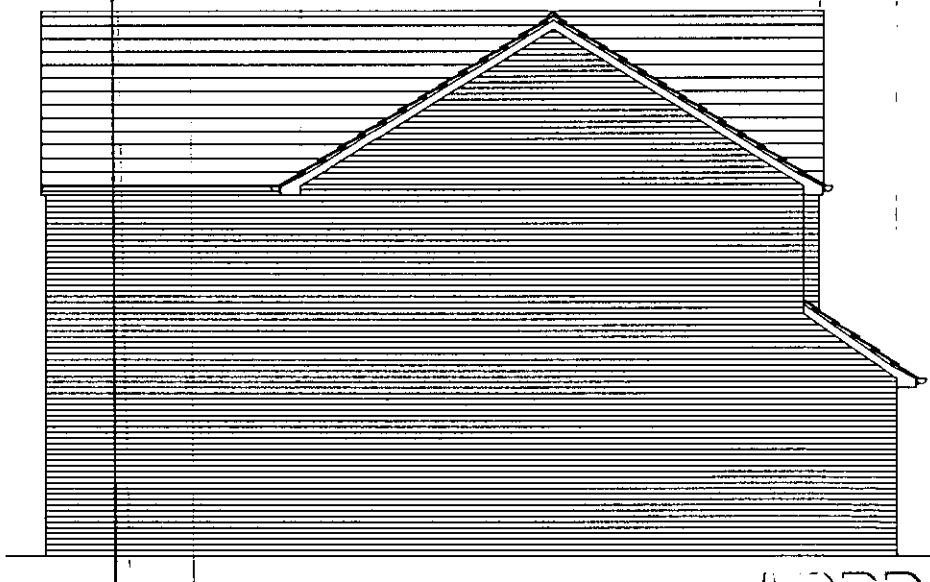


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 9
DATE:	March 2000	REVISION:			

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03/7/00

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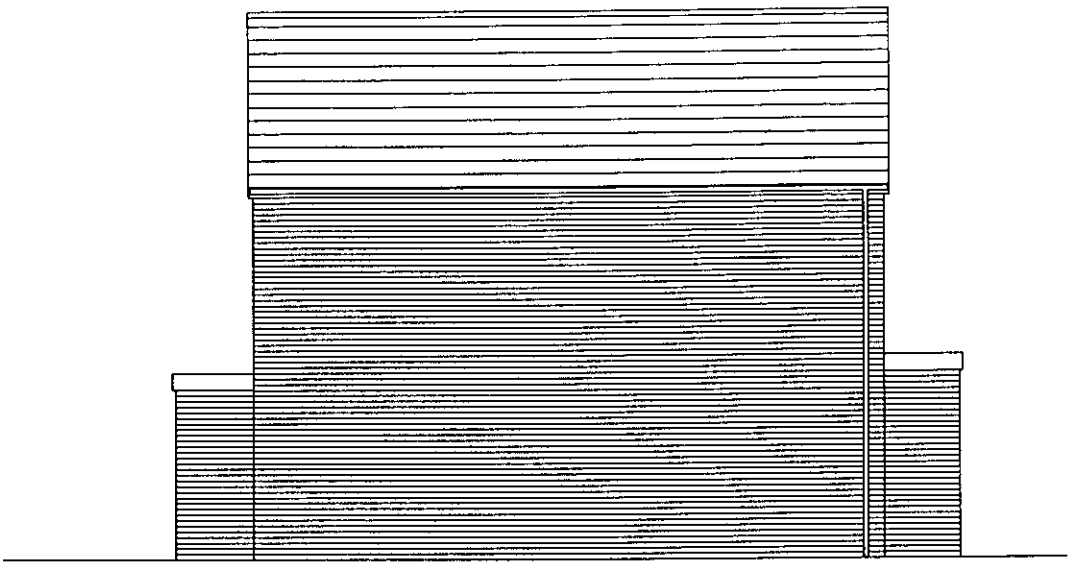
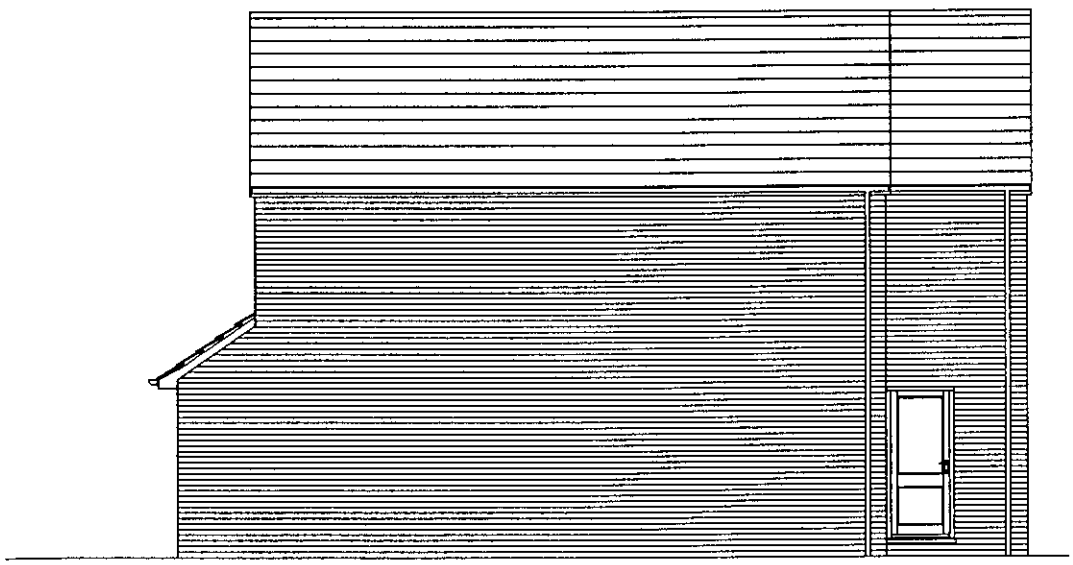


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 10
DATE:	March 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 11
DATE:	March 2000	REVISION:			

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9/3/00

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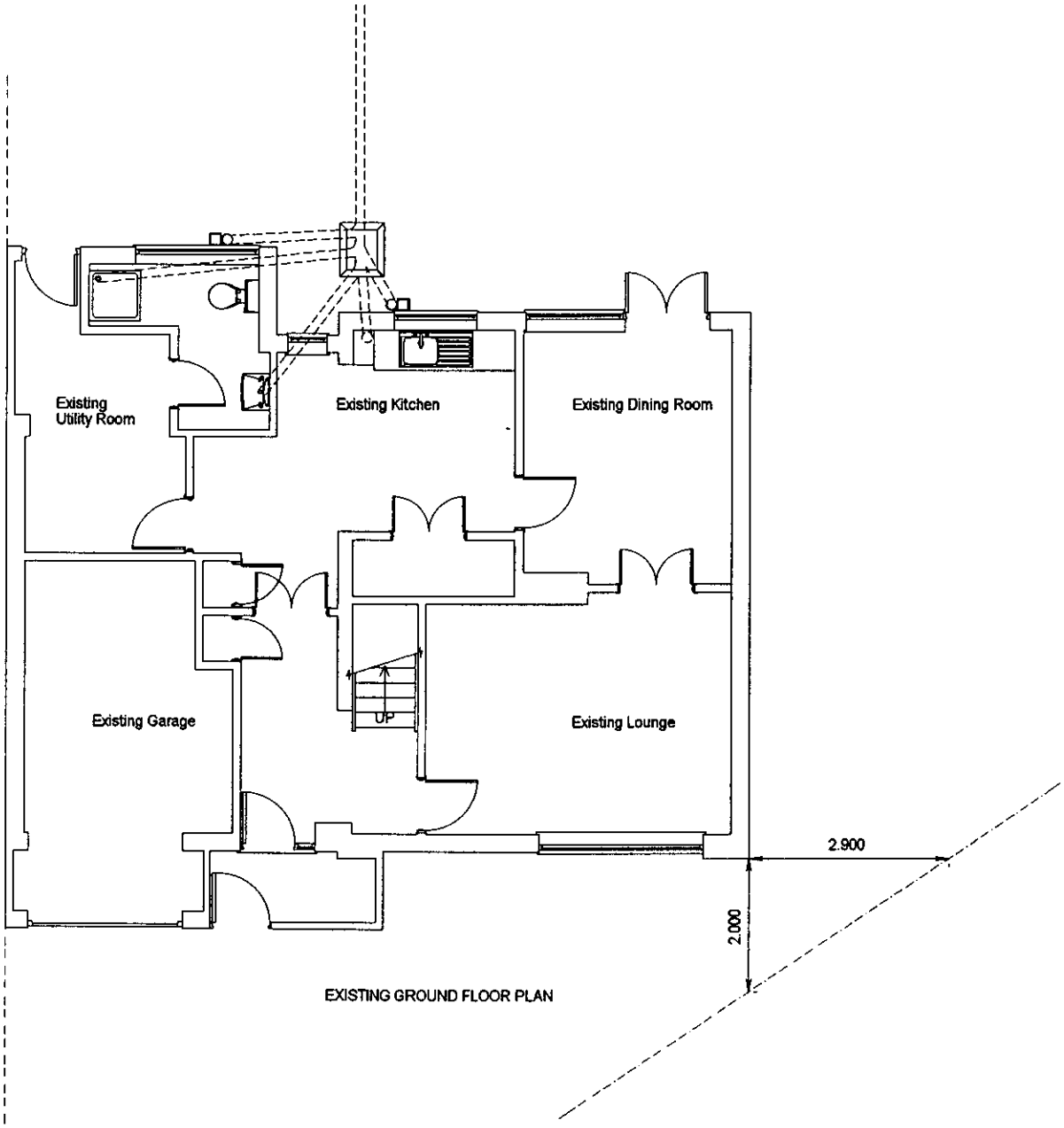

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 12
DATE:	March 2000	REVISION:			

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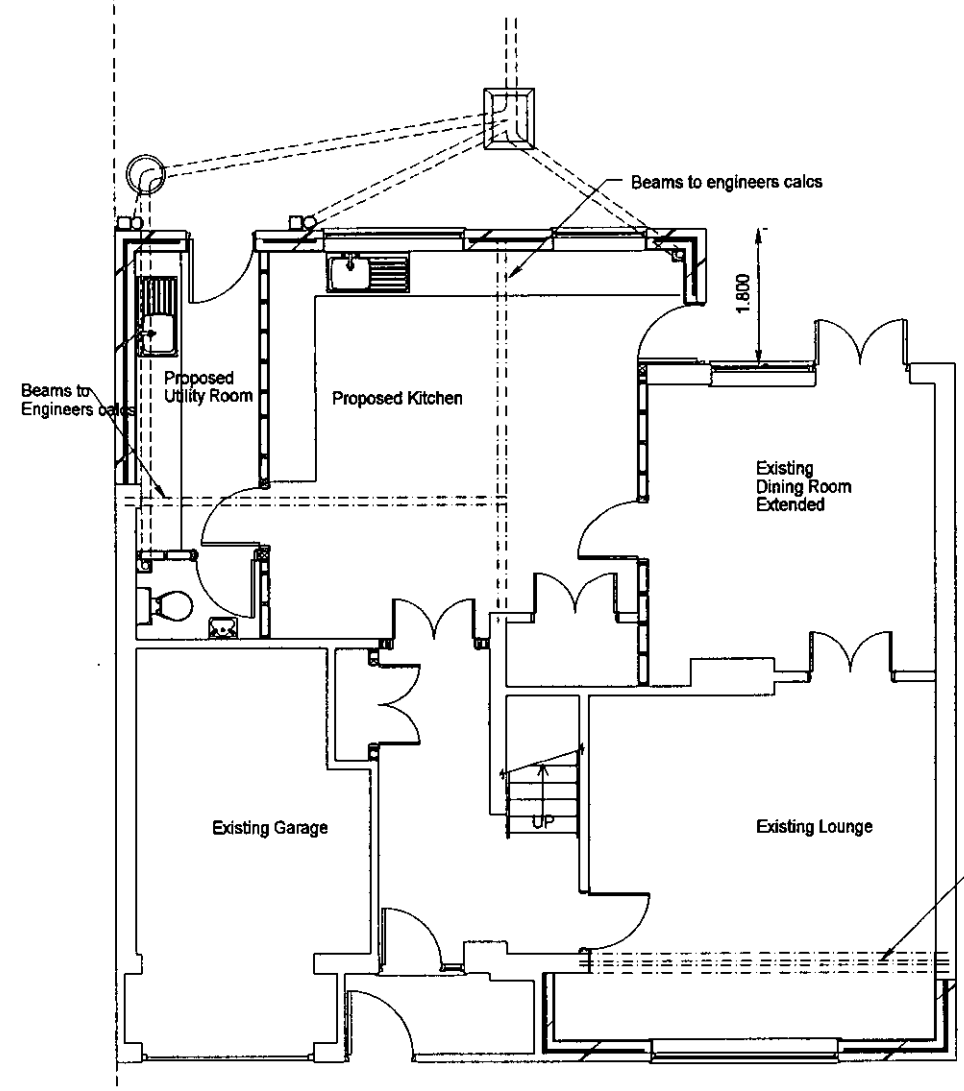

NOTE
Builder to check for loadings where walls removed and seek Building Inspector's approval

PROPOSED GROUND FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 13
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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ED 3/7/00

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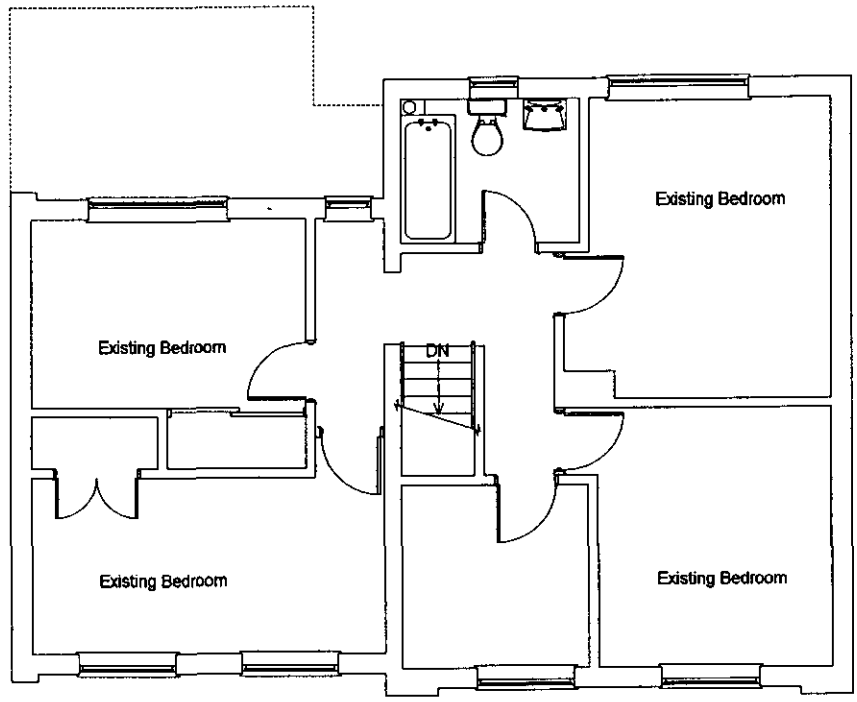

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 14
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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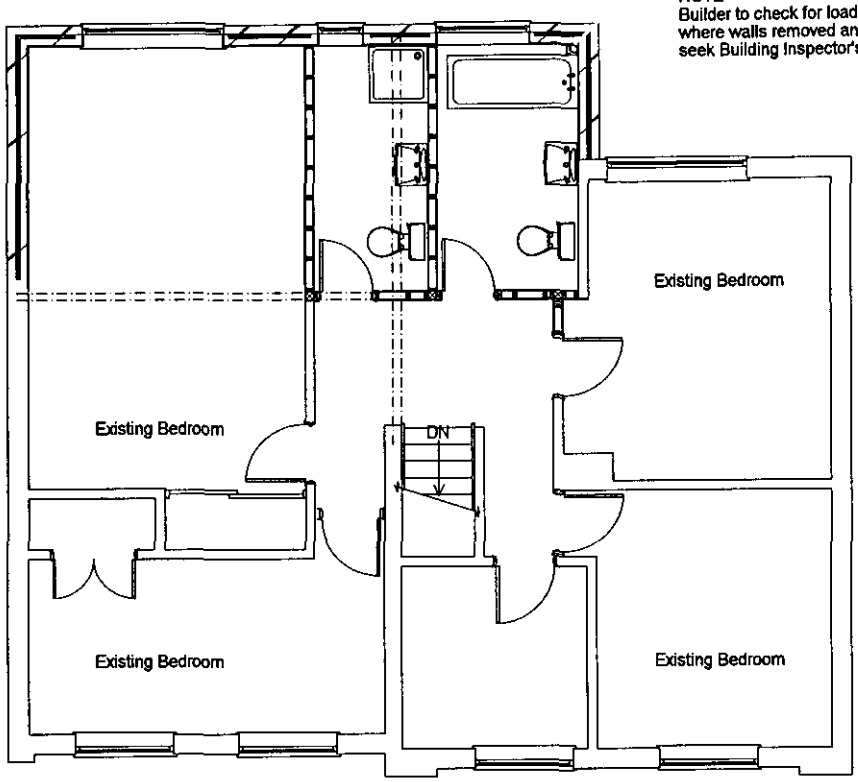
NOTE
Builder to check for loadings where walls removed and seek Building Inspector's approval



APPROVED

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Pringle, 58 Arthur Road, Wokingham.	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey rear and single storey front extension	SCALE:	1:100	DRAWING No:	00629/ 15
DATE:	March 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1192

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 & Mrs R S Pringle
c/o Excel Design Limited
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Dear Sirs

PLANNING PERMISSION 2000/1192
SITE: 58 ARTHUR CLOSE, WOKINGHAM

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 2000/1192 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

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1192 / NB
BUILDING CONTROL NUMBER	FP 2000/0807 Paul
APPLICANT/AGENT	Excel.
ADDRESS OF SITE	58 Arthur Road. WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext & S/S front ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00629/4	00629/4
ELEVATIONS	8, 9. 10, 11	8. 9. 10, 11
FLOOR PLANS	13, 15	13, 15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/7/00	

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/2000/1192

Applicant : Mr & Mrs Pringle C/O Excel Design Ltd.

Location : 58, Arthur Road, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling and single storey front extension.

Site Notice Displayed ? :

YES	NO	DATE
	✓	2/5

yes 11/5

Date of Neighbour Notifications : .....

Date of Site Visit : 2/5/2000 .....

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

Nor TC : 18/5 - no objections.

Env Agency : 12/6 - conds & informative.

Neighbours/SN : none received.

Planning Issues : (IDd site & flood zone)

1) Impact upon neighbouring properties

2) Impact upon the streetscene.

Application Number: F/2000/1192

Appraisal :

Development a) single storey front extn (pitched roof over garage/porch & proposed extn will be 3m width (will not extend beyond side b'line) & be 1.2m depth (to be infill garage & porch). It will be 2.3m to eaves & 3.4m to eaves & be mono-pitched. (NB – no boundary at front with Nº 56)

b) 2 storey rear extn forming extn to kitchen & extn to bedroom (plus en-suite) & extn to bathroom. The extn will be @ the same ridge/eaves height of main dwelling - & will not extend beyond the side b'line of the garage. (Notice served due to encroachment & no objections received).

1) Impact upon neighbouring properties.
It is considered that the proposed front extn would have no adverse impact upon neighbouring properties.
2s. extn - A gable end would remain facing Nº 60 with no side windows. Nº 60 has a single storey rear extn extending app 2m beyond the rear b'line of Nº 58. The main 2s dwelling of Nº 60 is approximately inline with the 2 storey element at 58 (kitchen/dining).
∴ The proposed at 58 would be 2.6m beyond the existing 2s part of 58 & a further 1m beyond the existing s.s. element of Nº 58.
It is considered that the proposed d'ment would cause no detrimental impacts by overbearing/overshadowing.

2) Impact upon the st. scene.
There will be no change to the front elevation facing the road. Materials will match existing ∴ no detrimental impacts to the character of the street scene.

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

Application Number F/2000/1192
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK.
	~~SC04~~	~~SR04~~	
③	SC08	SR05	FIRST FLOOR LEVEL OR ABOVE
			FACING 60 ARTHUR ROAD.
④	SC20	SR24	EN-SUITE & BATHROOM
			1ST FLOOR REAR ELEVATION

⑤ **CONDITION:** There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

⑥ **CONDITION:** No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

⑦ **CONDITION:** No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

John Mitchell

4/6/00.

RECORD OF SITE VISIT

SITE ADDRESS: 58 Arthur Road Wokingham. APPLICATION NUMBER: F/2000/1192	OFFICER: Natalie Brown DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? No. yes 11/5 - Stake in f. garden

2. DESCRIPTION OF SURROUNDINGS
Residential - Detached.

3. DESCRIPTION OF SITE/BUILDING front extn will be where with porch - window will be moved over.
open at rear overlooking shrubbery area.
existing single storey flat roof extn

gable end



4. RELATIONSHIP TO ADJOINING PROPERTIES
No 60 has single storey rear extn app 1.5 - 2m beyond No 58
2. storey element in line with main part of No 58 - but in front of part of No 58

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 3 cars (?) on drive & garage

LEVELS

BOUNDARY TREATMENT 1.8m / ivy with No 60.
1.8m with 50.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 APR 2000	Map No. SB Site 006
Officer: NAB / Application No. F/2000/1192.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSION

Location: 58 ARTHUR ROAD

Parish: WOKINGHAM Ward: Emm Brook 19.4.

Applicant: MR/MRS PRINGLE

Fee Received 95-00 (1) 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	Possible encroachment at rear - may need to serve notice	19.4	9/5
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.4.2000 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: .....

Encroach

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: Flood zone.

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:

..... 50, 52, 54, 56, 47, 49, 51 Arthur Road. .....

.....

.....

.....

.....

.....

.....

.....

.....

Our ref: SP\2000\001656\001
Your ref: F/2000/1192

Date: 8th June 2000

ENVIRONMENT AGENCY

30473
12 JUN 2000
COPIES TO: ACK: FILE:

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

For the attention of: Natalie Brown

Dear Madam

FRONT AND REAR EXTENSIONS - 58 ARTHUR ROAD, WOKINGHAM

Thank you for your letter dated 19 April 2000 which was received on 25 April 2000. You are asked to quote the following reference in any correspondence: **SU76NE/20/5** . The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

This site appears to be on the edge of the 1968 floodplain of the Emm Brook.

This extension, in conjunction with the previous extensions at the site, is less than 50 square metres. Therefore the Agency advises as follows:

The Environment Agency objects in principle to any increase in ground covered area within the flood plain but will not normally make specific representations on extensions of less than 50 square metres. Consequently, unless there are any particular reasons for the Environment Agency to do otherwise, the matter is left for the Local Planning Authority to determine under it's own flood plain policy. The Environment Agency will support the Local Authority should planning permission be refused on flooding grounds.

If, in the light of the above advice, the District Council is minded to permit the proposal, then we ask that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: There shall be no raising of existing ground levels on the site.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

Cont/d..

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

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

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 myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman.

Sarah Paxman
Development Planning Officer

cc: Excel Design Ltd, 17 Gorse Ride South, Finchampstead RG40 4EH

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1192

Proposal: Proposed two storey rear extension to dwelling and single storey front extension

Site Address: 58, Arthur Road, Wokingham.

Applicant: Mr & Mrs Pringle C/O Excel Design Ltd

Your observations are required in respect of this application by **13/05/2000**

No objections

SIGNED: _____ **DATE:** 11/05/00

CLERK TO Wokingham Town Council

1789/a

NB

SECTION 66 CERTIFICATE

Application No. F/2000/1192

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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
MR PAUL MITCHELL	60 ARTHUR RD WOKINGHAM	6/5/00

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/~~The applicant has~~ given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

~~On behalf of~~ . . . . . .

Date . . . . . 9/3/00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS 58 ARTHUR ROAD PARISH WOK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/48/58	Min of Health	Res Dev	12/2/59	C/A
O/41/59	Newnes	do Superseded by	B/5/60	
B/5/60	do	Res Dev	11/2/60	C/A
R/17/69	Home	Extension	27/2/69	C/A
AR23539	APPLICATION	KITCHEN ALTERATIONS	29.11.84	APP N/R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Recd 3.30PM 7.4.00

1959/a

10.APR.2000* 1192

HOUSEHOLDER PLANNING APPLICATION

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 01734 778763.

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 & MRS PRINGLE
	ADDRESS	5 X ARTHUR RD
		WOKINGHAM
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189733736
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	5 X ARTHUR RD
		WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR +
		SINGLE STOREY FRONT EXT'S

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK + TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please en se the foll g:-

(a) 6 signed an ed
(b) T scale of fe attached
If ease say v elow

(c) 6 drawings
(ocation p ith applic on, site outlined in red.
(e layout s howing p tion of adjoining dwellings
(0 scale fl ns and ations

11. CERTIFICATE OF OW N 66 TO ND CO TRY PLANNING ACT 1990)
Please delete either Ce ate B be f neithe ly you must complete a full
certificate obtainable fr partment

RTIFI TE A

(a) "Owner" means a per tify that:
having a freehold int
or leasehold interest
unexpired term of w
is not less than 7 yea

* beginnin the period of 21 days ending with the
the acc anying application nobody, except the
nt, was owner (a) of any part of the land to
the appl on relates.

* of the la orms part of an agricultural holding.

TIFIC E B

tify that:

* The app it has * given the required notice to
ne else , at the beginning of the period of 21
nding wi he date of the accompanying application
e owner of any part of the land to which the
tion rel as listed below.

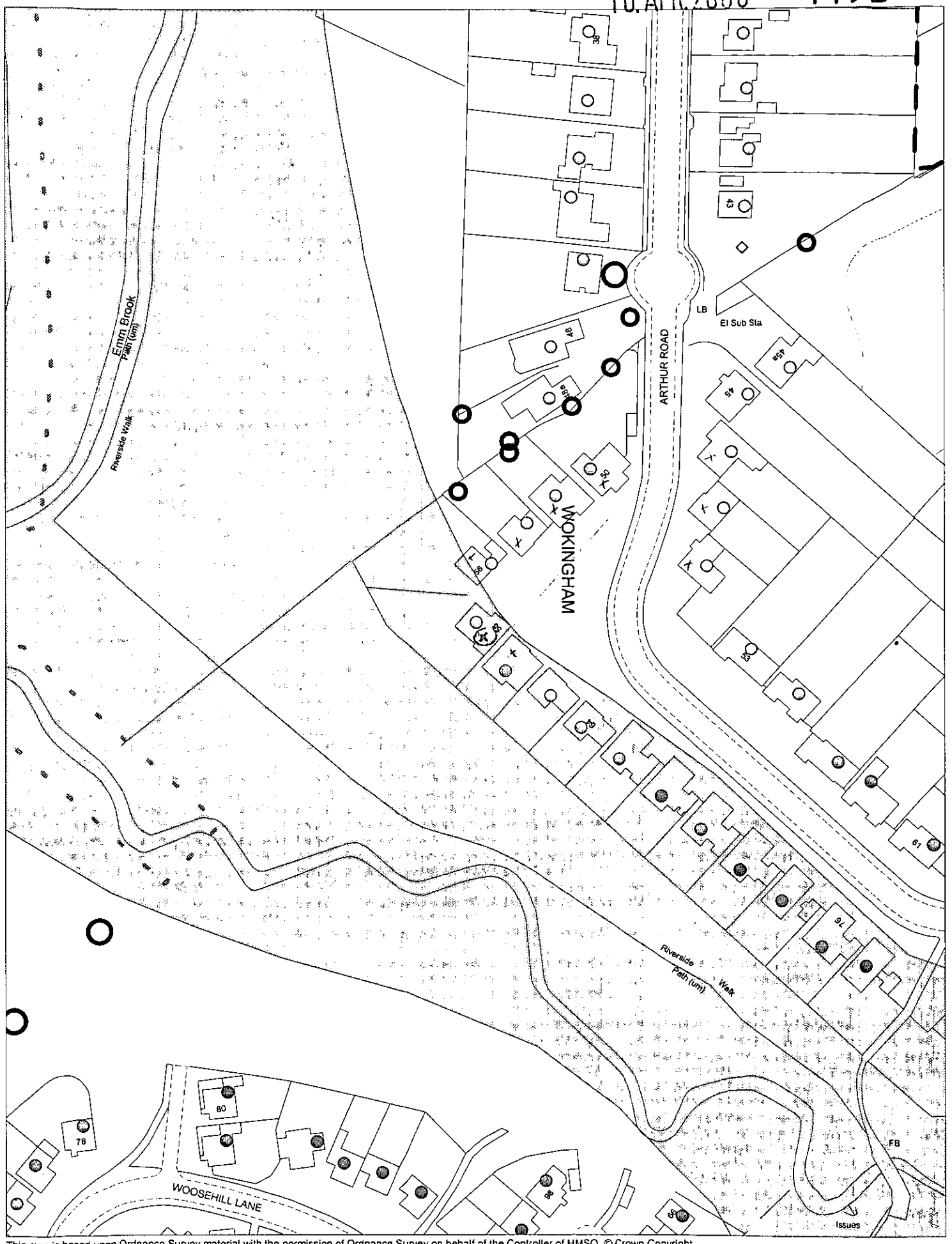
er's (a) na Ac s at which notice w rved Date on which notice was served

* N f the lan rms part of an agricultural holding

SIGNED BEHALF Morris Pringle

E 3.4.00

10.APR.2000* 1192



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Development Control Section, Environmental Services, Wokingham District Council.

13 April 2000 Scale: 1 : 1250

N
W E
S