APPLICATION NO:
F/2000/1460

LOCATION:
Meadow View Forest Road, Wokingham.

APPLICANT:
Mrs J Lowes C/O Derick Gayler

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

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **04/07/2000**

CASE OFFICER: **Mrs B Polnik**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs J Lowes
C/O Derick Gayler
63 Cumberland Road
Swindon
Wilts
SN3 1AB

Application Number: F/2000/1460

Parish: **HURST**

Location: **Meadow View, Forest Road, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. The proposed rear extension by virtue of its size, massing, design and location would have a detrimental impact on the amenities of neighbouring occupiers. As such, the proposal is considered to be contrary to Policies LBE1/2 of Loddon Area Local Plan and WBE1 of Wokingham District Local Plan.

Reason
2. The proposed rear extension by virtue of its size, massing and location would have a detrimental impact on the visual amenity and character of this rural area. As such, the proposal is considered to be contrary to Policies C2 of Berkshire Structure Plan LTV2 and LC19 of Loddon Area Local Plan and WCC1 and WCC7 of Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 07/08/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL

PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

Date: 27 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1460

Location: Meadow View, Forest Road, Wokingham.

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

Applicant: Mrs J Lowes C/O Derick Gayler.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing parking.

Comments are required by 06/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

REFUSED

(RING ONE)

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

App No. F/2000/1460 (Planaps) / (Ludhouse) Date Rec. 19.7.00

Location: MEADOW VIEW, FOREST RD

Parish HURST

Applicant: MRS. J. LOWES

Description of attached plans Additional plan showing parking

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

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 BP

Consultations Sent by Admin. on 27.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/1460 (Planaps) / (Ludhouse) Date Rec. 14.6.00

Location: MEADOW VIEW, FOREST RD

Parish HURST

Applicant: MRS. J. LOWES

Description of attached plans Revised plan showing amended position of boundary between 'Meadow View' and 'The Rise'.

Drawing No's: plan received 14.6.2000

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

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: The Rise, Forest Rd, Wokingham RG40 5SA

Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

REFUSED

CASE OFFICER BP.

Consultations Sent by Admin. on 04.07.00.

Yellow - Part One Copy
Green - Officer's Copy

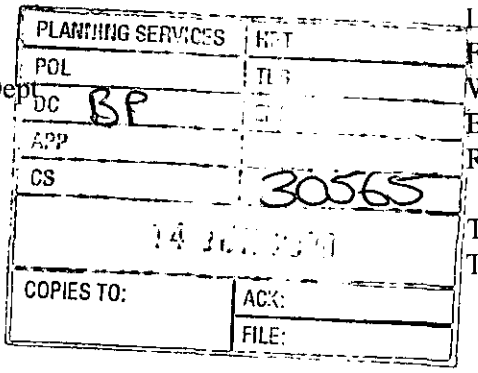
Ab 3/7.

13/6/00

Mark Simister
Lyndhurst
Forest Road
Wokingham
Berks
RG40 5SA

Tel Home 01344 450058
Tel work 01189 237631

Mrs B Polnik
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR



Dear Mrs Polnik

REF: F/2000/1459 (Mr & Mrs Simister) & F/2000/1460 (Ms Lowes)
PROPOSED 2-STOREY REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSIONS TO DWELLINGS.

Further to our detailed planning applications referenced above, we have been informed that on inspection a boundary indicated on the Block Plan view submitted as part of the application was incorrectly marked.

The boundary in question is that between The Rise and Meadow View. We have therefore attached a revised Block Plan showing the boundary in the correct position along with a copy of the Land Registry boundary plan confirming the validity of the revised block plan.

I trust that this revised plan is acceptable to you and that this minor alteration will not delay either of the planning applications submitted.

Yours Sincerely

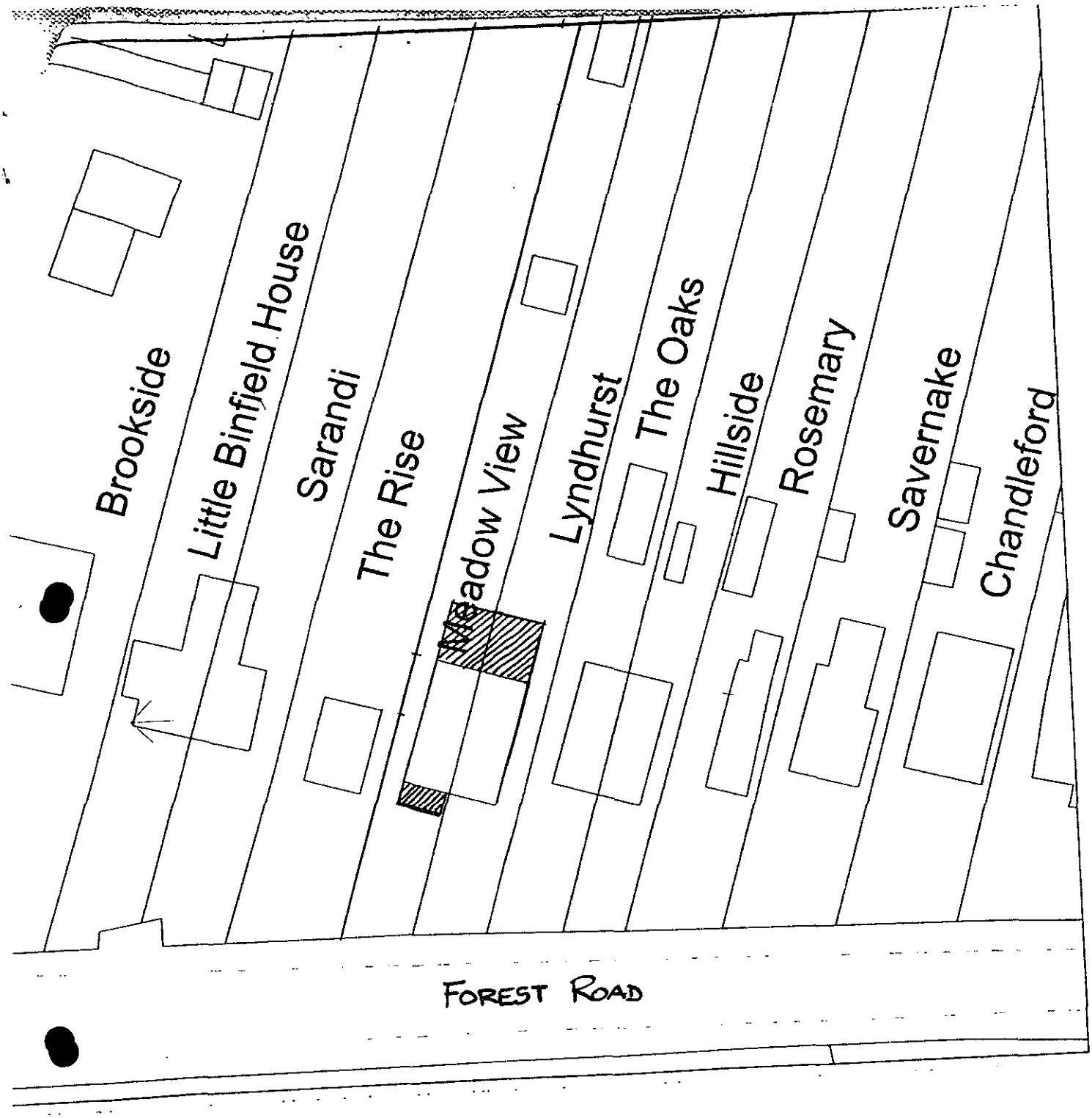
Mark Simister

REVISED PLAN

1460 J

enc. Revised Block Plan
HM Land Registry Plan

cc. Derek Gaylor
Jean Lowes



BLOCK PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD . WOKINGHAM

1460

REVISED PLAN
14.6.00

SCALE 1:500

REFUSED

NOTICE OF CONSENT

Not implemented

JRS/NI

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr D C Fennell
c/o Building Design Services
Braemar House
107-111 Queens Road
Reading

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BH

Application No. 21321 (F)

Proposal Single storey rear extension to provide lounge; also internal alterations -
41 Forest Road, Wokingham Without (North Ward).

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.

2. All the materials to be used in the elevations of the proposed development shall match those of the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON To ensure that the materials are in keeping with those existing.

3. The overall length of the extension hereby approved shall be reduced so that it does not exceed 5 metres. - original 6.3m

   REASON To protect the amenities of the adjoining property occupants and to comply with the District Planning Authority's standards.

Date ...16 MAY 1984.....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Application 21321 continued

4. Amended drawings to comply with condition no. 3 above shall be submitted to and approved in writing by the District Planning Authority before the development hereby permitted commences.

REASON To secure compliance with the relevant condition and for the sake of clarity. (144)

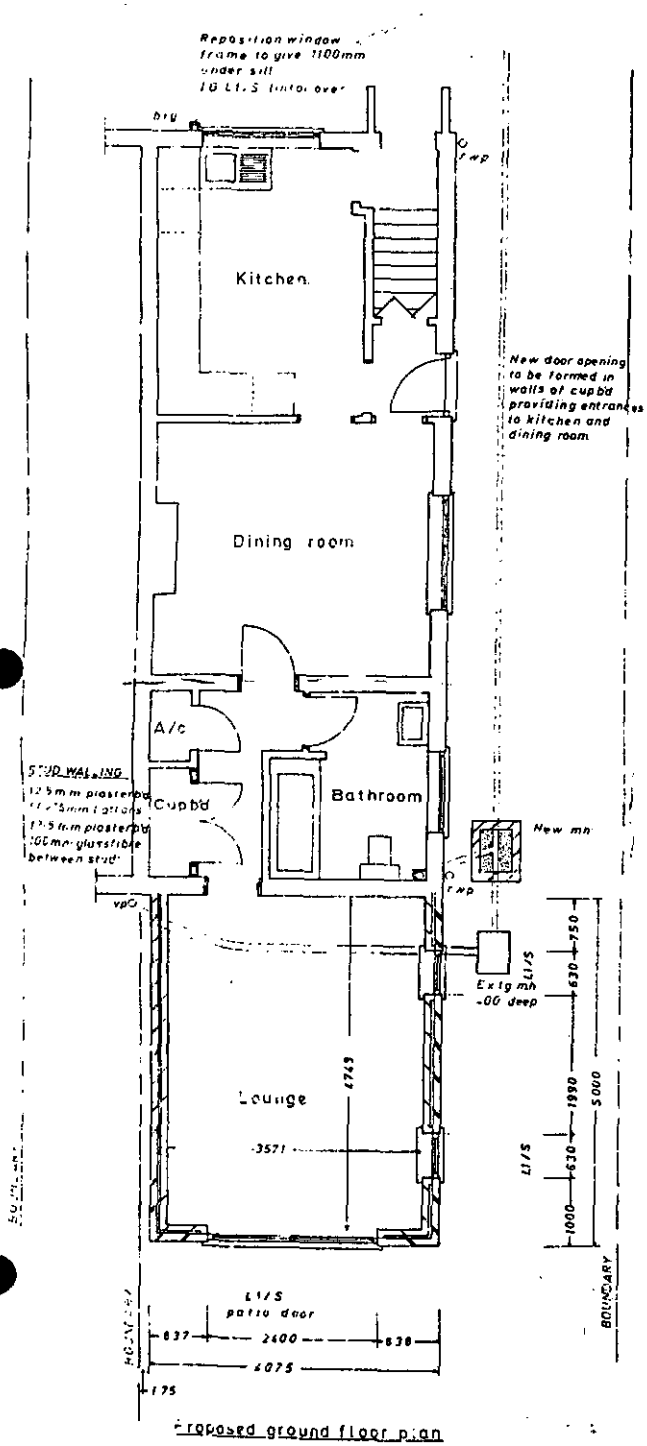
INFORMATIVES:-

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. (7)

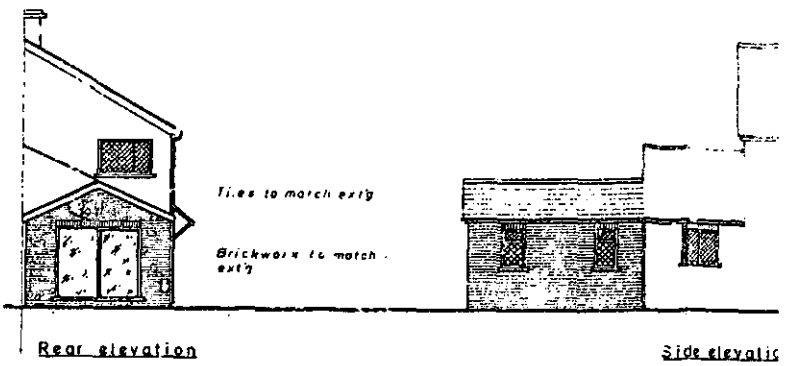
A set of drawings showing the amendments required by the above conditions should be submitted separately for reconsideration under the Building Regulations. (527)

16 MAY 1984

.....
District Secretary

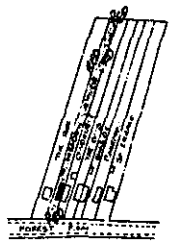


Proposed ground floor plan

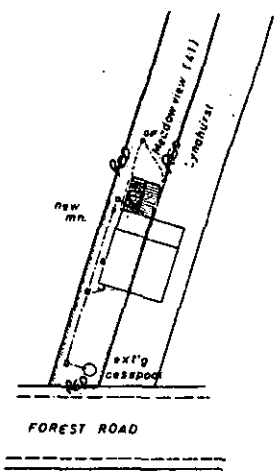


Rear elevation

Side elevatio



Location plan
(1:2500)



Site plan
(1:500)

Revised plan

y extension at 41, Forest road, Wokingham, Berks

This drawing is not a full specification of works or materials to be employed in the project.
Liability will not be accepted for any works carried out other than by a Contractor approved by the Surveyors and under the Surveyors supervision.
The Contractor must verify all dimensions on site before work commences.

NNELL ELD

Title: Plans and elevations

Revisions: AMENDED

Date: 18/5/84

Letter: A

1/2" 0 1 2 3 4 5ft — 1:200 0 1 2 3 4 5 10 15M — 1:2500 0 20 50 75 100 150 200M

1/4" 0 1 2 3 4 5 10ft — 1:100 0 1 2 3 4 5 6 7 8M — 1:1250 0 10 30 75 100M

1/8" 0 5 10 15 20 25ft — 1:50 0 1 2 3 4M — 1:500 0 5 10 20 30 40M

349

Building Design Services
Brasmar House
107-111 Queens Road
READING
Berks

18 April 1984

JRB/SB/21321

Mr J R Soones

Dear Sirs

SINGLE STOREY EXTENSION TO PROVIDE LOUNGE AND INTERNAL ALTERATIONS AT 41 FOREST ROAD, WOKINGHAM WITHOUT

I refer to your application for the above development on behalf of Mr D C Fennell and would remind you of the planning policies detailed in the Planning Handbook and Development Control Polici s and Guidelines published by my Authority in March 1983 where on page 33 Policy 1.73 says:-

"... Two storey extensions projecting more than 4 metres to the rear and sirgle storey extensions projecting more than 5 metres to the rear will be suspect because of the possible adverse effect on neighbouring properties. These limitations become more critical in respect of extensions to semi-detached and terraced houses."

My assistant has visited the site and considers that a minor daylighting infringement may take place with regard to the properties on either side and in the circumstances I should be obliged if you would discuss the above policy and comments with your client to ascertain whether he would be prepared to reduce the length of the extension to 5 metres overall.

Your client's application will be considered by the Development Control (North) Sub-Committee at their meeting to be held on Thursday 26 April and I should be obliged for your comments in writing prior to that date.

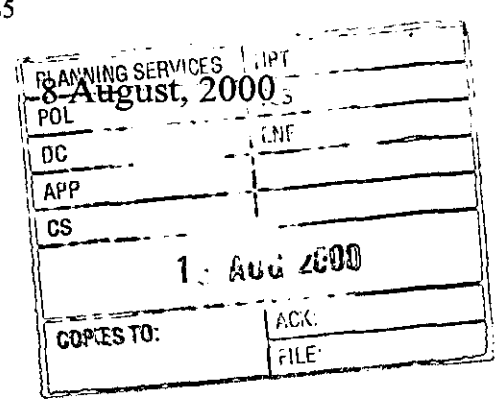
Yours faithfully

PLANNING OFFICER

File

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



8 August, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/1460

I refer to the above-mentioned Application by Mrs. J. Lowes of Meadow View, Forest Road, Wokingham; proposed two storey and single storey rear extensions to dwelling plus single storey front extension

The Council have no adverse comments to make on the Revised Plans.

Yours sincerely,

Clerk

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1460

Applicant : Mrs J Lowes C/O Derick Gayler.

Location : Meadow View, Forest Road, , Wokingham.
Proposal : Proposed two storey and single storey rear extensions to dwelling plus single storey front extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.6.00

Date Registered : 09/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 04/07/2000

Consultation Responses :

- Highways : request plan showing on-site parking
- Parish council : no adverse comment
- Letter of representation: neighbour objected originally as boundary with The Rise was shown incorrectly. Revised site plan received 14.6.00.

Planning Issues :

Site located in rural area

A. Impact on rural character of area
Policies LTV2 and LC19 of LALP; and WCC1 and WCC7 and C2 of BSP

B. Impact on amenities of neighbouring occupies
Policies LBE1/2 of LALP; and WBE1 of WALP

C. Highway issues

Application Number: F/2000/1460

Appraisal :

1. IMPACT ON RURAL CHARACTER OF AREA/VISUAL AMENITY
C2 of BSP
LTV2 and LC19 of LALP; and WCC1 and WCC7 of WOLP

Site is located in a rural area where there is a general presumption against development and extensions are limited. Proposed 2 storey and part single storey rear extension projecting in excess of 6m to the rear cannot be considered a minor extension to the dwelling. There is no objection in principle to the single storey front extension in itself as this would only constitute a 9% increase in floorspace*. However the rear extension is considered excessive in size and massing, resulting in a 63% increase in floorspace to the detriment of the rural character of the area and contrary to local plan policies.
* Other front extensions exist at 'The Oaks' and 'Hillside'.

2. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP; and WBE1 of WOLP.

Lyndhurst: If the proposal was to be acceptable in terms of impact on 'The Rise' and rural character of the area a condition/legal agreement would be required to ensure that both extensions to rear of Lyndhurst and Meadow View are built simultaneously otherwise if built in isolation rear extension would be considered detrimental to the amenities of the occupiers of Lyndhurst both in terms of loss of light and being overbearing

The Rise: Meadow View is currently located approx. 2m from boundary with The Rise (3.5m between dwellings) and projects approx 5.5m beyond the rear of The Rise at ground floor level and 2.6m at first floor level. Proposal would result in the first floor projecting a further 6.1m (8.7m in total) and a total of 11.8m at ground floor level which is considered unneighbouring and dominating to an unacceptable degree. In addition the first bedroom windows as proposed in the side elevation would directly overlook the rear of this property resulting in loss of privacy. Also would result in some loss of light.

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

3. HIGHWAYS

No increase in bedrooms proposed and therefore no additional parking spaces required. Parking available to front. Parking plan (as requested by Highway Authority) has been requested but has not been forthcoming*. If required this could be dealt with by condition

* received 19.7.00

Application Number F/2000/1460
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1.			The proposed rear extension by virtue of its size, massing, design and location would have a detrimental impact on the amenities of neighbouring occupiers. As such the proposal is considered to be contrary to policies LBE1/2 of LALP and HBE1 of WDLP
2.			The proposed rear extension by virtue of its size, massing and location would have a detrimental impact on the visual amenity and character of this rural area. As such the proposal is considered to be contrary to policies C2 of BSP; LTV2 and LC19 of LALP and WCC1 and WCC7 of WDLP.

John Anderson
7/8/00

PROPOSAL :

(i) single storey front extension projecting 2.1m forward of existing front elevation and across entire width

(ii) Part single storey and part 2storey extn. to rear. Extn. would project 6.3m at ground floor level and 6.1m at first floor level. No additional bedrooms proposed. Adjoining neighbour 'Lynhurst' proposed identical extension although internal layout would be different. (refer to applⁿ. F/2000/1459). Cert. B submitted with applⁿ.

Floorspace as existing :	74.2 m^2	
proposed front extn.	7.03 m^2	9%
proposed rear extn.	47 m^2	63%
	128.23 m^2	

RECORD OF SITE VISIT

SITE ADDRESS: Meadow View Forest Road Wokingham.

APPLICATION NUMBER: F/2000/1460

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 12.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Site located within a row of dwellings forming an area of sporadic development within a predominantly rural area. Seperation of settlements to south of Forest Rd.

3. DESCRIPTION OF SITE/BUILDING

2 bedroomed semi-detached house located on northern side of Forest Rd. Single storey extn. to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

'The Rise' no windows in side elevation

5. SITE CONSTRAINTS

TREES	—
ACCESS/PARKING	refer to plan
LEVELS	no change
BOUNDARY TREATMENT	2m fence between dwellings then 1m chain link fence with some 2m fence beyond
OTHERS	

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

Tel: 0118 974 6450

Date: **24 May 2000**

My ref: F/2000/1460

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/1460
Meadow View, Forest Road, , Wokingham.
Proposed two storey and single storey rear extensions to dwelling plus 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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1460**
Meadow View, Forest Road, , Wokingham.
Proposed two storey and single storey rear extensions to dwelling plus single storey front extension

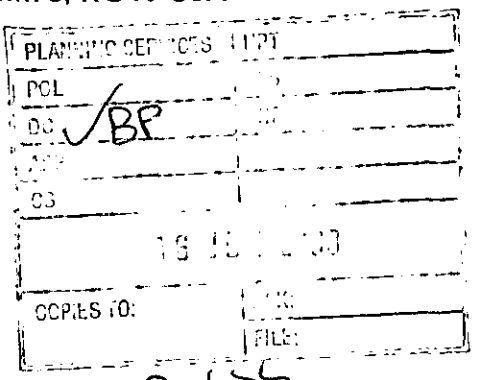
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

By Hand.
15/6 10.15 am

Mss J.V. Rees – Mr John waite
The Rise, Forest Road, Wokingham, Berkshire, RG40 5SA



14th June 2000

Mrs B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham, RG40 1WR

Ref: F/2000/1460 (Ms Lowes) and F/2000/1459 (Mr and Mrs Simister)

Dear Mrs Polnik

We would like to bring to your attention that the boundary indicated on the block plan between The Rise and Meadow View as submitted is incorrectly marked and for this reason we must object to planning being approved until said block plan has been revised to correct position. Following discussions with Ms Lowes and Mr and Mrs Simister we all agree on this matter. And we agree that the revised plans as submitted on the 13.6.2000 by Mr Simister are correct (copies enclosed revised block plan No1/HM Land registry title no BK343199 No2.) and if you would accept this amendment we have no further objections subject to all planning rules and regulations

Yours Sincerely

Jacqueline V. Rees

John Waite

copy x 4

13/6/00

Mrs B Polnik
Environmental Services Dept
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

Mark Simister
Lyndhurst
Forest Road
Wokingham
Berks
RG40 5SA

Tel Home 01344 450058
Tel work 01189 237631

Dear Mrs Polnik

REF: F/2000/1459 (Mr & Mrs Simister) & F/2000/1460 (Ms Lowes)
PROPOSED 2-STOREY REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSIONS TO DWELLINGS.

Further to our detailed planning applications referenced above, we have been informed that on inspection a boundary indicated on the Block Plan view submitted as part of the application was incorrectly marked.

The boundary in question is that between The Rise and Meadow View. We have therefore attached a revised Block Plan showing the boundary in the correct position along with a copy of the Land Registry boundary plan confirming the validity of the revised block plan.

I trust that this revised plan is acceptable to you and that this minor alteration will not delay either of the planning applications submitted.

Yours Sincerely

Mark Simister

enc. Revised Block Plan
HM Land Registry Plan

cc. Derek Gaylor
Jean Lowes

COPIES TO:
FILE:

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 24 May 2000

Application Number: F/2000/1460

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

Parish: HURST PARISH

Site Address:
Meadow View, Forest Road, , Wokingham.

Applicant:
Mrs J Lowes C/O Derick Gayler.

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)~~.

Please could we have an additional Plan showing the parking facilities for 2 cars within the curtilage of the property. I understand that ~~2~~ more are to be no extra bedrooms but the extension of the lounge might effect the parking available.

Mrs S. requested by phone 14/6.

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

07/06/00.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

PLANNING SE...
POL
APP

19th July, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1460

I refer to the above-mentioned Application by Mrs. J. Lowes of Meadow View, Forest Road, Wokingham; proposed two storey and single storey rear extensions to dwelling, plus single storey front extension.

The revised plans only relate to a boundary matter and the Council continue to have no adverse comments to make on the Application.

Yours sincerely,

Clerk

Date: 04 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1460

Location: Meadow View, Forest Road, Wokingham.

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

Applicant: Mrs J Lowes C/O Derick Gayler.

Case Officer: Mrs B Polnik

The new plans show the following: Amended position of boundary between 'Meadow View' and 'The Rise'. Drawing received 14.06.00.

Comments are required by 25/07/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

10th June, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1460

I refer to the above-mentioned Application by Mrs. J. Lowes of Meadow View, Forest Road, Wokingham; proposed two storey and single storey rear extensions to dwelling plus single storey front extension.

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

Received by Wokingham District Council

Application No: F/2000/1460

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

Location:
Meadow View, Forest Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

24 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 MAY 2000
Officer: BP	Application No. F/2000/14600

Map No. 56 Site ...007...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: MEADOW VIEW FOREST ROAD

Parish: HURST Ward: HURST
24.5.2000

Applicant: MRS J LOWES

Fee (4) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

..... (Rural) .....

.....

Pre-app attached to "Lyndhurst" application.

NEIGHBOURS:

S/N + The Rise & Forest Road ✓ Lyndhurst

Environmental Services

For office use only.
Application number:

09.MAY2000* 1460

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 Address and postcode Phone number	MRS J. LOWES 'MEADOW VIEW' FOREST ROAD WOKINGHAM BERKS. RG40 5SA. 01344 - 454881
2	Agent's Name Address and postcode Phone number	DERICK GAYLER 63 CUMBERLAND ROAD SWINDON WILTSHIRE SN3 1AB 01793 - 531778
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.	AS 1/
4	Give brief details of the proposal for example, two storey side extension. About the application	D/STOREY & S/STOREY REAR EXT. & S/STOREY FRONT EXT.

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.	SEE PLAN.	
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

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
MR M. SIMISTER	'LYNDHURST' FOREST ROAD	5 'MAY 'OO

None of the land forms part of an agricultural holding. ✓

Your signature: [signature]

on behalf of MRS J. LOWES

Date 5 'MAY 'OO

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

"MEADOW VIEW"

ADDRESS FOREST ROAD

PARISH ~~WOK/WITHOUT~~ HURST 1.4.86

PLOT No. Old Property

ORD. SHEET No. SU. 8271(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/561/60	Mr. D.W. Hall	Kitchen & Bathroom	1.12.60	App N/A
BR22466	MR. A. KENNEL	S/St. Lt. & Alts	8.4.84	App N/A
21321	"	"	4.5.84	N/A CIA

DATE OF COMPLETION

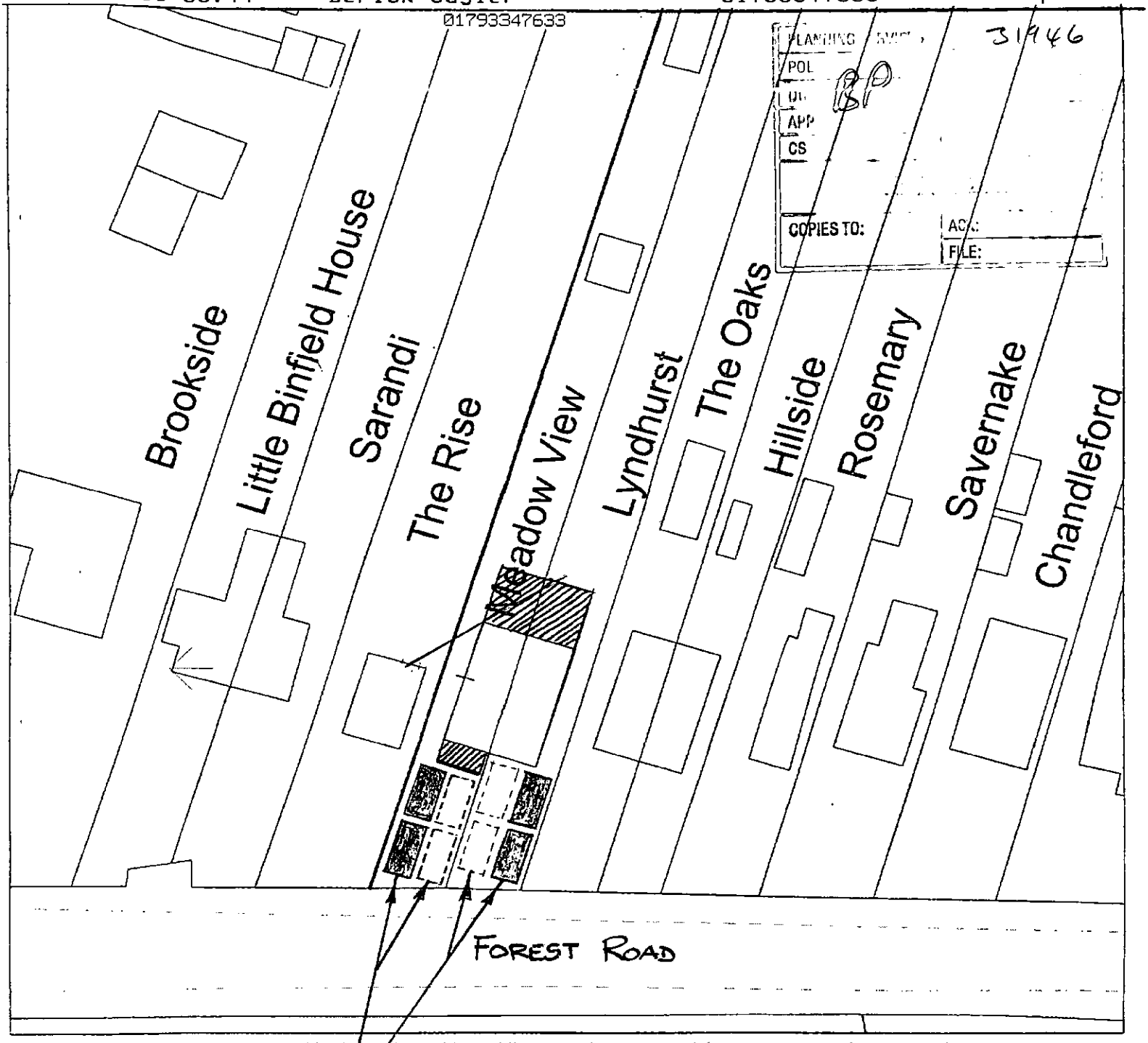
MINISTRY DECISION

SPECIAL ORDERS PD Eng S/St/R - Consen. - Gayler - 19/1/00 & 18/2/00

DRAINAGE

01793347633

PLANNING
POL
APP
CS
COPIES TO:
ACK:
FILE:
31946



PARKING SPACES 5·0 x 2·4

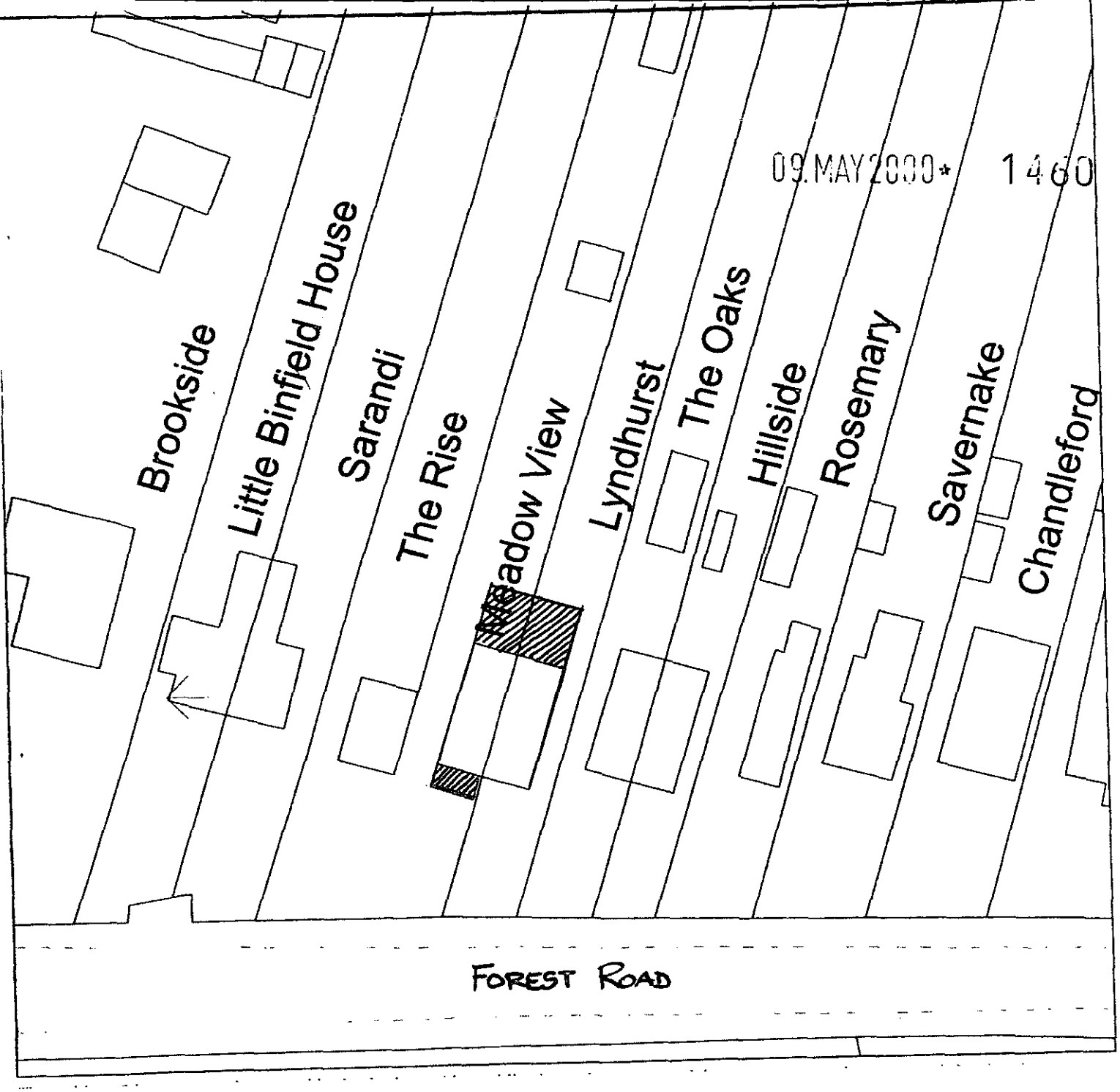
BLOCK PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD. WOKINGHAM
APPLIC. Nos F/2000/1459 & 60

ATT. MRS B. POLNIK
PLANNING
FROM DERICK GAYLER
Tel. 01793-531778
FAX. 01793-347633

REFUSED
1460

SCALE 1:500

ADDITIONAL PLAN



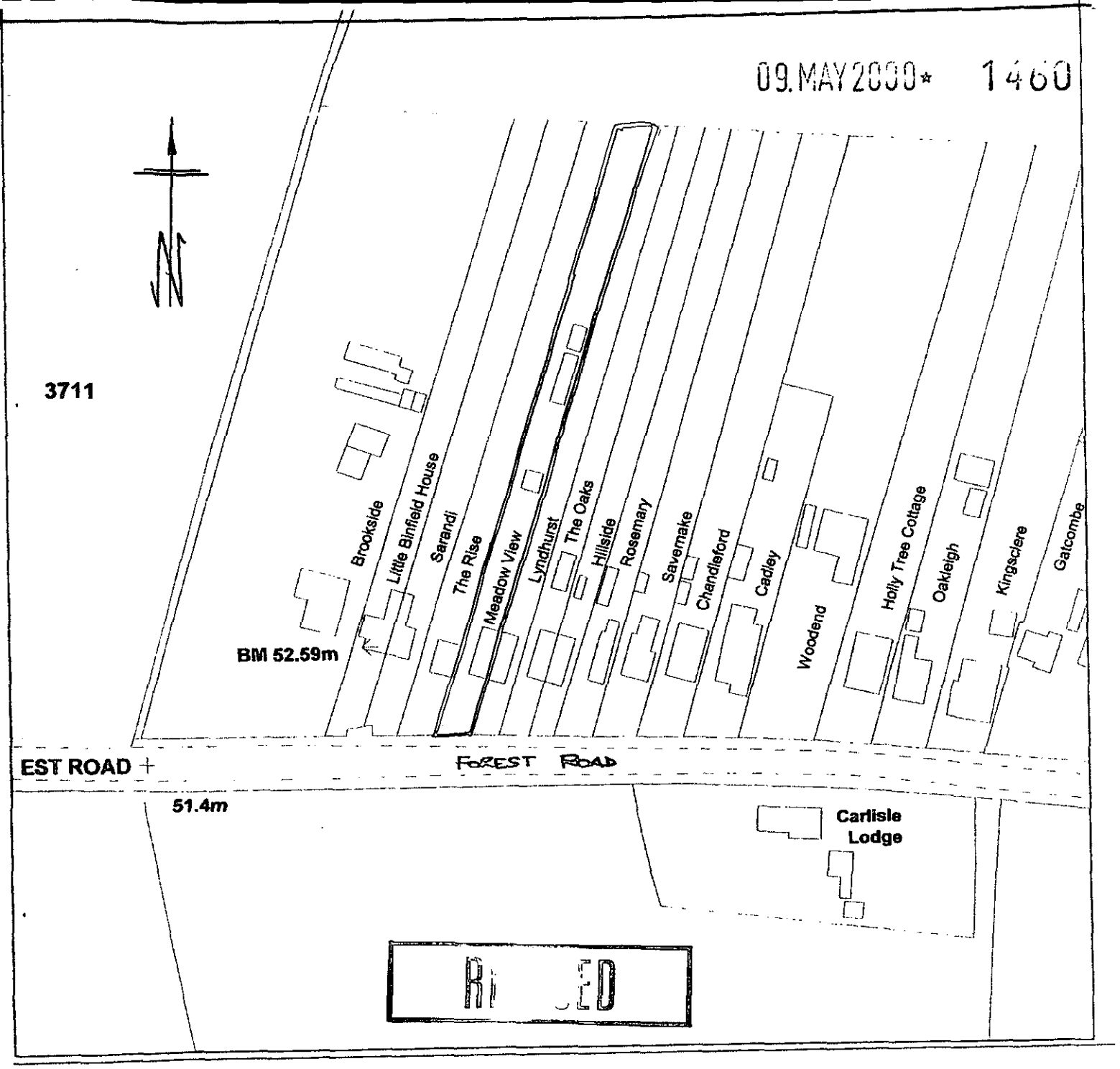
BLOCK PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD. WOKINGHAM

SUPERSEDED
BY REVISED PLAN

SCALE 1:500

RECEIVED 14.6.00

09.MAY2000* 1460



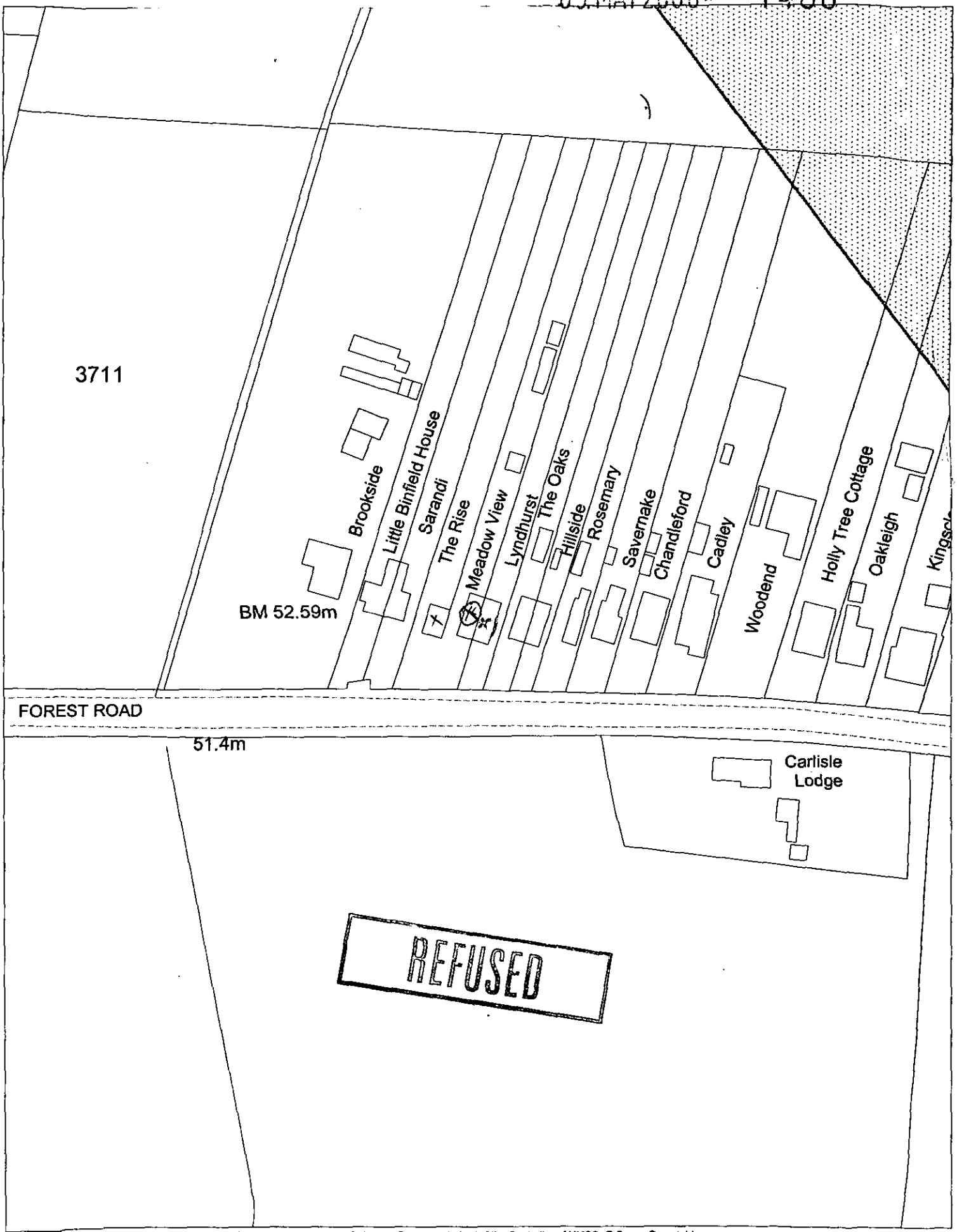
LOCATION PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD WOKINGHAM.

SUPERSEDED
BY REVISED PLAN

SCALE 1:1250

RECEIVED 14.6.00

09 MAY 2000 * 1460



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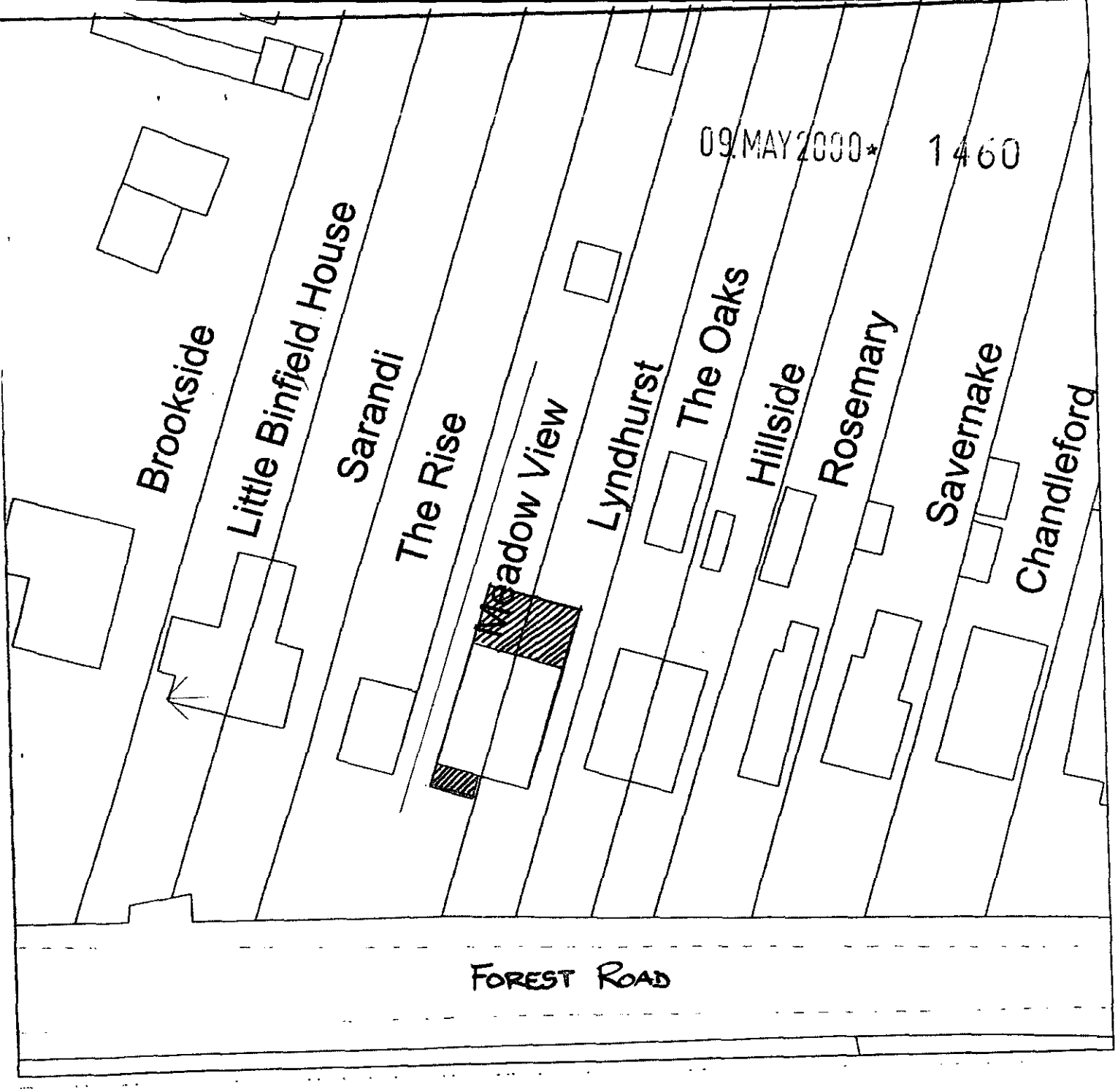
Development Control Section, Environmental Services, Wokingham District Council.
17 May 2000 Scale: 1 : 1250

N W E S

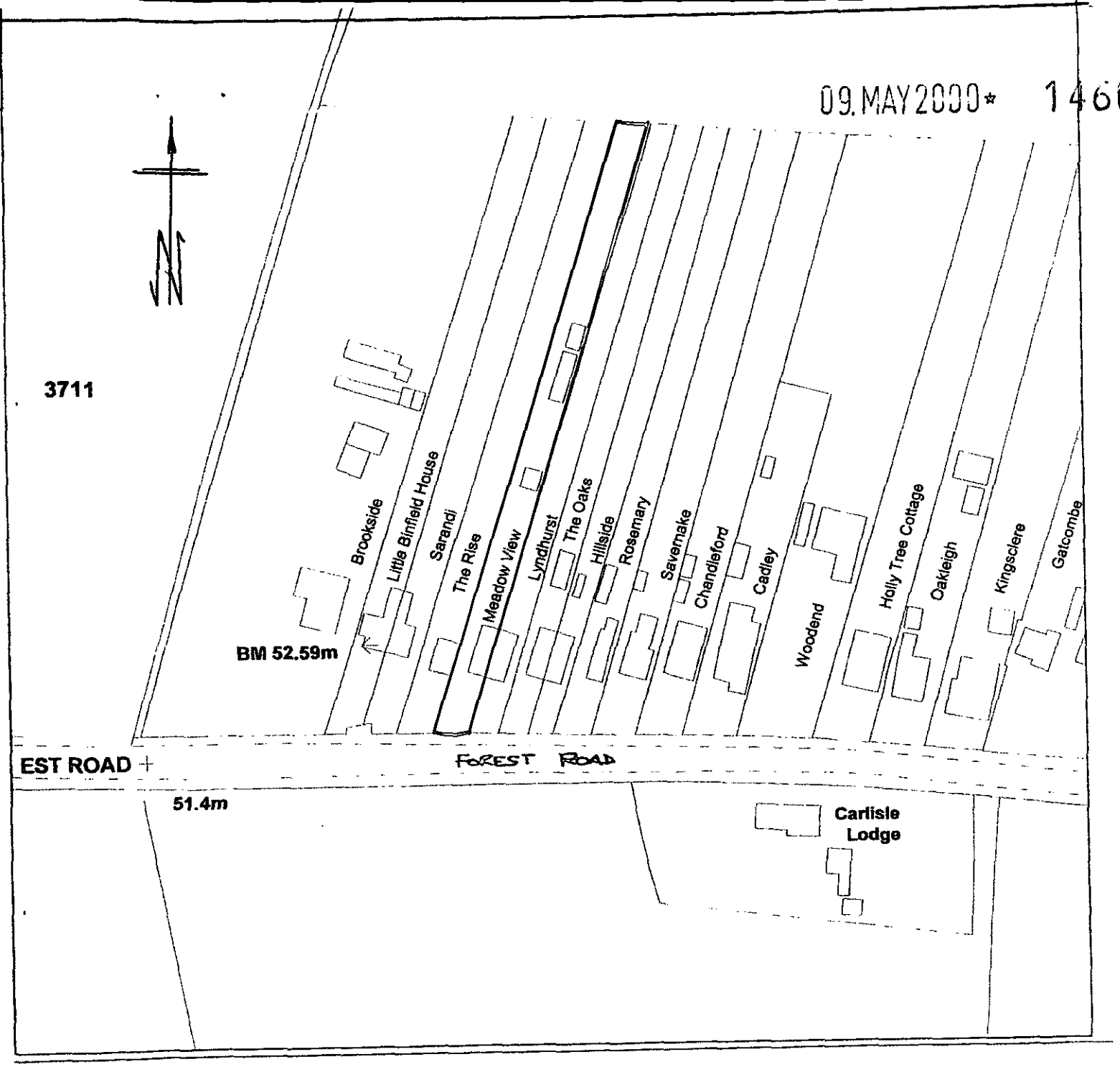


BLOCK PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD - WOKINGHAM

REFUSED

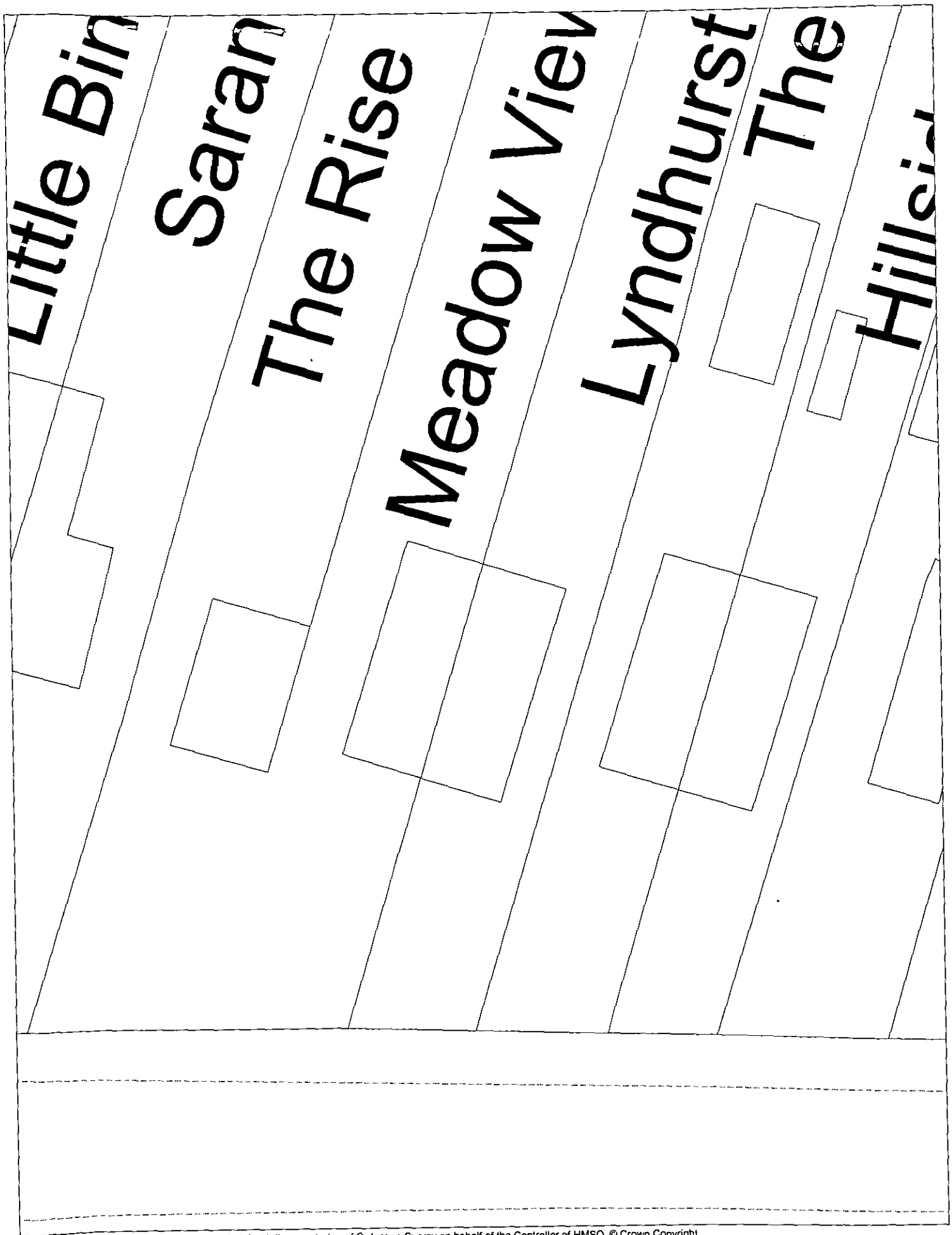
SCALE 1:500

09.MAY2000* 1460



LOCATION PLAN FOR
'MEADOW VIEW' & 'LYNDHURST'
FOREST ROAD WOKINGHAM.

SCALE 1:1250



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Development Control Section, Environmental Services, Wokingham District Council.
18 August 2000

Scale: 1 : 250

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