APPLICATION NO:
F/2000/0841

LOCATION:
5 Carey Road, Wokingham.

APPLICANT:
Mr Mrs Phillips C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **08/04/2000**

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

CASE OFFICER: **Andrew Thorley**

Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Phillips
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 3NT

Application Number: F/2000/0841

Parish: **WOKINGHAM**

Location: **5, Carey Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling**

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.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 25 April 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.

Received after a decision was made AJ Morley 16/05/2000

Our ref: SP\2000\001467\001
Your ref: F/2000/0841

Date: 28th April 2000

ENVIRONMENT AGENCY 28904

LS AT

12 MAY 2000

COPIES TO: ACK: FILE:

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

Dear Sir/Madam

REAR EXTENSION - 5 CAREY ROAD, WOKINGHAM

Thank you for your letter dated 15 March 2000 which was received on 20 March 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/20**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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.

CONDITION: No soakaways shall be constructed in contaminated ground.
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 J C Hall on 01276 45 4393 for further details.*

Cont/d..

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

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill Name	Details
SU 810 679	182m	Finchampstead Rd	Domestic Waste

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

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.

Cont/d..

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

Sarah Paxman
Development Planning Officer

Cc: Roger Pring & Sons, 278 Nine Mile Ride, Finchampstead, Wokingham RG40 3NT

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0841	AT
BUILDING CONTROL NUMBER.	FP2000/0436	Howard
APPLICANT/AGENT	Roger Pring & Sons	
ADDRESS OF SITE	S. Carey Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/293/1	00/293/1
ELEVATIONS	00/293/4	00/293/4
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/5/00	

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 : Andrew Thorley

Application Number : F/2000/0841

Applicant : Mr Mrs Phillips C/O Roger Pring & Sons.

Location : 5, Carey Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		14/4/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 14/4/2000

Date Registered : 06/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 01/05/2000

Consultation Responses :

(Internal) Environmental Health : No Objections
Environment Agency : None received.
Neighbours : None received -
WTC : No Objection

Planning Issues : (identified settlement)

1) Impact upon neighbouring properties
2) Impact upon the street scene.

Application Number: F/2000/0841

Appraisal :

1) Impact upon neighbouring properties.

The proposal is for a single storey rear extension to the dwelling forming an ext'n to the kitchen. There will be an insertion of three new windows in the side elev' of the kitchen dining / living rooms. The extension will replace an existing conservatory / utility room. It will extend by 5m from the rear elevation of dining / living room and protrude by 2.2m (eastwards) from the existing kitchen. It will have a flat roof 2.7m approx to the eaves of the roof. Materials proposed will match existing rear extension. [redacted]

No. 7 to the east, set 2.5 m away, open plan boundary, windows in side elevation consist of a secondary window to rear lounge + a small window for an understairs storage space, therefore no overlooking or overshadowing encountered.

2) Impact upon street scene

Materials proposed will match existing ∴ no significant / visual impact on street scene.

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

Application Number F/2000/0841
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	" WORK"

John Mitchell
25/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Carey Road Wokingham.

APPLICATION NUMBER: F/2000/0841

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 14/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate

2. DESCRIPTION OF SURROUNDINGS
Residential, Mixture of 2storey victorian terrace houses, modern detached houses with integral garages (+ a hospital building 3 storey + retail park)

3. DESCRIPTION OF SITE/BUILDING
Modernised + extended 2 storey, victorian terrace house, red + yellow brick, white UPVC casement windows, brown stained door, grey slate roof covered with bitumen

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site plan + in block of terrace houses.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — Pedestrian access at side / shared with No 7. Carey Rd.

LEVELS — No change

BOUNDARY TREATMENT — open plan 2.5m away shared access / driveway with No 7.
— 1.6m fence at rear with No 7.
— open fence 1.6m approx with No 3.

OTHERS

Nb.
Windows in side elev of No 7. 1 No store room/under stairs room + 1 No window secondary at the rear to back dining room area.
+ door main front door at side

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

Tel:

Date: **15 March 2000**

My ref: F/2000/0841

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/0841
5, Carey Road, , Wokingham.
Proposed single storey rear extension to dwelling

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 **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0841**
5, Carey Road, , Wokingham.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel:

Date: **15 March 2000**

My ref: F/2000/0841

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/0841
5, Carey Road, , Wokingham.
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Head of Planning and Transportation

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Case officer: **Andrew Thorley** Application Number: **F/2000/0841**
5, Carey Road, , Wokingham.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 MAR 2000	Map No. 75B Site 0.02
Officer: AT | Application No. F/2000/0841	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

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

Location: 5 CAREY ROAD

Parish: WOKINGHAM Ward: ~~Wescott~~ 15.3.2000.

Applicant: MR/MRS PHILLIPPS

Fee Received 95-00 (12) 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 : 15.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill Consultation
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: 250m landfill Consultation
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

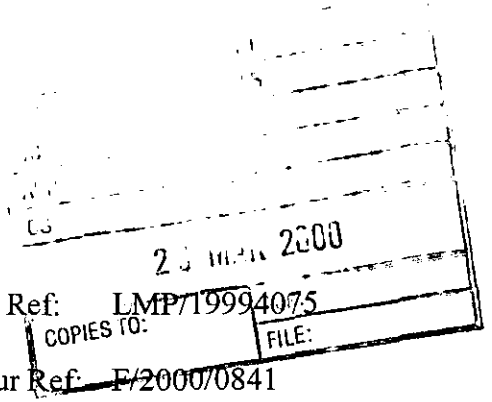
.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N + 3, 7, 8, 10, 12 Carey Road .....

MEMORANDUM



From: Leanne Parlour
Technical Officer (Housing & Pollution)
To: Andrew Thorley
Planning

My Ref: LMP/19994075
Your Ref: F/2000/0841

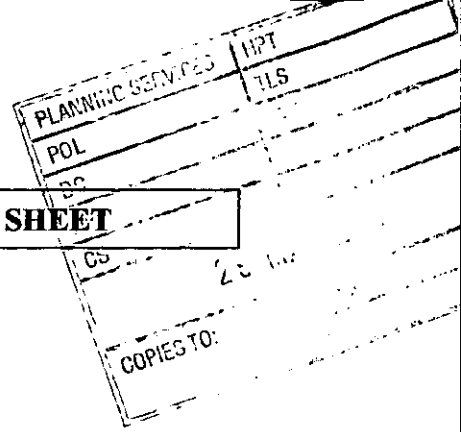
Date: 28 March, 2000

PROPOSED SINGLE STOREY REAR EXTENSION / 5 Carey Road.

I have no objections to the above planning application.

LParlour.

Leanne Parlour
Technical Officer



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/0841

Proposal: Proposed single storey rear extension to dwelling

Site Address: 5 Carey Road

Applicant: Mr & Mrs Phillips c/o Roger Pring & Sons

Your observations are required in respect of this application by **08/04/2000**

Objections:

No Objections

SIGNED: _____ DATE: 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

Environmental Services

For office use only.
Application number: 06.MAR2000* 0841

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS PHILLIPPS,
	Address and postcode	5 CARER ROAD, WOKINGHAM, BERKS, RG40.
	Phone number	0118 978525
	Agent's Name	ROGER PRING & SONS
	Address and postcode	278 NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM. BERKS RG40 3NT
	Phone number	0118 973 3502
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.	5 CAREY ROAD WOKINGHAM, BERKS RG40 3NT
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
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.	RED BRICK TO MATCH EXG. MINERAL FELT TO MATCH EXG.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: NIL
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 PHILLIPPS

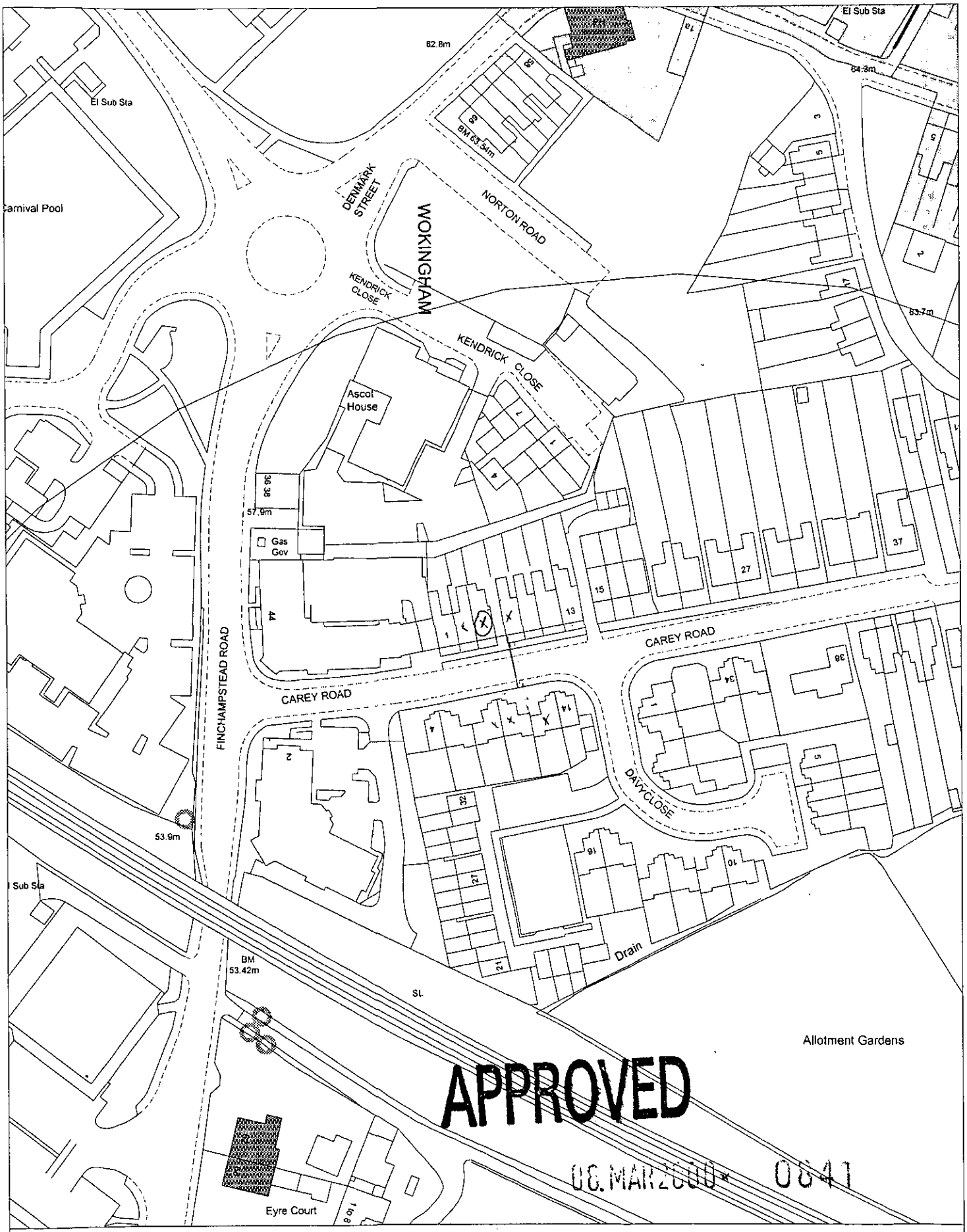
Date 02/03/00

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

5, CAREY ROAD

Plan Nos. Planng.	Plan Nos. Buildg.	Date recd	Brief description and remarks.	Decision Planng.	Decision Buildg.	Date work started	Date work c'pleted
	7986X						
	BR1926		ALTERATIONS (MR.R.T.PHILLIPS)		22-1-75 APP.		
	BR20950		FLAT CONVERSION "		22.6.83 R		
	BRA255		" "		10.2.86 APP		

06.MAR2000* 0841



Site Plan, Scale: 1 to 1250

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Date: 13 March 2000

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W E
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