APPLICATION NO:
F/2001/5543

LOCATION:
6 Willowherb Close, Wokingham.

APPLICANT:
Mr B A McGoun & Mrs M Smith C/O W M Graham Associates

PROPOSAL:
Proposed single storey front extension to form garage.

Letter sent - 28/1/02

EARLIEST DATE FOR DECISION: **23/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

653

D.1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B A McGoun & Mrs M Smith
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/5543

Parish: **WOKINGHAM**

Location: **6, Willowherb Close, Wokingham.**

Proposal: **Proposed single storey front extension to form garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason

3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

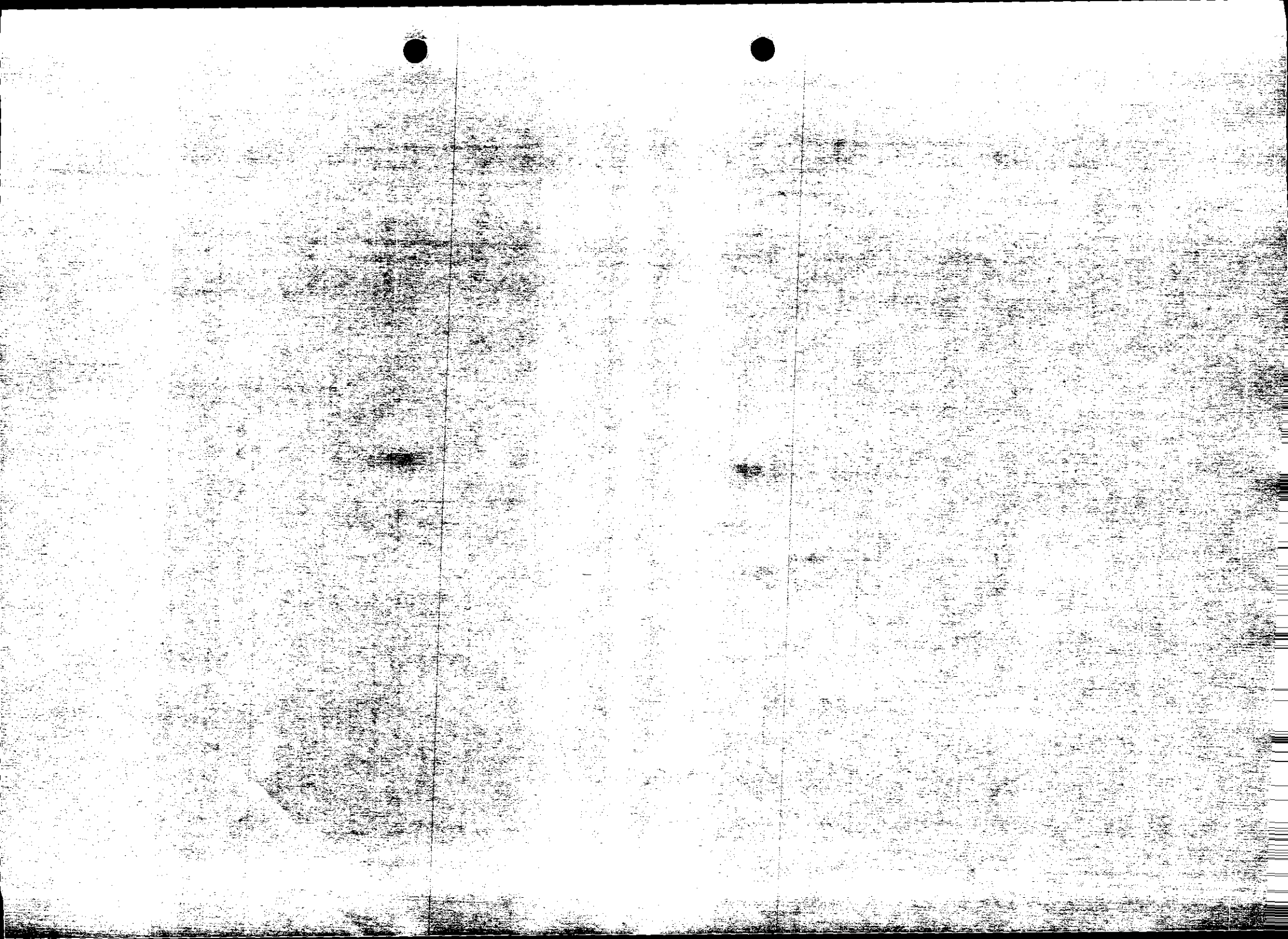
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5543 PT
BUILDING CONTROL NUMBER.	FX 2002/2999 Central
~~APPLICANT~~/AGENT	W H Graham Associates
ADDRESS OF SITE	6 Willowherb Close WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	s/s front ext to form garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2367 01	2367.01
FLOOR PLANS	- 2 -	- 1 -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/4/02	

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	



HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 31 December 2001

Application Number: F/2001/5543

Proposal: Proposed single storey front extension to form garage.

Parish: WOKINGHAM TOWN

Site Address:
6, Willowherb Close, , Wokingham.

Applicant:
Mr B A McGoun & Mrs M Smith C/O W M Graham Associates.

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).

C049, R049

Signed: _____ **Print name:** AC 2/1/02

Received by Wokingham District Council

Application No: F/2001/5543

Proposal:
Proposed single storey front extension to form garage.

Location:
6, Willowherb Close, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5543 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

31 December 2001

19 DEC 2001 5543



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Development Control Section, Environmental Services, Wokingham District Council.

21 December 2001 Scale: 1 : 1250

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

Tel: (0118) 974 6444

Date: **31 December 2001**

My ref: F/2001/5543

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2001/5543
6, Willowherb Close, , Wokingham.
Proposed single storey front extension to form garage.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5543**
6, Willowherb Close, , Wokingham.
Proposed single storey front extension to form garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6444

Date: **31 December 2001**

My ref: F/2001/5543

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Officer

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and my reason(s) are_____
_____
_____

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Councillor Edwards

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

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

Tel: (0118) 974 6444

Date: **31 December 2001**

My ref: F/2001/5543

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5543**
6, Willowherb Close, , Wokingham.
Proposed single storey front extension to form garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Brown

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

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5543

Applicant : Mr B A McGoun & Mrs M Smith C/O W M Graham Associates.

Location : 6, Willowherb Close, , Wokingham.
Proposal : Proposed single storey front extension to form garage.

Site Notice Displayed ? :

YES	NO	DATE
/		29/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/12/2001

Earliest Date for Decision : 23/01/2002

Latest Consultation Date/Site Notice Expiry Date : 23/01/2002

This application will have expired on: 13/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Hghwys - No objection

Planning Issues :

Impact on Neighbouring Properties
Impact on Character of the Area
Hghways

Policy
SBE1, 2
WDS3, WBE1
LD3

Application Number: F/2001/ 5518 – 6, Willowherb Close, Wokingham

Appraisal

The proposal is for an additional garage at No.6 Willowherb Close in Wokingham. The application property is a large detached house within the identified settlement. It lies on the West side of Willowherb Close which is a cul-de-sac. A duck pond lies on the other side of the road. The neighbouring properties are 5 & 7. The garage would be attached to the side of the existing garages. The pitched roof and front canopy would match the existing ones with a gable end and pitch respectively. The garage would project a further 4.0m (not including the canopy) and be 4.8m to the ridge. Two windows would be inserted in the side elevation.

Impact on Neighbouring Properties

The side elevation of No7 faces the rear of the garages. There are no windows in this elevation. The garage would face No.5. Existing boundary treatment between the two properties is minimal with low shrubs (0.3m). The wing of No.5 facing No.6 houses a double garage and a bedroom above with a dormer. There would be no material loss of light.

Impact on the character of the area

The proposal is visible from the road, but considering the closed nature of the cul-de-sac, the amenity of the area should not be adversely affected. While not an attractive development, it will not harm the street scene.

Highways

Highways have no objection provided the garage is retained for vehicle parking.

√ Approval

Application Number F/2001/5543
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	

RECORD OF SITE VISIT

SITE ADDRESS: 6 Willowherb Close Wokingham.

APPLICATION NUMBER: F/2001/5543

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
(ul-de-sac residential . lge house (new)
mixed nouveau styles! Tudor mock - Jacobean

3. DESCRIPTION OF SITE/BUILDING pale orge brick dark brown tile
leaf diamond windows 2 storey gge lge overhang cover across face.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1 neighbour on ~~Site~~ either side
7.
5.

5. SITE CONSTRAINTS

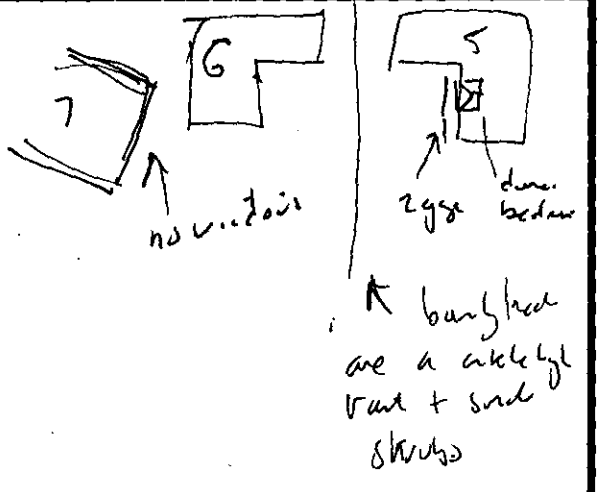
TREES No

ACCESS/PARKING

LEVELS level.

BOUNDARY TREATMENT

OTHERS



Application Number : F/2001/5543	Map No : 69
Case Officer : PT	Site Area : 0·07
Valid Date : PT. 19·12·01	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed single storey front extension to form garage.

Location : 6, Willowherb Close, , Wokingham.

Parish : WK **Ward : NOR** 31/12/01 B.

Applicant : Mr B A McGoun & Mrs M Smith C/O W M Graham Associates.

Fee Required: £95 **Fee Received: £95** (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	REQUIRES PARKING LAYOUT	31-12	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	OTHER SIDE ELEVATION	31-12.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 31/12/01 3.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) ✓ - LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

No pre-app

(Rural Area)

NEIGHBOURS

S/N + see map

19.DEC.2001* 5043

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2367/wmg/cm

18 December 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

6 WILLOWHERB CLOSE WOKINGHAM RG40 5UY

Please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Town Planning Application including Certificate A
b) Fee note for £95.00 (cheque enclosed)
c) Dwgs. Nos. 2367 – 01 & 02
d) OS extracts

We trust that you find all in order but should you require any further information please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Environmental Services

For office use only.
Application number: 19 DEC. 5543

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 B A McGoun & & Mrs M Smith
	Address and postcode	6 WILLOWHERB CLOSE WOKINGHAM BERKSHIRE RG40 5UY
	Phone number	
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	6 WILLOWHERB CLOSE WOKINGHAM RG40 5UY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION TO FORM GARAGE
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 ☐ NON AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed: N/A
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.	£95.00	
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: W M Graham Associates

on behalf of Mr B A McGoun & Mrs M Smith

Date 12.12.2001

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

ADDRESS 6 WILLOWHERB CLOSE PARISH WOKINGHAM

PLOT No. 6 ORD. SHEET No. CU 8269

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
23078	TAYLOR WOODROW	O/L	25-4-85	Re
40336	"	DET. HOUSE + GARAGE	17-5-93	ISSUED CA W/2
40938				
F/2001/5543	Mr B.A. McGown	S/SCT/F - Garage		

MINISTRY DECISION 23078 — APPEAL GRANTED - 21-7-87

SPECIAL ORDERS TPO 655/97



Site Plan, Scale: 1 to 2500

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Date: 30 October 2001

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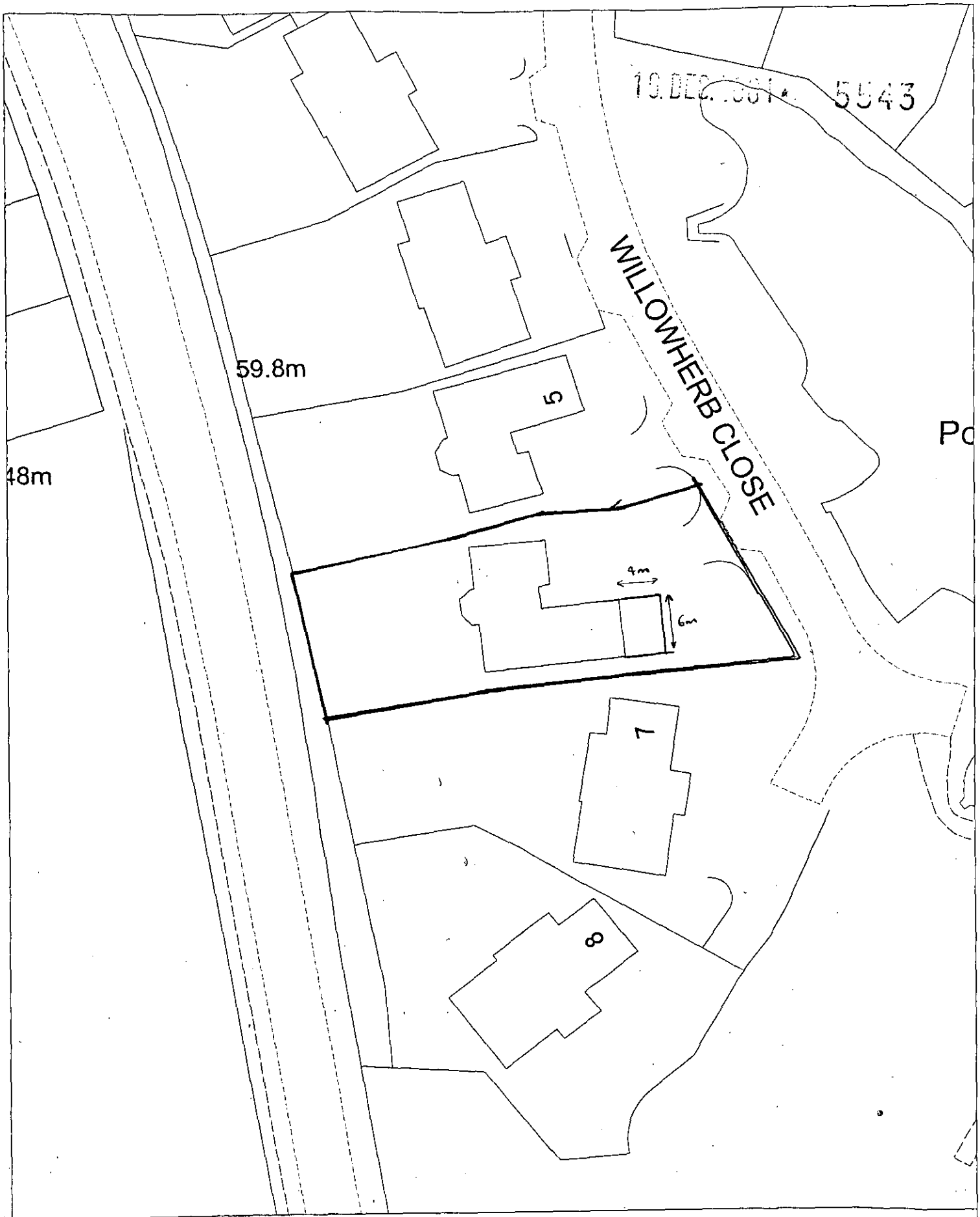
W E
S



PROPOSED Site Plan, Scale: 1 to 500

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Date: 30 October 2001

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