APPLICATION NO:
F/2001/5544

LOCATION:
45 Rances Lane, Wokingham.

APPLICANT:
Mr & Mrs Dee C/O A C Young And Son Builders

PROPOSAL:
Proposed single storey front extension to dwelling to form porch.

EARLIEST DATE FOR DECISION: **23/01/2002**
28 day expiry = 28 Jan 02
APPLICATION WILL HAVE EXPIRED ON:
13/02/2002

CASE OFFICER: ~~Heidi~~ Lynch

FL
APPROVED

654

D1.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dee
C/O A C Young and Son Builders
96 Norreys Avenue
Wokingham
Berkshire
RG40 1UG

Application Number: F/2001/5544

Parish: **WOKINGHAM**

Location: **45, Rances Lane, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling to form porch.**

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/02/2002

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.

Francis Lea

WORK SHEET FOR : ~~Heidi Lynch~~

Application Number : F/2001/5544

Applicant : Mr & Mrs Dee C/O A C Young And Son Builders.

Location : 45, Rances Lane, , Wokingham.
Proposal : Proposed single storey front extension to dwelling to form porch.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29 Jan02

Date of Neighbour Notifications : .....

Date of Site Visit : 29 Jan02

Date Registered : 19/12/2001

Earliest Date for Decision : 23/01/2002

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

This application <u>will have expired on</u>: <u>13/02/2002.</u> 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 :

Planning Issues : I'd sett

SBE1 SBE2
WOS3 WBE1

ENI.

Application Number: F/2001/5544 **Officer : Francis Leo**
45 Rances Lane Workingham

Appraisal :

Development
Proposed single storey front extension to dwelling to form a porch. There is at present a small porch to the site which would be demolished to make way for the new porch.

The site is a detached property located within the identified settlement of Workingham

Impact upon neighbouring properties
The proposed porch is small 1.8m in depth x 3.9m in width. The proposal would have no adverse impact upon neighbouring properties because: the site has a large front garden measuring 12m in width x 14.5m in depth, the porch is small and along the side boundaries there exists a 2m high hedge shielding it from adjoining properties.

Impact upon the character of the area
This proposal is an extension of the existing porch. It would have no adverse impact upon the character of the area because there are a number of properties in the street with similar porches and the proposal would blend into the street scene.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5075

Appraisal :

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

Application Number F/2001/5544
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

Francis Loo

SITE ADDRESS: 45 Rances Lane Wokingham.

APPLICATION NUMBER: F/2001/5544

OFFICER: ~~Heidi Lynch~~

DATE OF SITE VISIT: 29 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey dwellings with integral garages

3. DESCRIPTION OF SITE/BUILDING 2 storey, integral garage

Small front porches

4. RELATIONSHIP TO ADJOINING PROPERTIES

2m high hedge on ~~both~~ both boundaries

5. SITE CONSTRAINTS

TREES none

ACCESS/PARKING A/D

LEVELS —

BOUNDARY TREATMENT 2m high hedge on both boundaries

OTHERS

Received by Wokingham District Council

Application No: F/2001/5544

Proposal:
Proposed single storey front extension to dwelling to form porch.

Location:
45, Rances Lane, , 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/2001/5544 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch 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

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

Tel: (0118) 974 6442

Date: **31 December 2001**

My ref: F/2001/5544

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5544
45, Rances Lane, , Wokingham.
Proposed single storey front extension to dwelling to form porch.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5544**
45, Rances Lane, , Wokingham.
Proposed single storey front extension to dwelling to form porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: (0118) 974 6442

Date: **31 December 2001**

My ref: F/2001/5544

WOKINGHAM UNITARY
Aiming for Excellence

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
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5544**
45, Rances Lane, , Wokingham.
Proposed single storey front extension to dwelling to form porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

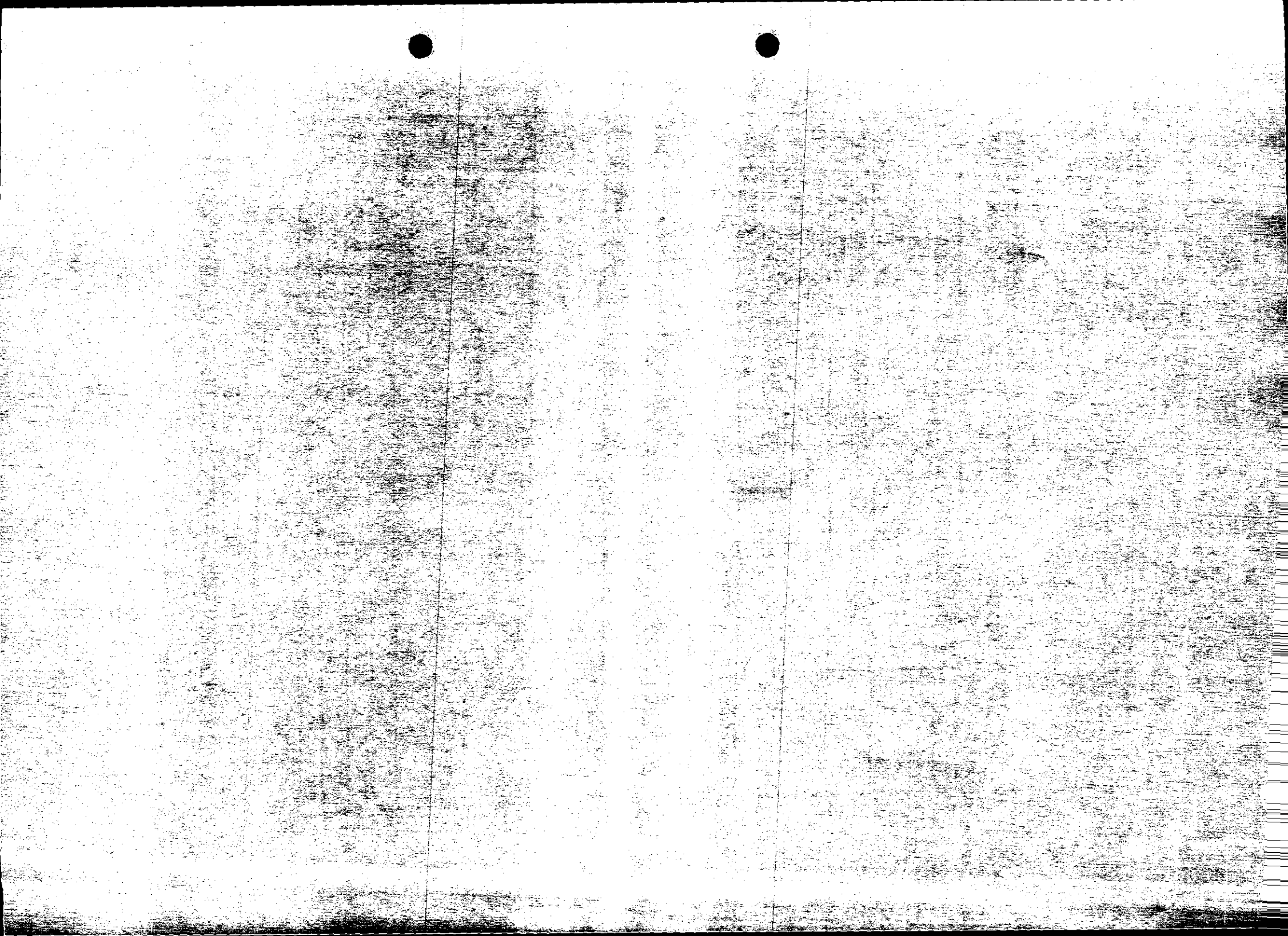
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	55264 FL
BUILDING CONTROL NUMBER	BR2002/2794 Central
~~APPLICANT~~/AGENT	A C Young & Son.
ADDRESS OF SITE	45 Rances Lane WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S front ext to form porch.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓ rec'd 19/12/01
ELEVATIONS	rec'd 28/2/02	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	26/3/02	

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	



Application Number : F/2001/5544	Map No : 76
Case Officer : HL	Site Area : 0.05
Valid Date : ~~HL~~ 19.12.01	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed single storey front extension to dwelling to form porch.

Location : 45, Rances Lane, , Wokingham.

Parish : WK Ward : WES 31/12/01 JB.

Applicant : Mr & Mrs Dee C/O A C Young And Son Builders.

Fee Required: £95 Fee Received: £95 (14)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 31/12/01 JB

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

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-appn

NEIGHBOURS

S/N + see map

Environmental Services

For office use only.
Application number: 19 DEC 2001 * 5544

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	MR & MRS DEE 45 RANCES LANE WOKINGHAM RG40 2LG
2	Agent's Name Address and postcode Phone number	A.C. YOUNG & SON BUILDERS 96 NORREYS AVENUE RG40 1UG. 01189 780876
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.	45 RANCES LANE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT 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 BROWN TILE TO MATCH
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated.	✓	
	b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.	£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: A. J. Young. on behalf of MR&MRS DEE

Date 18/12/01

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

ADDRESS 45 Rances Lane PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 613		Ext. 2 10 bars & garages	8/10/53	Unc
TP 629		do sup 213	16/12/53	C/A
5877		Sub Ranges		
17400		Ext. to garage	7.5.82	N/A Cl
BR19090	Mr. Dee	"	3.8.82	App N/
F/2001/5544	Mr. & Mrs Dee	S/St/f - Porch		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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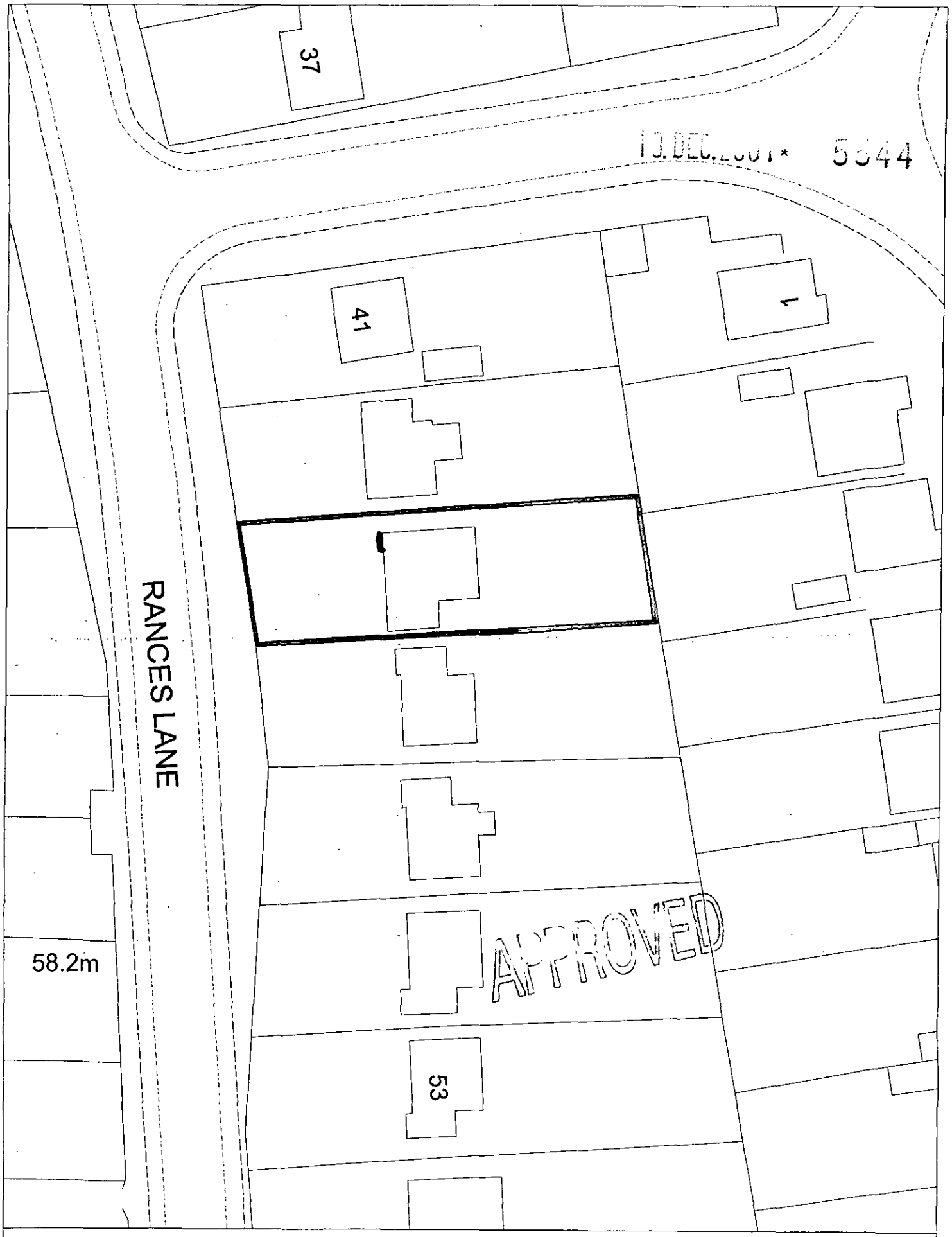
Development Control Section, Environmental Services, Wokingham District Council.

21 December 2001

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 18 December 2001

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