APPLICATION NO:
F/2000/1509

LOCATION:
50 Matthews Green Road, Wokingham.

APPLICANT:
Mr Mrs Wilson C/O Ely Planning Consultancy

PROPOSAL:
Proposed two storey side extension and single storey rear extension. Demolition of existing garage

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Natalie Brown**

SYSTEMS LTD
SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wilson
C/O Ely Planning Consultancy
17A Southfields Road
Eastbourne
East Sussex
BN21 1BU

Application Number: F/2000/1509

Parish: **WOKINGHAM**

Location: **50, Matthews Green Road, Wokingham.**

Proposal: **Proposed two storey side extension and single storey rear extension. Demolition of existing 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the 1st floor level or above in the side elevation facing 52 Mathews Green Road.

Condition
4. The bathroom window in the rear elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. The driveway should be widened to a minimum of 7.2 metresand the crossing extended.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

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

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. In the interests of highway safety.

Informative(s):
1. 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. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.
2. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell
Development Control Manager
Date: 09/08/2000

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/1509
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Wilson
c/o The Ely Planning Consultancy
17A Southfields Road
Eastbourne
East Sussex BN21 1BU

Dear Mr & Mrs Wilson

PLANNING PERMISSION 2000/1509
SITE: 50 MATTHEWS GREEN ROAD WOKINGHAM BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1509 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1509	MB
BUILDING CONTROL NUMBER	FP 2000/1114 Howard	
~~APPLICANT~~/AGENT	& The Ely Planning Consultancy	
ADDRESS OF SITE	50 Matthewsgreen Road. CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side & S/S rear ext demolish existing garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		"
ELEVATIONS	93311/02A	93311/01A
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/9/00	

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	

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

Tel: (0118) 974 6492

Date: **26 May 2000**

My ref: F/2000/1509

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1509
50, Matthews Green Road, , Wokingham.
Proposed two storey side extension and single storey rear extension. Demolition of existing 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1509**
50, Matthews Green Road, , Wokingham.
Proposed two storey side extension and single storey rear extension. Demolition of existing garage

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

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2000/1509

Proposal:
Proposed two storey side extension and single storey rear extension. Demolition of existing garage

Location:
50, Matthews Green 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. 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

26 May 2000

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

Tel: (0118) 974 6492

Date: **26 May 2000**

My ref: F/2000/1509

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/1509
50, Matthews Green Road, , Wokingham.
Proposed two storey side extension and single storey rear extension. Demolition of existing garage

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1509**
50, Matthews Green Road, , Wokingham.
Proposed two storey side extension and single storey rear extension. Demolition of existing garage

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

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: (0118) 974 6492

Date: **26 May 2000**

My ref: F/2000/1509

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1509
50, Matthews Green Road, , Wokingham.
Proposed two storey side extension and single storey rear extension. Demolition of existing 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1509**
50, Matthews Green Road, , Wokingham.
Proposed two storey side extension and single storey rear extension. Demolition of existing garage

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

Signed: _____ Date: _____
Councillor Eke

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1509

Applicant : Mr Mrs Wilson C/O Ely Planning Consultancy.

Location : 50, Matthews Green Road, , Wokingham.
Proposal : Proposed two storey side extension and single storey rear extension. Demolition of existing garage

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 04/09/2000.

Date Registered : 22/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

WOK TC: 19/6 - no objection

Neighbours/SN: None received.

Highways: 11/7 - Garage does not comply with 2.5 x 5m internal dimensions - request parking plan for 3 vehicles within curtilage of dwelling.
response - to revised plan received - conditions

Planning Issues : (D'd out).

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene. } SBE1/2.
3) Impact upon highway safety.

Application Number: F/2000/1509

Appraisal :

• Development → 2
a) 2 storey side extn forming new garage with bedroom & bathroom over.
It will have a hipped roof 5.1m to eaves & 8.2m to ridge. It will be 7.2m in length & 2.5m in width. There will be no windows in the side elev, the ridge height will be lower than existing & would be set 0.5m behind the front building line. The 2s. extn will be along the boundary with Nº 52. As the Nº 52 is at angle to Nº 50 so at the front, there is 4m between the properties & at the rear there is 3m.
b) S.S rear extn forming extn to kitchen & lounge. It will have a mono-pitched roof 2.5m to eaves & 3.5m to the ridge. It will extend 2.3m into the rear garden & be 8.2m width. There is 1.8m fencing with Nº 48 & Nº 48 has a S.S rear extn along the boundary plus a 2s extn on the other boundary. The flat roof single storey extn of Nº 52 forms the boundary with Nº 50 - there is a 1.8m fence & shrubs at the front with Nº 52. Nº 52 has 2 first floor windows in the side elev for bathroom & landing (reverse of Nº 50 as existing).

1) Impact upon neighbouring properties (no objections received).
The S.S rear extn is considered to have no detrimental impacts upon highway safety -
The hipped roof of the 2S extn would have a hipped roof taking the massing away & no windows in the side elev ensure no overlooking. The 1st floor element would bring the 2s element of the dwelling 2.5m closer to the boundary of Nº 52. Due to the fact that Nº 52 is at an angle with Nº 50 it is considered that there would be no adverse -ve impacts.

2) Impact upon the streetscene
• Materials used would match existing. The existing driveway will be sufficient for parking ∴ no loss of the front garden. Therefore no detrimental impact upon highway safety

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

3) Impact upon highway safety.
Provided garaging & parking remain available & the driveway & footpath are widened - there would be no detrimental impact upon highway safety.

Application Number F/2000/1509
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	WORK
③	SC08	SRC5	1st floor level or above
~~④~~			side elevation facing 52 Mathews Green Road.
④	SC20	SR24	Bathroom window
			Rear elevation.
⑤	SC23	SR06	Parking + garaging
⑥		SR13	The driveway ~~should be retained~~ shall be widened to a minimum of 7.2m & the crossing ~~area~~ extended.
	IN06		
	IN05		

9/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 50 Matthews Green Road Wokingham.

APPLICATION NUMBER: F/2000/1509

OFFICER: Natalie Brown

DATE OF SITE VISIT: 4/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
ID'd sett — detached dwellings — various extns.
opp Matthews Green Farm

3. DESCRIPTION OF SITE/BUILDING
House set back from + boundary.
long rear garden width of garage/house
existing garage & utility to be demolished & retained.

4. RELATIONSHIP TO ADJOINING PROPERTIES
see site plan
wall for extn is along boundary.
No 52 has single storey (flat roof) along boundary
has 2x windows in side elev (bathroom & hall)
No 48 - has S S (pitched & flat room) on boundary & 2s. rear extn

No 50 has x2 ~~of~~ floor windows - none in proposed

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 cars on driveway + garage space

LEVELS

BOUNDARY TREATMENT 1.8m → with No 48
1.8m fence & shrubs at front with No 52.
hedging at front

OTHERS

Nos 46 + 48 has 2S rear extn.

No 52 is at an angle to No 50 (see plan

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: VALID 22 MAY 2000	Map No. 68 Site 0.06
Officer: NAB / Application No. [redacted] F/2000/1509	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed two storey side extension and single storey rear extension. Demolition of existing garage.

Location: 50 Matthewsgreen Road

Parish: Wokingham Ward: Emmbrook

26.5.2000

Applicant:
Mr & Mrs Wilson

Fee Received 95-00 (3) 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	Not supplied – need parking layout, 3 vehicles.	✓ 17/5	✓ 22/5
3	Forms unsigned			
4	Correct S 66 certificate	(using Bracknell Forest S 66 form)	✓ 17/5	✓ 22/5
(5)	Elevation plans	other side elevation	✓ 17/5	re-requested SN with ✓ 15/6.
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 : 26.5.2000 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): 21.6. ✓

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:

.....

.....

.....

NEIGHBOURS:

S/N + 48, 52 Matthewsgreen Road ✓

17, 19, 21 Cantley Crescent

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 7/8 Time am

WHILE YOU WERE OUT

Name Sally Walker.

Of Ely Planning

Phone No. 01323 439 904. Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 50 Matthews Green Road.

Moving out at 1.30 for a couple of hrs

- Phoned me back 9.15am 8/8 -

said I'd received highways response &

had our app through to be signed. -

should be another week before dec

Signed decision notice

1327

WOKINGHAM DISTRICT COUNCIL

To ~~Mike~~ Natalie - live speaker to her - please prioritise

Date 19/7 Time 13.14

WHILE YOU WERE OUT when you return

Name MRS Wilson

Of Highways Mike

Phone No. 9794500 Ext. sent 24/7/00 19/7

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 50 matthews green Rd.

due a decision 17/7. not happy to wait until Natalie returns.

Natalie's notes says she is waiting for a highways response.

Signed Helen

Reply to: HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Application Number: F/2000/1500

Proposal: Proposed two storey side extension and single storey rear extension. Demolition of existing garage

Site Address:
50, Matthews Green Road, Wokingham

Applicant:
Mr & Mrs Wilson C/O Ely Planning Consultancy

Responded to 14/7/00 Parking Plan

Highways Comments

SC:23 (Insert: Parking)

SR:06

Widen drive to a minimum of 7.2meters, and footway to accommodate this.

INO8

Signed:---------- Print Name: Stephanie Knowles

Date: 24/7/00

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 June 2000

Application Number: F/2000/1509

Proposal: Proposed two storey side extension and single storey rear extension. Demolition of existing garage

Parish: WOKINGHAM TOWN

Site Address:
50, Matthews Green Road, , Wokingham.

Applicant:
Mr Mrs Wilson C/O Ely Planning Consultancy.

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).

Comments

The garage does not comply with our standards of 2.5 x 5m internal garage dimension (min) therefore highways request a plan showing 3 vehicles within the curtilage of the property

Signed: _____ **Print name:** Stephanie Travis

10/07/00

11/7 - Phoned agent & requested parking plan.
MAS

J417 - Parking plan & (agents letter attached

See additional sheet.

11/7

Phoned agent re highway comments said will send in a parking plan asap.

→ passed parking plan to highways.

14/7 : Applicant phoned (0118 979 4500). Not happy with the fact they have to wait for highway comments. Said I would try & chase it up mon 17th.

17/7 Spoke to highways - they said they would try & do look at it today.

11am tried to phone applicant to tell them that highways would try & deal with it today.

11.20am Applicant phoned → not happy that application will go over the 8 week date - wanted a managers name - gave me John Mitchell's. She asked if I could keep her posted on application process. Told her it could be up to 2 weeks before dec. Notice is received & said I was going on holiday 19/7 for 2½ wks.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

PLANNING SERVICES	HPF 31736
POL	TLS
DC NB	ENF
APP	
CS	
13 JUL 2000	
COPIES TO:	

12th July 2000

Natalie Brown
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Natalie,

Current planning application no: F/2000/1509
Proposed two storey side extension and single storey rear extension following demolition of existing garage at 50 Matthews Green Road, Wokingham.

I write further to your telephone request for a plan indicating the provision of 3 parking spaces to the front of the application property. You stated that this was required because of the comments that you have received from the Highways section of the Council which state that the proposed internal dimensions of the garage are sub-standard, in that they are below 2.5m x 5.5m. I would however like to point out that the proposed garage is simply a replacement of the existing garage and has the same internal dimensions as the existing. It is not possible to improve upon the existing situation because there is insufficient width to the side boundary of the property. I would therefore be obliged if you would supply the Highways section with a copy of this letter in order that they can take this point into account when assessing this application.

However, in the interests of a speedy granting of planning permission for the development proposed, please find enclosed four copies of an extract from the block plan which has been enlarged to a 1: 250 scale. Onto this plan extract have been indicated 3 parking spaces to the front of the property in question. I trust that this satisfies the requirements of the Highways section, but should there be any queries arising, please do not hesitate to contact me again.

Yours sincerely,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.
cc. Mr & Mrs Wilson

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 June 2000

Application Number: F/2000/1509

Proposal: Proposed two storey side extension and single storey rear extension. Demolition of existing garage

Parish: WOKINGHAM TOWN

Site Address:
50, Matthews Green Road, , Wokingham.

Applicant:
Mr Mrs Wilson C/O Ely Planning Consultancy.

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).~~

Comments

The garage does not comply with our standards of 2.5x5m internal garage dimensions (min).
therefore highways requests a plan showing 3 vehicles within the curtilage of the property

Signed: [signature] **Print name:** Stephanie Knowle

10/07/00

11/7 - Phoned agent & requested parking plan.

MAB

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY

Town Planning, Development & Architectural Consultants

13th June 2000

PLANNING SERVICES	HPT
POL	
DC NB	
APP	
CS	
15 JUN 2000	
COPIES TO:	ACK: 30630
	FILE:

Natalie Brown
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown,

Current planning application no: F/2000/1509
Proposed two storey side extension and single storey rear extension following demolition of the existing garage at 50 Mathews Green Road, Wokingham.

Please find enclosed four copies of drawing no: 93311/01/B in respect of the above planning application. This drawing has has added to it the additional side elevation as viewed from 48 Mathews Green Road, although this elevation would not infact be visible due to the existing single storey rear elevation to the adjoining property.

I look forward to meeting you at 11.00 am on 4th July 2000.

Yours sincerely,

Sally Walker

Sally Walker B A Hons M.R.T.P.I.

Enc.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmr5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1509

Proposal: Proposed two storey side extension and single storey rear extension. Demolition of existing garage.

Site Address: 50 Matthewsgreen Road, Wokingham.

Applicant: Mr & Mrs Wilson C/O Ely Planning Consultancy

Your observations are required in respect of this application by 19/06/2000

PLANNING SERVICES	RPT
POL	
APP	
CS	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

No objection

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

50, MATTHEWSGREEN ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
	8967M	6.7.72	Installation of W.C.				
	BRA 10829		PARTIAL UNDERPINNING (MR. D. MUNROE)		18.9.91 APP		
			22 MAY 2000* 1509				

THE ELY

PLANNING & ARCHITECTURAL
CONSULTANCY
Town Planning, Development & Architectural Consultants

22 MAY 2000

19th May 2000

Mrs C Hurst
Development Control Administration
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

22.MAY2000* 1509

Dear Mrs Hurst,

Proposed two storey side extension and single storey rear extension to 50 Matthewsgreen Road, Wokingham, Berkshire.

Further to your letter of 17th May 2000 concerning the above planning application please find enclosed as requested six copies of a 1:500 scale block plan which indicates the existing and the proposed development and the adjoining properties. Please note that although the description of the development includes a two storey side extension, this is proposed following the demolition of the existing single storey garage attached to the side of the existing property. Therefore the block plan indicates only the footprint of the new built-form which would be in addition to the footprint of the existing development at this site. Please also note that since the Ordnance Survey map was produced, upon which the block plan has been prepared, the property to the immediate east of the application site has been extended to the rear with a single storey rear extension with a similar depth to that proposed here. This will of course become self evident when the planning officer undertakes his or her site visit.

I trust that there is now no reason why this planning application cannot be registered. If you have any queries arising from the contents of this letter or its enclosures, then please telephone me rather than writing, in the interests of saving time. I look forward to receiving confirmation of the registration of this planning application together with the name of the case officer.

Yours sincerely,

Sally Walker B A Hons M.R.T.P.I.
cc. Mr & Mrs Wilson
Enc.

17A Southfields Road, Eastbourne, East Sussex BN21 1BU
Tel / Fax: 01323 439904
also at 29 Denmark Road, Reading, Berkshire RG1 5PA
Tel / Fax: 0118 958 9511 Mobile: 0498 904540 E-mail: theely@anmt5.force9.co.uk
Principal: Sally Walker B.A. Hons., M.R.T.P.I

1789/a

SECTION 66 CERTIFICATE

Application No. 22.MAY2003* 1509

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed S.A. Walker

On behalf of MR. D. MRS. WILSON

Date 19.05.00

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

22.MAY2000* 1509

1.	APPLICANT'S NAME	MR & MRS WILSON
	ADDRESS	50 MATTHEWSGREEN ROAD, WOKINGHAM, BERKSHIRE.
	POST CODE	RG41 1JD PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE ELY PLANNING CONSULTANCY
	ADDRESS	17A SOUTHFIELDS ROAD, EASTBOURNE, EAST SUSSEX
	POST CODE	BN21 1BJ PHONE 01323 439904
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	50 MATTHEWSGREEN ROAD WOKINGHAM, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.06 HA.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLD.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	93311/01 93311/LP

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☐	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

			SITING	☐
EXTERNAL APPEARANCE	☐		DESIGN	☐
MEANS OF ACCESS	☐		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKS & RENDER TO MATCH EXISTING
CLAY TILES TO MATCH EXISTING
ROOF TO BE RE-ROOFED USING CONCRETE INTERLOCKING TILES TO APPROVAL - PITCHED ROOF TO BE SAME

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

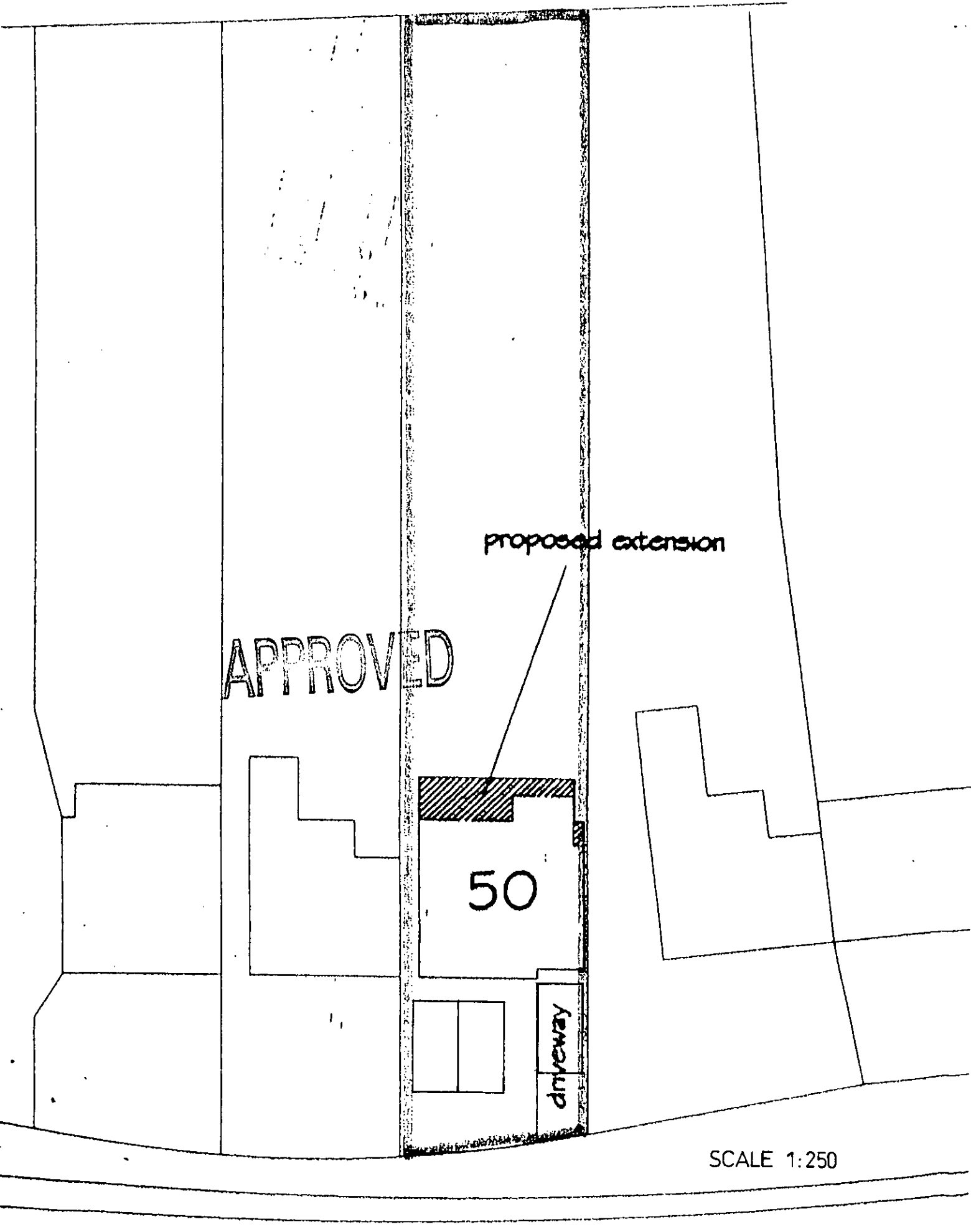
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

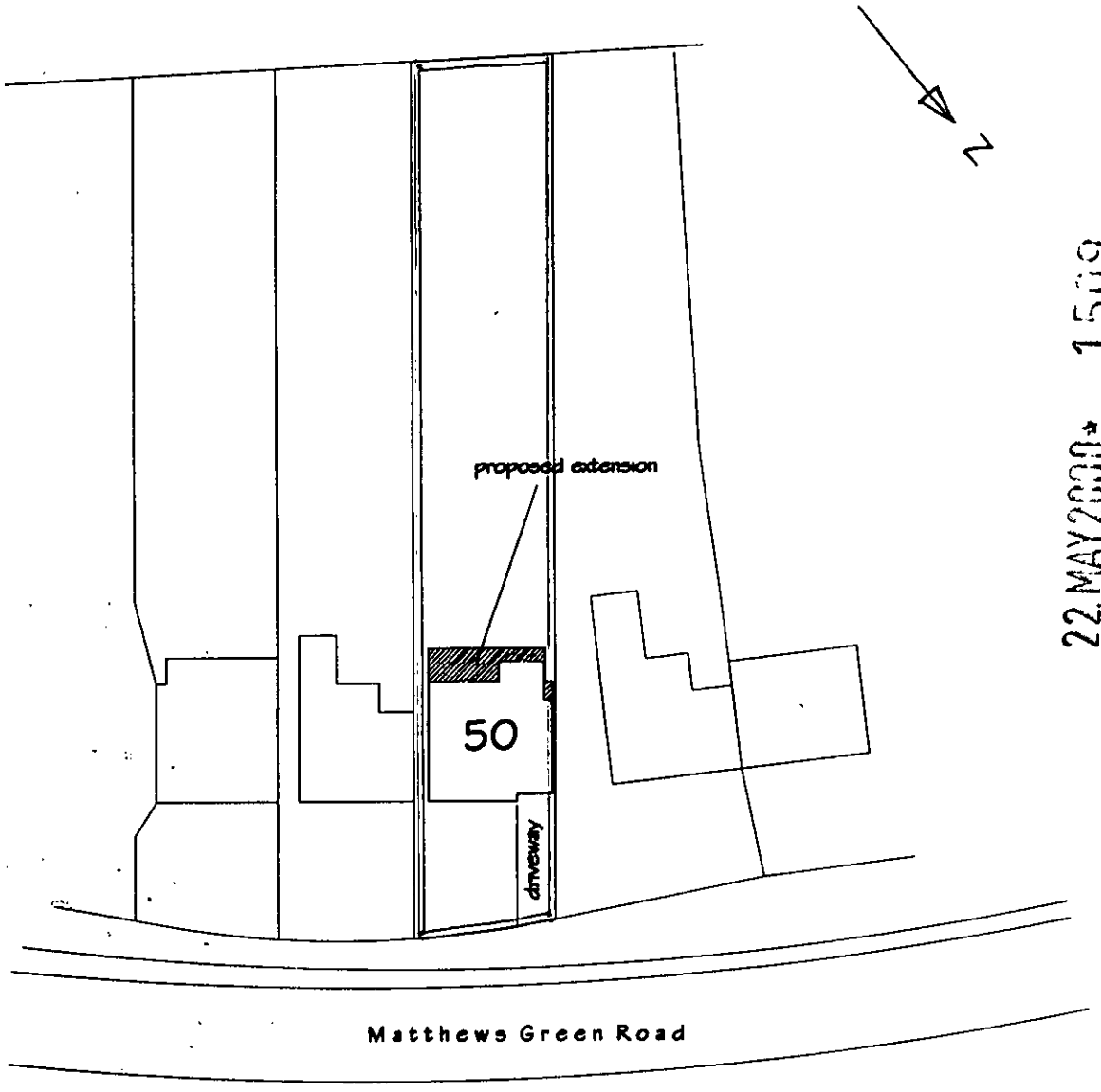
£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED S.A. Walker ON BEHALF OF MRORRS WILSON DATE 25.04.00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".


proposed extension
APPROVED
50
driveway
SCALE 1:250

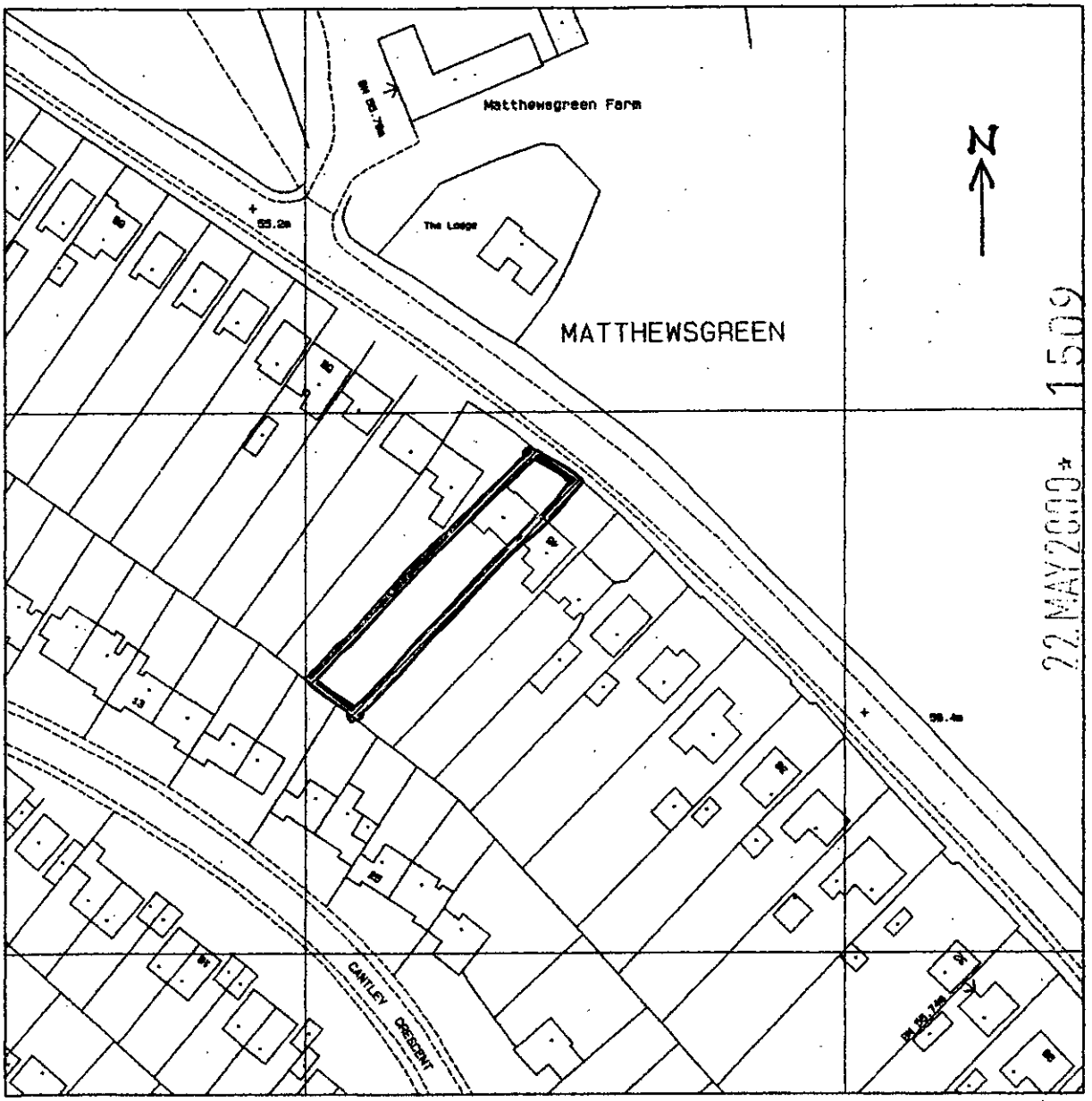


22 MAY 2000 1509

APPROVED

GREG LAYE
Limited
16 Cornfield Terrace, Eastbourne
East Sussex, BN21 4NS
Tel/Fax: 01323 416243
e-mail: bob_whiteman@LineOne.net

Job: 50 Matthewsgreen Rd. Wokingham	Client: Mr & Mrs Wilson	
	Drg. No.: 93311/BP	
Title: Block Plan	Scale: 1:500	Date: May 2000



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Limited
16 Cornfield Terrace, Eastbourne
East Sussex, BN21 4NS
Tel/Fax: 01323 416243
e-mail: bob_whiteman@LineOne.net

Job: 50 Matthewsgreen Rd. Wokingham		Client: Mr & Mrs Wilson	
		Drg. No.: 93311/LP	
Title: Location Plan	Scale: 1:1250	Date: Apr 2000	