EX SYSTEMS LTD

APPLICATION NO:
F/2000/2808

LOCATION:
24 Matthews Green Road, Wokingham.

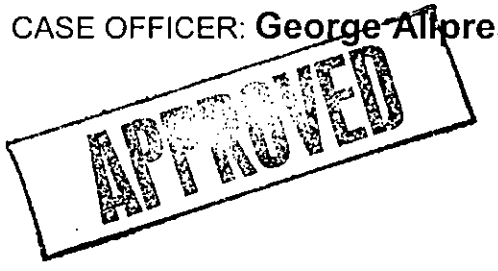
APPLICANT:
Mr New

PROPOSAL:
Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new garage.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2001

CASE OFFICER: **George Allpress**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr New
24, Matthews Green Road
Wokingham
Berkshire
RG41 1JU

Application Number: F/2000/2808

Parish: **WOKINGHAM**

Location: **24, Matthews Green Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new 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) no additional windows or similar openings shall be constructed in the side roof slope of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The side elevation windows hereby approved shall be glazed in obscure glass and so maintained.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. To maintain neighbour amenity.

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 SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 21/12/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2808	GA
BUILDING CONTROL NUMBER.	FP2001/1528 Howard	
~~APPLICANT~~/AGENT	Mr R. New.	
ADDRESS OF SITE	24. Matthewsgreen Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext. + loft conversion with raised roof demolish existing garage + erect new garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02A	02
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/12/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/2/01	

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 6442

Date: **22 November 2000**

My ref: F/2000/2808

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/2000/2808
24, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2808**
24, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new 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/2000/2808

Proposal:
Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new garage.

Location:
24, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2000. 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

22 November 2000

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

Tel: 0118 974 6442

Date: **22 November 2000**

My ref: F/2000/2808

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/2000/2808
24, Matthews Green Road, , Wokingham.
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2808**
24, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new 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**********

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

Tel: 0118 974 6442

Date: **22 November 2000**

My ref: F/2000/2808

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/2000/2808
24, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2808**
24, Matthews Green Road, , Wokingham.
Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new 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**********

WORK SHEET FOR: George Allpress

Application Number: F/2000/2808

Applicant: Mr New.

Location: 24 Matthews Green Road, Wokingham.

Proposal: Proposed ~~erection of two~~ SINGLE storey REAR extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		27/11/00

Date of Neighbour Notifications: 22/11/00

Date of Site Visit: 28/11/00

Date Registered: 16/11/2000

Earliest Date for Decision: 16/12/2000

Latest Consultation Date/Site Notice Expiry Date: 16/12/00
20/12/00 (GA)

This application will have expired on: 11/01/2000. 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:

Highways - recommend approval subject to appropriate condition.

Wokingham Town Council - no objection.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2808

Appraisal:

The application property is a detached bungalow which is situated on a street comprising houses of mixed style. There are detached, semi-detached houses and bungalows and a mixture of pre and post war housing interspersed with some recently developed dwellings. Opposite the application site is open countryside.

The application in effect proposes converting the property to become a chalet style dwelling. The roof form when viewed from the front would remain largely unchanged, but the roof at the back would be raised over an additional floor and extended rear ward.

In terms of street scene, that proposed would not appear out of place in this environment of mixed architectural styles. No.18 to the south has been similarly redeveloped.

In terms of amenity, no.26 is to the north west. No.26 has a single storey rear extension and there is a gap separating the two properties of: 3.0 metres on the application side and around 2.4 metres between flank and boundary on no.26's side of the boundary. That proposed would not breach a 45 degree angle in respect of habitable windows to no.26 and therefore no material loss of light would result. No.26 has no principle habitable room windows in its flank which faces the application property.

No.22 lies to the south of the application property. There is in any event similar separation between the dwellings and no.22 has been extended at the rear which would ensure no breach of 45 degree angle in respect of rear windows; and there are no habitable room windows in its flank elevation.

Side windows are proposed, one to a bathroom and one to a study, these are recommended to be obscure glazed.

The application site is capable of meeting parking standards. Highways recommend approval subject to conditions to retain the parking provision and provision of turning circle.

The proposed garage is of modest proportions and not considered to spoil the garden setting or give rise to a material loss of amenity.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2000/2808
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side roof slope of the extension....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			Non Standard
4			The side elevation windows hereby approved shall be glazed in obscure glass and so maintained.
			REASON: TO MAINTAIN NEIGHBOUR AMENITY
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

John Mitchell
21/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 24 Matthews Green Road, Wokingham.

APPLICATION NUMBER: F/2000/2808

OFFICER: George Allpress

DATE OF SITE VISIT: 28/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

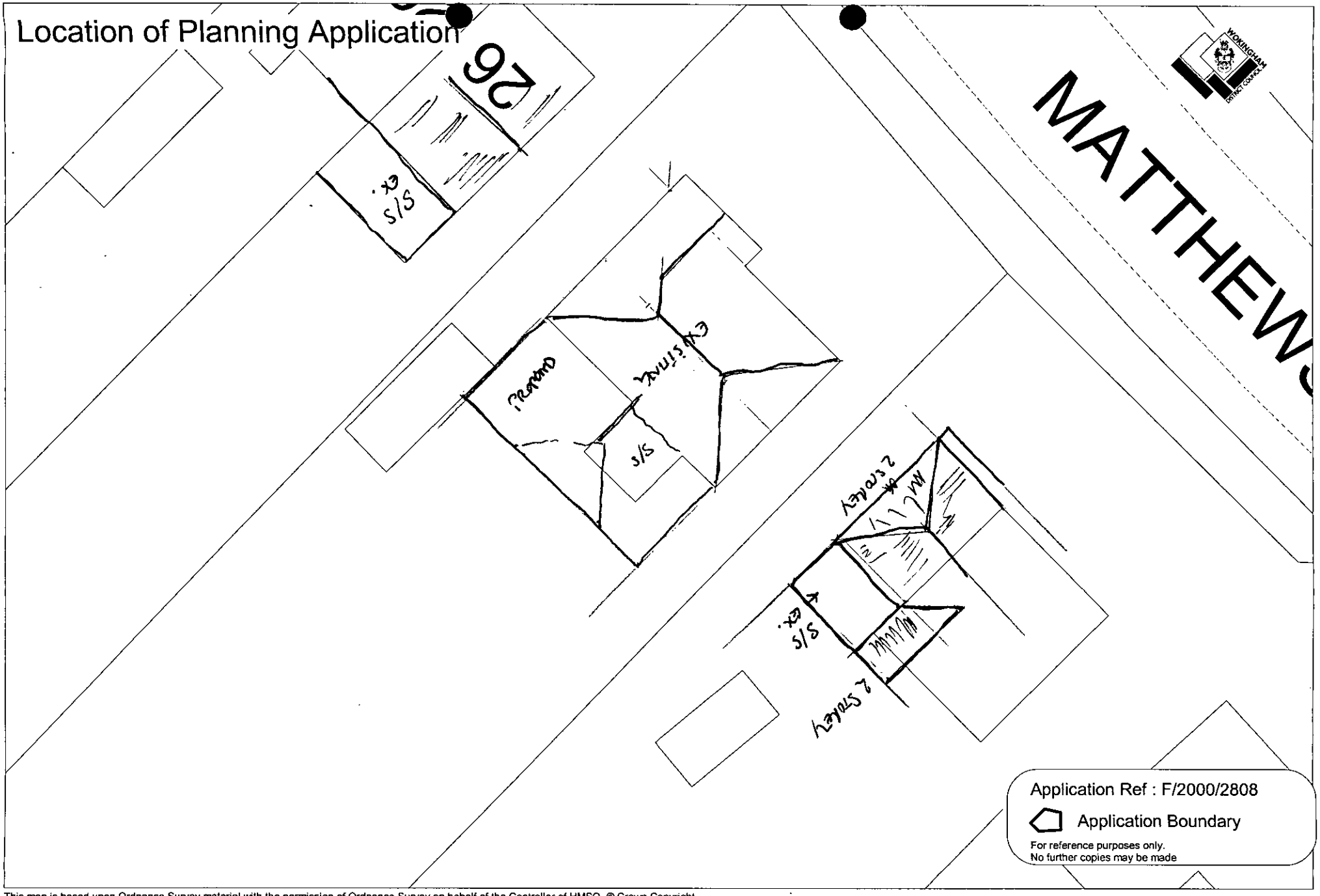
2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Austere post war bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.26 to the north west no. 22 to south east.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Front and side parking with garage at rear.
LEVELS	Level.
BOUNDARY TREATMENT	Hedge timber fencing.
OTHERS	None



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Development Control Section, Environmental Services, Wokingham District Council.

4 December 2000

Scale: 1 : 200

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 22 November 2000

Application Number: F/2000/2808

Proposal: Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new garage.

Parish: WOKINGHAM TOWN

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

Applicant:
Mr New .

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.
C122 (INSERT '...the 3no. vehicle parking spaces...') R122

Signed: _____ **Print name:** Adam Coggins.
01/12/00

POL	
DC	
APP	
CS	

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET 15

COPIES TO:	ACK:
	FILE:

Case officer: George Allpress

Application Number: F/2000/2808

Proposal: Proposed single storey rear extension to dwelling and loft conversion with raised roof. Demolition of existing garage and erection of new garage.

Site Address: 24 Matthews Green Road, Wokingham

Applicant: Mr New

Your observations are required in respect of this application **by 16/12/2000**

No objection

SIGNED: _____ DATE: 13/12/2000

CLERK TO Wokingham Town Council

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/.28.08 relates.

Address of site 24 Matthews Green Rd

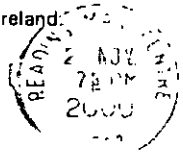
Wokingham Berks

Signed (1) New

Date 27.11.00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man



[redacted]

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 NOV 2000
Officer: GA	Application No. F/2000/2808

Map No. 68A Site 9:09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION WITH RAISED ROOF TO DWELLING & LOFT CONVERSION. DEMOLITION OF EXISTING GARAGE & ERECTION OF NEW GARAGE

Location: 24 MATTHEWS GREEN ROAD

Parish: WOKINGHAM Ward: EMMBROOK
22-11-00

Applicant: MR NEW

Fee Received 95-00 Required ..... Additional ..... Refund .....

(2)
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 : 21.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ...✓...
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ...✓...

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....S/N + 22 & 26 Matthews Green Road.....
.....49, 51, 53 Cantley Crescent ✓.....

Environmental Services

For office use only.
Application number: 16.NOV.2000* 2808

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 R NEW 24 MATTHEWS GREEN ROAD WOKINGHAM BERKS
2	Agent's Name Address and postcode Phone number	N/A
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.	24 MATTHEWS GREEN ROAD WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND ROOF CONVERSION DEMOLISH EXTG GARAGE & ERECT NEW 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 ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Red facing brick to match exist interlocking grey slate to roof
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 ☐

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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: D. New

on behalf of

Date 7/NOV/2000

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

ADDRESS 24 MATTHEWSGREEN ROAD 'EMBERLODGE' PARISH WOK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10228	MR. H. WOOD	UPGRADING & ENLARGING KITCHEN	7.2.79	APP. N/A
10112	"	"	4.5.79	N/A C/A

DATE OF COMPLETION

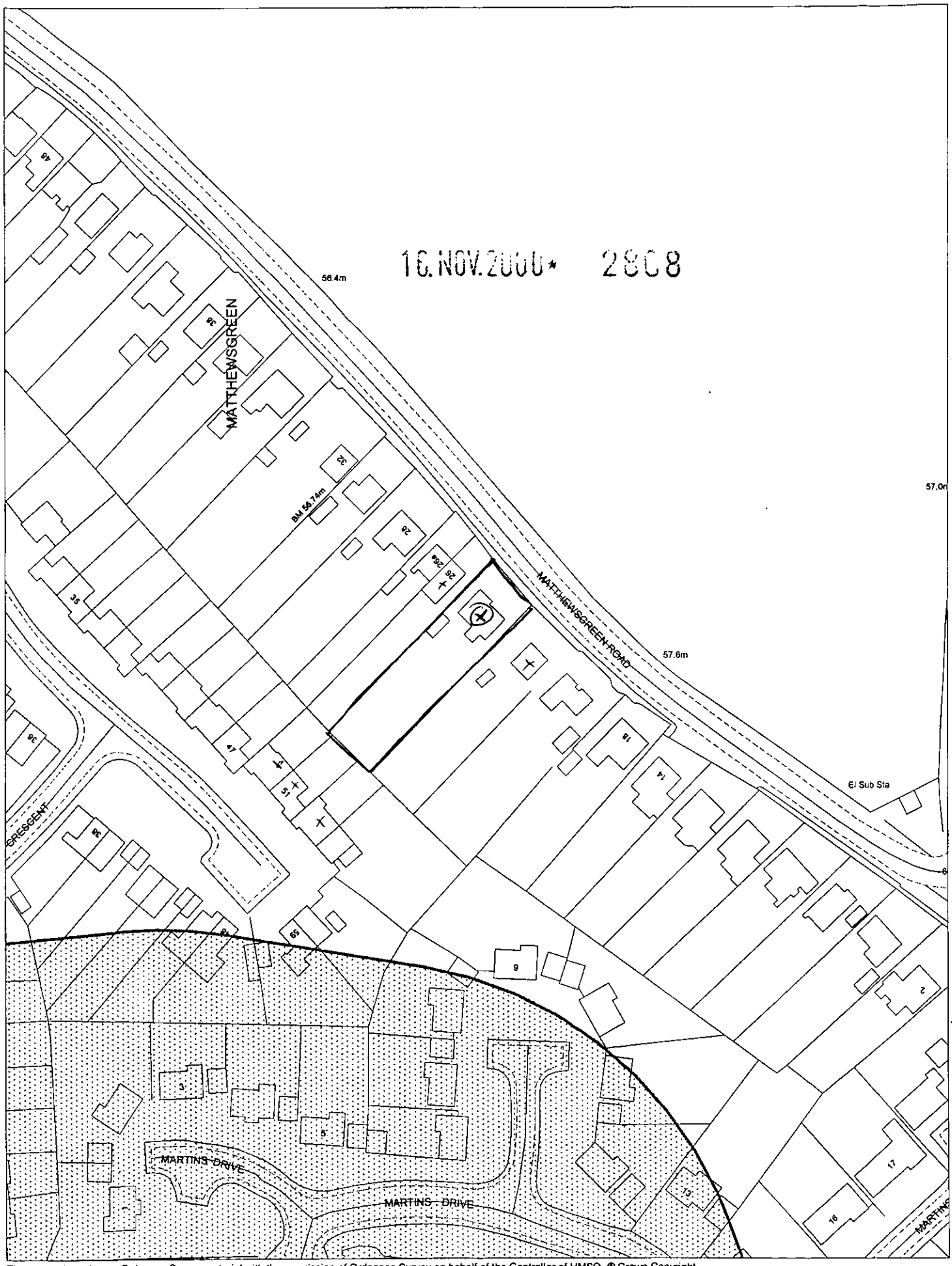
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

D



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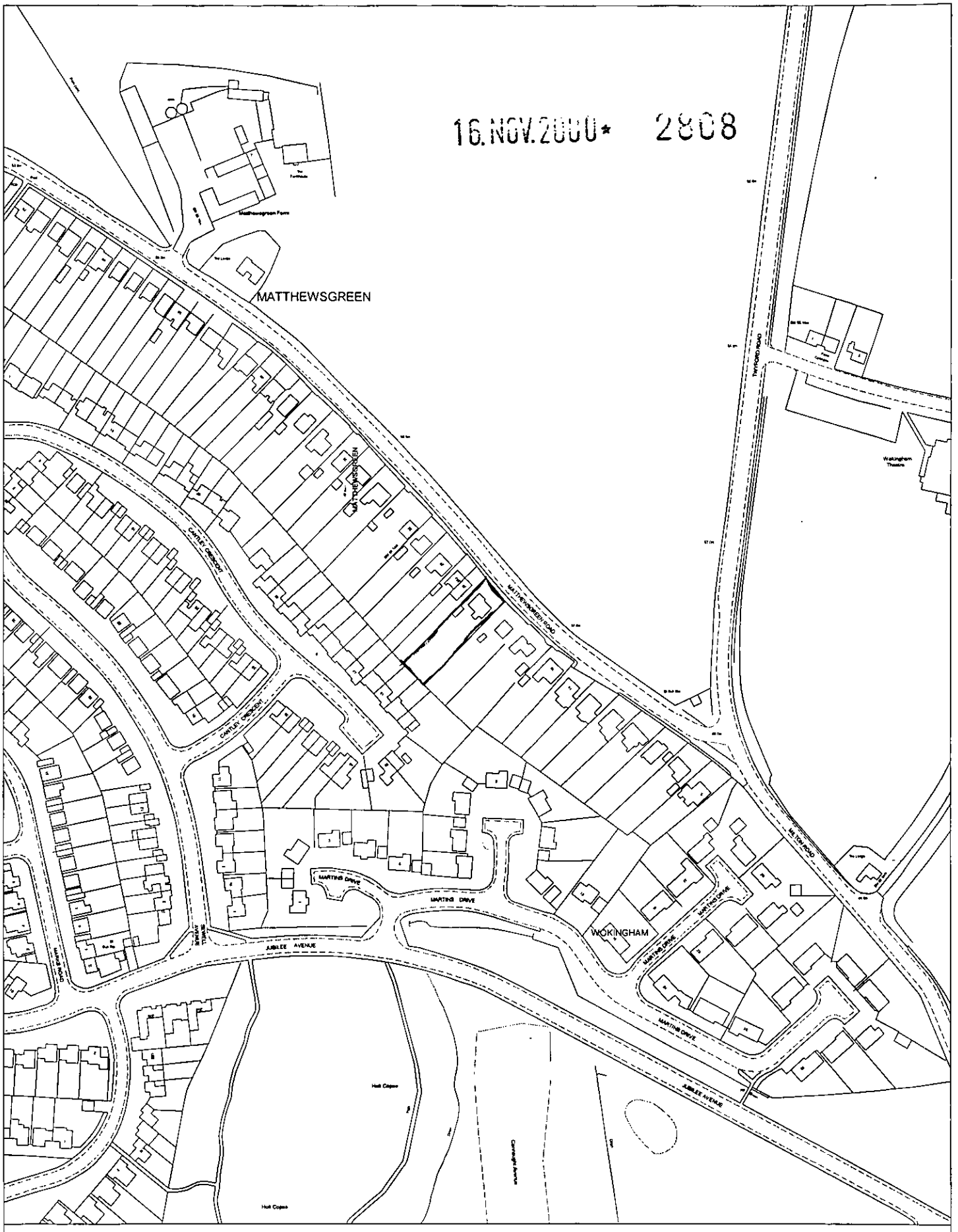
Development Control Section, Environmental Services, Wokingham District Council.

21 November 2000 Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 2500

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Date: 7 November 2000

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W E
S