APPLICATION NO:
F/2000/0942

LOCATION:
12 Laud Way, Wokingham.

APPLICANT:
Mr & Mrs C Lord C/O Andesign

PROPOSAL:
Proposed single storey front and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **17/04/2000**
28 Day members exp: 21/04/2000 ([illegible])
APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard



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Development Control Section, Environmental Services, Wokingham District Council.

21 March 2000

Scale: 1 : 1250

N
W E
S

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C Lord
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0942

Parish: **WOKINGHAM**

Location: ***12, Laud Way, Wokingham.***

Proposal: **Proposed single storey front and rear extensions to dwelling.**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 26 April 2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0942 NB
BUILDING CONTROL NUMBER	FP2000/0425 Howard
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	12 Land Way WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	s/s front + rear exts + alterations (garage to rear conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2952A	AH/E/2952A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/5/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0942

Applicant : Mr & Mrs C Lord C/O Andesign.

Location : 12, Laud Way, , Wokingham.
Proposal : Proposed single storey front and rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/4

Date of Neighbour Notifications : —

Date of Site Visit : 10/4

Date Registered : 14/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :
Wokingham TC. "No objections"

Highways: 11/4 - approval with no conditions.

Neighbours/SN: none received.

Planning Issues : (ID'd sett, Proposed Env. improvement).

1) Impact upon neighbouring properties } WBE 1
2) Impact upon the street scene } SBE 1

(3) - Impact upon highway safety.
↓
no impact. will still be ample parking on site ~~as no alterations to parking/garaging~~
Highways have no conditions to be implemented)

Application Number: F/2000/0942

Appraisal :

1) Impact upon neighbouring properties.
The proposed development is for single storey rear + front extns
- front extn: will form a bay extn
  1.3m depth, 3.5m length - & will not extend beyond the existing building line of the property
  height 2.4m to eaves, 3.2m to ridge (mono-pitched roof - to be over porch/WC also).
  The front extn (with pitched roof) will match similar extns at Nos 6, 8 + 9 Laud Way. (No 9 has a bay window to the lounge.
  ~~The front extn~~
- Rear extn: will form a study + playroom & part conversion of garage to a utility room.
  ↳ will be of depth 4m (west elev), width 5.4m
  It will have a flat roof (as garage) but be of height 3m (0.5m above garage).
  It will be set back from the boundary with No 10 by 0.2m.
- Boundary treatment: 1.8m fencing with No 10
  wire mesh fencing/shrubs at rear.
  hedging (thick) with No 14.
  (NB notice was served on No 10 - no comments received).
- Due to the nature of the proposed development - there will be no detrimental impact to neighbouring properties by overlooking, overshadowing nor through overbearing.

2) Impact upon the streetscene.
The ~~front~~ extension will be of a nature which reflects previous front extension at Laud Way.
The garage (as with most in Laud Way) is flat roofed - the rear extn will match this style.
Materials will match existing
∴ no detrimental impact to the streetscene

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

Application Number F/2000/0942
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK

John Mitchell pp

RECORD OF SITE VISIT

SITE ADDRESS: 12 Laud Way Wokingham.

APPLICATION NUMBER: F/2000/0942

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/8

1 SITE/STATUTORY NOTICE DISPLAYED ? yes – state if garden.

2. DESCRIPTION OF SURROUNDINGS
Detached with integral garages – mixture of flat/pitched garages/porches.

3. DESCRIPTION OF SITE/BUILDING
Garage – to be part converted – portion wall & door to go inside.
Existing flat roof. Proposed roof to be slightly higher & still flat.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached. (see boundary treatment below):
No 14 → has a conservatory app 2m beyond line

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING

LEVELS ✓

BOUNDARY TREATMENT (app 2m) solid hedging with 14 fencing (1.8m) with 10 then wire fencing/shrubs. hedging at rear.

OTHERS
No 8 : pitched roof over lounge/porch are } both have flat roof to
No 6 : —"— } garages remained.
No 9 : pitched roof over lounge/porch. Porch not filled in & bay window to lounge.

front door with front door (?) not side.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 MAR 2000	Map No. 76 Site 0.04
Officer: NAB Application No. F/2000/0942.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING

Location: 12 LAUD WAY

Parish: WOKINGHAM Ward: Norreys
24.3.2000

Applicant: MR/MRS LORD

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.3.2000 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: ..... ✓

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:

NO PRE-APPS

.....

.....

NEIGHBOURS:

S/N + 10, 14, 9 + 11 Laud Way ✓

105 + 107 Bean oak Road.

Received by Wokingham District Council

Application No: F/2000/0942

Proposal:
Proposed single storey front and rear extensions to dwelling.

Location:
12, Laud Way, , 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 letter 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 17/04/2000. 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

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

Tel: (0118) 974 6492

Date: **24 March 2000**

My ref: F/2000/0942

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0942
12, Laud Way, , Wokingham.
Proposed single storey front and rear extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0942**
12, Laud Way, , Wokingham.
Proposed single storey front and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **24 March 2000**

My ref: F/2000/0942

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
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Councillor Brown

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Date: **24 March 2000**

My ref: F/2000/0942

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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0942**
12, Laud Way, , Wokingham.
Proposed single storey front and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 24 March 2000

Application Number: F/2000/0942

Proposal: Proposed single storey front and rear extensions to dwelling.

Site Address:
12, Laud Way, , Wokingham.

Applicant:
Mr & Mrs C Lord C/O Andesign.

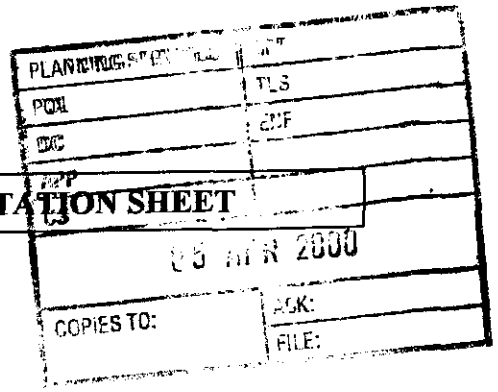
Your observations are required in respect of this application within **7 days** of the above date.

✓ 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).

Signed: N.S. Trotter **Print name:** N TROTTER

11-4-00



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0942

Proposal: Proposed single storey front and rear extensions to dwelling

Site Address: 12 Laud Way, Wokingham

Applicant: Mr & Mrs C Lord c/o Andesign

Your observations are required in respect of this application by **17/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 30/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

Environmental Services

For office use only.
Application number:

14.MAR2000* 02-.2

Householder planning application form

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

1	Your name	MR & MRS C. LORD
	Address and postcode	12 LAUD WAY WOKINGHAM BERKS RG40 1SF
	Phone number	9771203
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT AND REAR EXTENSIONS AND ALTERATIONS
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.	TO MATCH EXISTING AND FELT AND CHIPPINGS
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

		Existing:	Proposed:
9.	How many bedrooms does the property have?	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.	4	
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	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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
MR & MRS J. REEVES	10. LAUD WAY wokingham Berks	13/3/2000

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS C.LORD

Date 13/3/2000

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

ADDRESS 12 LAUD WAY PARISH WOK

PLOT No. 385 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/56/69	Bergl	Res Dev	13/10/69	REF
0/47/67	Taylor Woodrow	Erect 158 hses & garages	29/12/67	REF
B/23/69	do	Dwellinghouse	10/9/69	C/A
BR 10890	MR. EWAN	PORCH & EXT. ABOVE GARAGE	21.5.79	REF. N/A
~~10795~~	"	"		
BR 11357	Mr EWAN	Bedroom shower room	23.7.79	app N/A
BRA 5536	Mr & Mrs. R. CONNELL	SLAB STABILISATION	13.7.88	APP

DATE OF COMPLETION

MINISTRY DECISION Appeal allowed 13/1/69 (0/47/67)

SPECIAL ORDERS

DRAINAGE

091074