SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0603

LOCATION:
50 Arbor Lane, Winnersh Wokingham.

APPLICANT:
Mr R Clark C/O John Woods

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Clark
C/O John Woods
Heath Copse
Wolverton Road,
Baughurst, Tadley
Berks
RG26 5JH

Application Number: F/2000/0603

Parish: **WINNERSH**

Location: **50, Arbor Lane, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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 works 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: 13 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.

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0603

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2000/0603
50 , Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Andrew Thorley 6487 ~~Natalie Brown~~ on **(0118) 974 ~~6492~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/2000

Yours faithfully

Chris Lloyd

Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0603**
50 , Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0603

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Andrew Thorley 64-87

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This form must be received no later than 10/4/2000

Yours faithfully

Chris Ludlam

Head of Planning ~~and~~ Transportation

LISTING FORM Andrew Thorley
Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0603**
50 , Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0603

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

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: F/2000/0603
50 , Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

Andrew Tuley 6487

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ on **(0118) 974 ~~6482~~**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/2000

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM Andrew Tuley

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0603**
50 , Arbor Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0603

Applicant : Mr R Clark C/O John Woods.

Location : 50, Arbor Lane, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 21/03/2000

Date Registered : 16/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 12/04/2000

Consultation Responses :

~~Wokingham Town Council — No Objections~~.
Winnersh Parish Council — No Objections
Neighbours : No comments received

Planning Issues : (10'd Settlement)

1) Impact on streetscene / visual amenity
2) Impact on amenities of neighbouring properties

Application Number: F/2000/0603

Appraisal :

1) Impact on Streetscene / visual amenity

The proposed development is for a single storey rear ext forming a conservatory and will be approx 3.5m square and ~~extended for~~ be set in the corner of the L-shaped bungalow from off the breakfast room. It will be 2.4m to eaves (approx) and 3.5m to the ridge. The entire garden is bounded by a 1.8m fence, with Lawson cypress trees growing along the outside of the boundary. — Considered acceptable, no impact on streetscene / visual amenity of the area

2) Impact on amenities of neighbouring occupiers

~~The~~ Property to east single storey bungalow (bounded by 1.6m fence + hedge) will not be affected as the proposed conservatory will not be visible :. no detrimental impact

Properties to the north, will be shielded by No 50, detached garage + 1.8m fence, due to distance away the occupiers will not be overlooked.

Property to the west will be screened by the 1.8m fence + Lawson cypress trees on boundary, due to orientation and distance away the occupiers will not be overlooked.

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

Application Number F/2000/0603
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	'WORKS'

RECORD OF SITE VISIT

SITE ADDRESS: 50 Arbor Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0603

OFFICER: ~~Natalie~~ Brown

DATE OF SITE VISIT: 27/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate at front

2. DESCRIPTION OF SURROUNDINGS
residential, single storey bungalows spacious gardens, set back some dist from Arbor Lane, off street parking / garages

3. DESCRIPTION OF SITE/BUILDING
Extended + modernised brick (painted white coloured paint) single storey bungalow with tiled roof
UPVC windows + door frames at rear (white) timber door at front, spacious grounds, at front + rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan, individually designed bungalows on large plots.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING as existing, parking at front of property access onto Arbor Lane.

LEVELS No change

BOUNDARY TREATMENT – No 7 / Property (to north east) 1.6m high fence and hedge
– Driveway to houses to rear 1.8m high close boarded fence + lawson cypress trees
– rear boundary 1.8m c/b fence and existing garage, screen proposed conservatory.

OTHERS

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 12/4 Time 10.30

WHILE YOU WERE OUT

Name Mr Clarke. (Rory Ward)

Of Cdn Sewvatory

Phone No. 0118 981 96 85 Ext.

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

MESSAGE f/2000/603

50 Arbor Lane.

Wants to know when he'll get a decision.

Signed Natalie

1327

WOKINGHAM DISTRICT COUNCIL

To ANDREW

Date 11/4 Time 9.40

WHILE YOU WERE OUT

Name Mr Clarke

Of

Phone No. 9768 200 Ext.

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

MESSAGE F/2000/0603.

50 Arbor Lane - Winnersh.

* Wants to know when a decision is likely

phoned + said they will receive a decision in the next week.

Signed Natalie Andrew 13/4/2000.

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 4/4 Time 3.35

WHILE YOU WERE OUT

Name Mr Clarke

Of

Phone No. (0118) 9788 200 Ext.

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

MESSAGE re: 50 Arbor Lane

F/2000/0603

Wants to know when a decision is likely to be made - I said you'd try & call him back tomorrow

✓ phoned back 5/4/2000 + explained that the committee have until 10/4/2000 to reply by which time I would

Signed Natalie

(PTO) ⟹

have a better idea when
a decision is going to be made

Andrew T. 5/4/2000 10:15am

WOKINGHAM D.C. DEVELOPMENT CONTROL

53,154

Start date: 16 FEB 2000	Map No. 52 Site 0.08
Officer: NAB | Application No. F/2000/0603	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 50 ARBOR LANE

Parish: WINNERSH Ward: WINNERSH ✓ 24.02.00

Applicant: MR R CLARK

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

Enforcement Section (6) 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 : 24.02.00 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:

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.....

NEIGHBOURS:

S.N.

.....

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.....

FROM: Natalie Brown

26850

DATE: 24 February 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0603

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 50 , Arbor Lane, Winnersh, Wokingham.

Applicant: Mr R Clark C/O John Woods.

Your observations are required in respect of this application **by 19/03/2000** .

No comments

SIGNED: _____ DATE: 07-03-00

CLERK TO

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

16.FEB.2000* 0603

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	R. Clark Esq
	ADDRESS	50 Arbor Lane Winnersh
		0118 978
	POST CODE	RG41 5JD Tel. No. 8200
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	John Woods
	ADDRESS	Heath Copse, Wolverton Road, Bdughurst Tadley 0118 981
	POST CODE	RG26 5SH Tel. No. 2766
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	As 1
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Conservatory to rear

5. ARE THERE ANY TREES ON THE SITE? [redacted] / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
Render Cream
Polycarbonate Clear

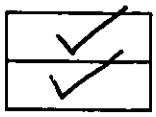
7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? [redacted] / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? [redacted] / NO
If YES, please show details of any changes on the plans.

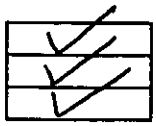
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? [redacted] / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below



(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations



11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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

* None of the land forms part of an agricultural holding

SIGNED J.Woods. ON BEHALF OF R.Clark Esq.

DATE 11/2/00.

"ASHCROFT"

Pc 20 011 050

ADDRESS 50 ARBOR LANE

PARISH WINNERSH

PLOT No.

ORD. SHEET No. SU.7771(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
712/52	Mr. C. Stone	Outline	9.12.52	N/A. Cl
214/53	Mr. B.J. Kingsnath	"	14.4.53	N/A. Cl
437/54	Mr. J.T. Pease	Detached Bungalow	8.6.54	App. Cl
417/56	"	Garage	10.7.56	App. Cl
PD/600/59	"	Outdoor Lavatory	12.1.60	App. N/A
PD/188/72	"	Single storey addition of bedroom & shower room	13.4.72	App N/A
97/65273/K	C. NOLSON	DBLE. GARAGE - PITCHED ROOF ON EX. FLAT ROOF GAR.	1.5.97	Cl
FP97/6009	"	Det Double Garage	5.12.97	App
99/70489/F	Mr R Clarke	S/St Front Ex	10.11.99	Cl

DATE OF COMPLETION

MINISTRY DECISION 16.FEB.2000* 0603

SPECIAL ORDERS

DRAINAGE