APPLICATION NO:
F/2000/0922

LOCATION:
23 The Vines, Wokingham.

APPLICANT:
Mr & Mrs Carter

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

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Carter
23 The Vines
Barkham
Wokingham
Berks
RG41 4YY

Application Number: F/2000/0922

Parish: **BARKHAM**

Location: **23, The Vines, 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.

Condition
3. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing No. 990089/1A submitted to the Local Planning Authority on 03/04/00 showing amendments to the plot dimensions.

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. For the avoidance of doubt.

Head of Planning and Transportation
Date: 20 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.

Application Number F/2000/0922
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Works
03	SC04	SR04	consent / drawing No. 990089 / 1 A / 3/4/00 / amendments to the plot dimensions

John Mutton
20/4/00.

RECORD OF SITE VISIT

SITE ADDRESS: 23 The Vines Barnham Wokingham.

APPLICATION NUMBER: F/2000/0922

OFFICER: Emy Circuit

DATE OF SITE VISIT: 28 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? post in front lawn

2. DESCRIPTION OF SURROUNDINGS

modern development of one and two storey detached dwellings with open plan frontages

3. DESCRIPTION OF SITE/BUILDING

two-storey detached with north-facing rear garden, enclosed due to garages and levels.

4. RELATIONSHIP TO ADJOINING PROPERTIES

flank of garages at 22+24 The Vines enclose the sides of the garden

5. SITE CONSTRAINTS

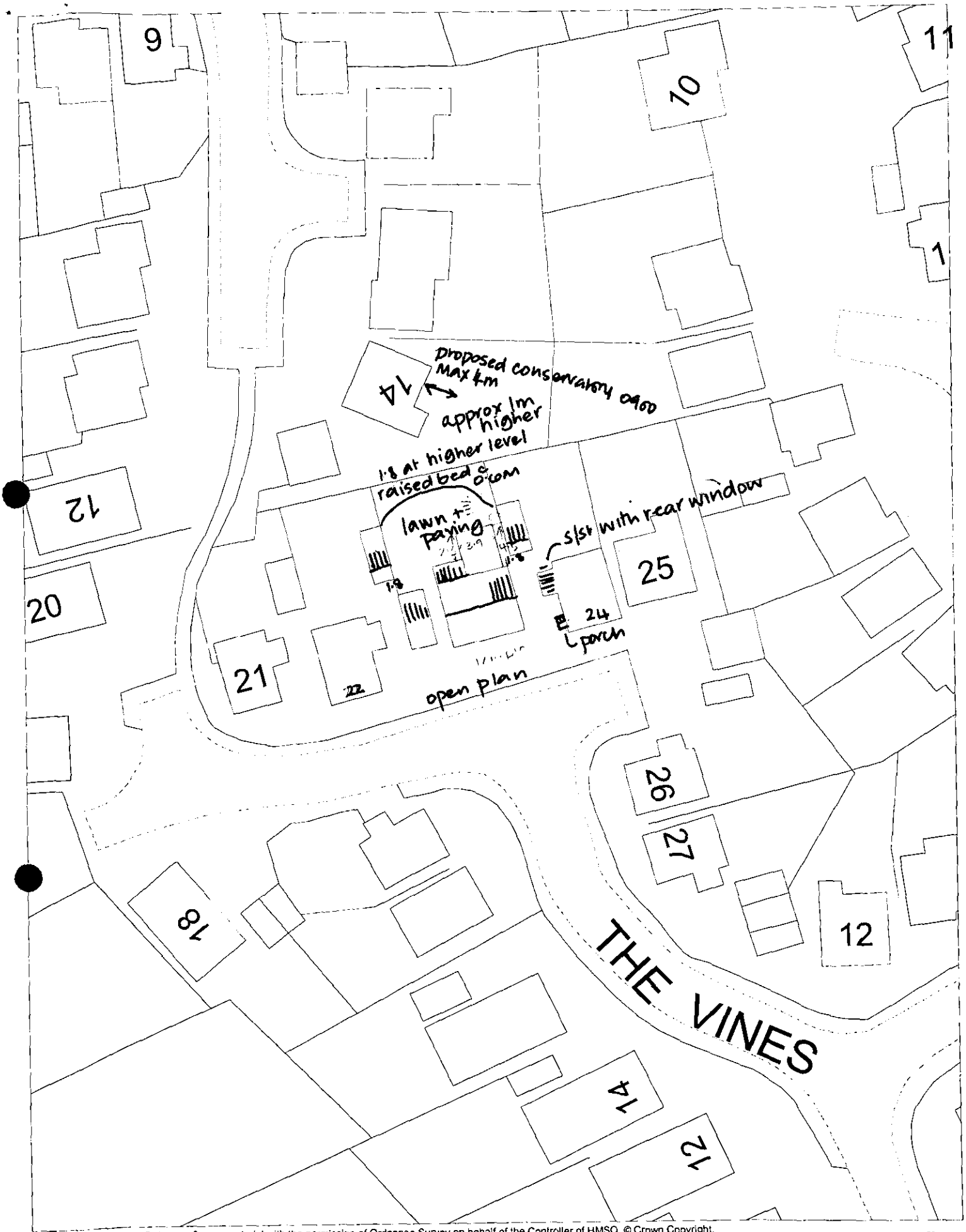
TREES /

ACCESS/PARKING - no change.

LEVELS raised bed with c 600m retaining wall, garden of 14 The Lilacs (to the rear) is c/m higher

BOUNDARY TREATMENT garage walls + 1.8m fencing

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.
27 March 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0922

Applicant : Mr & Mrs Carter .

Location : 23, The Vines, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28 March 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 28 March 2000

Date Registered : 13/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 08/05/2000

Consultation Responses :

Planning Issues :

Identified Settlement
Neighbours / street scene

Application Number: F/2000/0922
23 The Vines, Barkham

Appraisal: The proposal is for a single-storey conservatory, with a rectangular footprint, to the rear of a two-storey detached dwelling. The existing kitchen forms a single-storey projection of 2.25 metres to the rear of the house and the conservatory would project a further 2.25 metres beyond this, giving it a total depth of 4.5 metres. It would have a width of 3.9 metres and be set in from the side of the property by 0.8 metres. The ridge height would be 3.4 metres. The properties to either side have garages adjoining the boundary, which would largely screen the conservatory and the wall adjacent to The garage at No24 would be of solid construction. It would be 7 metres from the rear boundary but its impact would be reduced as 14 The Lilacs is at a higher level. The conservatory would not be visible from the street.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0922

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

Location:
23, The Vines, , 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. 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 6479

Date: **22 March 2000**

My ref: F/2000/0922

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2000/0922
23, The Vines, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0922**
23, The Vines, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 MAR 2000
Officer: EXC	Application No. F/2000/0922

Map No. ..... Site ..003....
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: 23 THE VINES

Parish: BARKHAM Ward: Barkham ✓ 2213

Applicant: MR/MRS CARTER

Fee Received 95-00 Required ..... Additional ..... Refund .....
(3)
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 : 22.3..... 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:

.....

.....

.....

NEIGHBOURS: O/N + 17, 22, 24 + 26 The Vines

14 The Lilacs ✓ 22/3

Date: 12 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0922

Location: 23, The Vines, Wokingham.

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

Applicant: Mr & Mrs Carter.

Case Officer: Emy Circuit

The new plans show the following: Amendments to plot dimensions (width). Drawing no 990089/1/A.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0922 (Planaps) / (Ludhouse) Date Rec. 3/4/00

Location: 23 The Vines

Parish Barkham

Applicant: Mr + Mrs Carter

Description of attached plans amendments to plot dimensions (width)

Drawing No's: 990089/1/A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 17, 22, 24 + 26 The Vines
14 The Lilacs.

Date for Responses information only

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

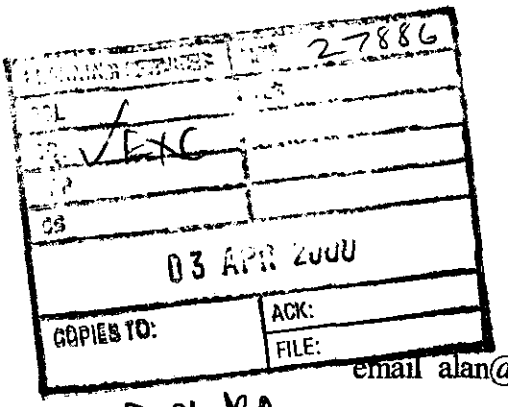
New Site Notice Y / (N)

New Description _____

CASE OFFICER EVC

Consultations Sent by Admin. on 12.04.PS

Yellow - Part One Copy
Green - Officer's Copy



ALAN WILSON
12 Kenilworth Road
Fleet
Hants
GU13 9AT

Tel & Fax 01252 626229
Mobile 0374 259739
email alan@alanwilson.screaming.net

Reply Req

Wokingham District Council.
Attn. Emy Circuit, Planning Officer.
Civic Offices.
Shute End
Wokingham
Berks
RG40 1WH

0922
REVISED PLAN

3.4.2000.

Dear Emy

Re. Planning application for erection of conservatory;

Mr & Mrs Carter
23 The Vines
Barkham
Wokingham
Berks

Mr & Mrs Carter have requested that I reply to an enquiry regarding the above application.

Further to our recent telephone conversation regarding the width of the above site please find enclosed 6 copies of revised drawings 990089/1/A. These show the amended garage and boundary positions and the physical overall measurement of the site.

I trust you will find these satisfactory. If you have any further queries please contact myself or Mr & Mrs Carter

Yours sincerely

A J Wilson

c/c Mr & Mrs Carter

ADDRESS 23 THE VINES PARISH BARKHAM

PLOT No. 58 ORD. SHEET No. CH. 78678

BUILDER NHBC

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22834	VARIOUS OWNERS	O/L.	31.1.85	CA
23656	ROGER MALCOLM	ACCESS ROAD / SEWERS	20.6.85	CA
26426	HUNTING GATE HOMES	AMT. HOUSE & GARAGE	5.12.85	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 278/85 PD Enq - Consent. - 14/1/00

DRAINAGE PD Enq - Mr. + Mrs. Carter - Conservatory - 22/2/2000

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 22 February 2000
My ref: NB/MLT/Barkham-1B

combined
70 cubic
Metres

Conservatory,
46
50 cubic
mtrs

Mr & Mrs Carter
23 The Vines
Barkham
Wokingham
Berks
RG41 4YY

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 Mr and Mrs Carter,

PROPOSED CONSERVATORY AT 23 THE VINES, BARKHAM

I refer to your letter received on the 1 February 2000 with reference to the above.

I can confirm that the above proposal would require planning permission, as its volume combined with that of your detached garage (which lies within 5 metres of your property) would exceed 'permitted development' allowances.

In addition, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

Environmental Services

For office use only.
Application number: 13.MAR2000* 0922

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS CARTER 23 THE VINES. BARKHAM WOKINGHAM BERKS RG41 4XY 01189 771714
2	Agent's Name Address and postcode 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 1 ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF REAR CONSERVATORY

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.	ROOF - POLYCARBONATE SHEETING WINDOWS & DOORS - WHITE UPVC WALLS - RED BRICKWORK	
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
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	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: J M Carter

on behalf of

Date 11/3/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

17 March 2000

Scale: 1 : 1250

N W E S