[redacted]

APPLICATION NO:
F/2000/1573

LOCATION:
7 Evergreen Way, Wokingham.

APPLICANT:
Mr & Mrs Pulleyn C/O Brackenwood Windows Ltd

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

EARLIEST DATE FOR DECISION 30/06/2000

APPLICATION EXPIRY DATE 19/07/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Pulleyn
C/O Brackenwood Windows Ltd
Unit 2, Onslow Close
Kingsland Business Park
Basingstoke
Hants
RG41 4BX

Application Number: F/2000/1573

Parish: **WOKINGHAM**

Location: **7, Evergreen Way, 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 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.

John Mitchell
Development Control Manager
Date: 06/07/2000

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.

Received by Wokingham District Council

Application No: F/2000/1573

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

Location:
7, Evergreen 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 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 30/06/2000. 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

06 June 2000

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

Tel:

Date: **06 June 2000**

My ref: F/2000/1573

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1573
7, Evergreen Way, , 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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1573**
7, Evergreen Way, , 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 Marinos

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

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

Tel:

Date: **06 June 2000**

My ref: F/2000/1573

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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
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_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel:

Date: **06 June 2000**

My ref: F/2000/1573

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Application Number F/2000/1573
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR2	NOBC.

RECORD OF SITE VISIT

SITE ADDRESS: 7 Evergreen Way Wokingham.

APPLICATION NUMBER: F/2000/1573

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/6.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. on tree by entrance to property

2. DESCRIPTION OF SURROUNDINGS
Residential.

3. DESCRIPTION OF SITE/BUILDING.
1.8m fence surrounding wall with road.
Set back from No 9.

Patio area in front of dwelling & lawn area.
Shed in garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Gable end of No 5 facing No 7 (no side windows).

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING n/a

LEVELS /

BOUNDARY TREATMENT 1.8m fence with No 9 & at rear.
Shrubs at rear and with No 9.
Wall with road

OTHERS /

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1573

Applicant : Mr & Mrs Pulleyn C/O Brackenwood Windows Ltd.

Location : 7, Evergreen Way, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/6/2000.

Date of Neighbour Notifications : .....

Date of Site Visit : 19/6/2000

Date Registered : 24/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 19/07/2000

Consultation Responses :

WDC TC :- 26/6 - no objections.

Neighbours/SN: none received.

Planning Issues : (D'd Sctd).

1) Impact upon neighbouring dwellings } WBE1
2) Impact upon the street scene } SBE1 & 2.

- 26083 - 1st floor extn → exceeds PD vol.
- vol conservatory → 19.2m³ (app)

Application Number: F/2000/1573

Appraisal :

• Development → Single storey rear extn forming a conservatory covering app 3 x 3m in area, 2.1m to eaves & 3m to ridge (pitched roof). The d'ment would be along the boundary with N° 9 but be set 1m from the boundary (as is N° 9). There is a 1.8m fence surrounding the dwelling with a brick wall bounding the property & with evergreen hedge.

1) Impact upon neighbouring properties.
It is considered that there would be no adverse -ve impacts upon neighbouring dwellings as the conservatory would be set back from all boundaries.

2) Impact upon the streetscene.
The conservatory would be set away from the roadside boundary of the dwelling and the wall along the boundary would obscure the conservatory ∴ no detrimental impacts upon the streetscene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 MAY 2000	
Officer: NAB	Application No. F/2000/1573

Map No. 75A Site 0.03.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

24.MAY2000* 1573

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

Location: 7 EVERGREEN WAY

Parish: WOKINGHAM Ward: .....

Applicant: MR/MRS PULLEYN

Fee Received 95-00 (5) 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 : ..... 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 + 7, 9, 11, 20 + 32 EVERGREEN WAY ✓ 7/6 .....

.....

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.....

.....

.....

.....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1573

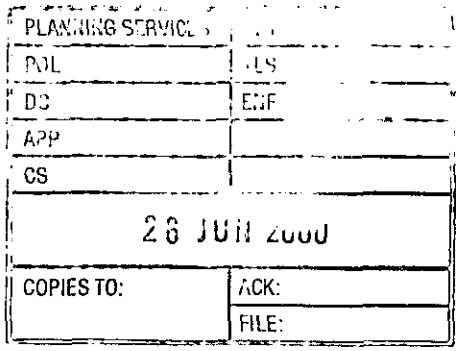
Proposal: Proposed single storey rear extension to dwelling to form conservatory

Site Address: 7 Evergreen Way, Wokingham.

Applicant: Mr & Mrs Pulleyn C/O Brackenwood Windows Ltd

Your observations are required in respect of this application by **30/06/2000**

No objection



SIGNED: _____ **DATE:** 22/06//00

CLERK TO Wokingham Town Council

ADDRESS 7 EVERGREEN WAY. 24.MAY2000* PARISH WOKINGHAM

PLOT No. 159 AREA 5 WOOSEHILL ORD. SHEET No. SU 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06321	Bryant Homes.	196 Dwellings & garage	12.5.77	NA
07101	" "	Revised Scheme	15.12.77	NA
BR 7867	" amended.	Det house & garage	21.3.78	App NA
18380	MR. O PULLEN	RESITE PORCH TO ENLARGE GARAGE	15-11-82	N/A
18842	"	" "	10.2.83	N/A
26083			11.8.86	
BR 1073	"	1ST FLOOR EXTENSION	24.7.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 24.MAY2000* 1573

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 POLLEYN
	Address and postcode	7, EVERGREEN WAY WOKINGHAM BERKS
	Phone number	01189 619021
2	Agent's Name	BRACKENWOOD WINDOWS LTD
	Address and postcode	UNIT 2, ONSLOW CLOSE KINGSLAND BUSINESS PARK BASINGSTOKE, HANTS RG11 4BX
	Phone number	01256 843988
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.	7, EVERGREEN WAY WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR ELEVATION
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.	WHITE UPVC FRAMES GLAZED IN CLEAR D/G UNITS ON DWARF BRICK WALL TO MATCH. ROOF-WHITE BARS GLAZED IN BRONZE POLYCARB
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 ☑

3144 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 0
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

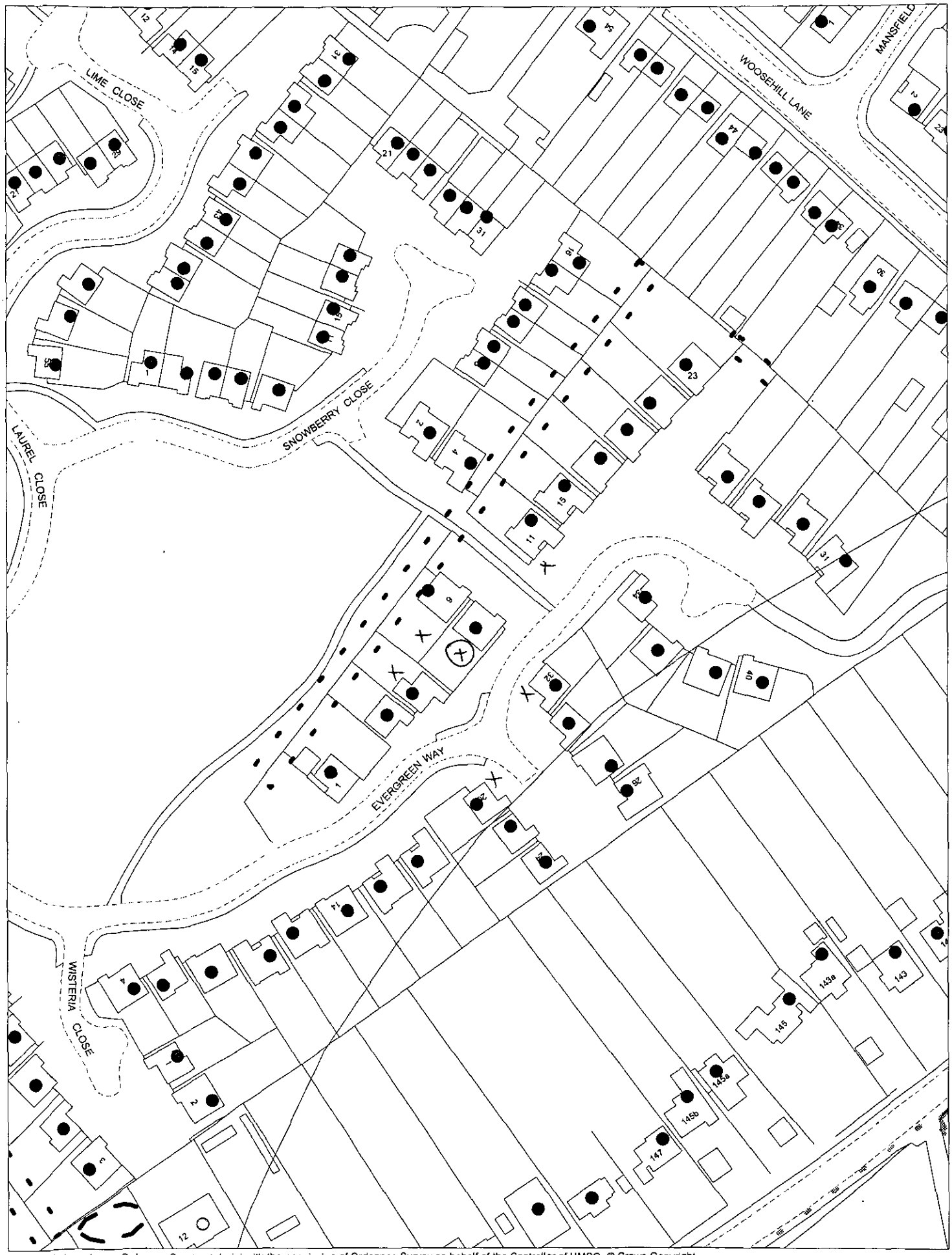
None of the land forms part of an agricultural holding.

Your signature: P. Freeman

on behalf of MR & MRS POLLEYN

Date 19/5/00

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.

31 May 2000

Scale: 1 : 1250

N
W E
S

24.MAY2000* 1573