APPLICATION NO:
F/2000/1545

LOCATION:
49 Reeves Way, Wokingham.

APPLICANT:
Mr Chapman Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **25/06/2000**

APPLICATION EXPIRY DATE: **14/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Chapman
Anglian Home Improvements
Conservatory Admin Dept
PO Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1545

Parish: **WOKINGHAM**

Location: **49, Reeves 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

John Mitchell
Development Control Manager
Date: 04/07/2000

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1545

Applicant : Mr Chapman Anglian Home Improvements.

Location : 49, Reeves Way, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		~~26~~/6/2000

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : 26/6/2000

Date Registered : 19/05/2000

Earliest Date for Decision : 25/06/2000

Latest Consultation Date/Site Notice Expiry Date : 25/06/2000

Application Expiry Date: 14/07/2000

Consultation Responses :
Wokingham DC Environmental Health : No objection
Wokingham Town Council : No objection
Neighbours : None received.

Planning Issues : (identified settlement)
1) Impact on neighbouring properties
2) Impact on streetscene / VA.

Application Number: F/2000/1545

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory. It will be 4.1 metres wide and protrude from the rear elevation via the lounge/dining room by 3.6 metres. The proposed eaves height of the pitched roof will be 2.6 metres with a ridge height of 3.5 metres.

No.47, to the east, detached neighbour, extended to the rear, south eastwards with a single storey conservatory, set 1 metre away from the 1.8 metre high boundary fence. Whilst proposed conservatory would project beyond rear elevation by 3.6 metres the conservatory of No.47, projects a further 2.5 metres. Due to the position and distance away it is not considered that the amenity of the occupiers of this property would be adversely affected.

No. 51, to the west, footprint set slightly forward by 1 metre, detached neighbour, windows in rear aspect facing garden. Positioned 1 metre away behind a 1.8 metre high boundary fence, no windows in flank elevation. Therefore due to its position, it is considered that the occupants of this property will not be overlooked or overshadowed.

No.16 & 18, and Crail Close, to the south, windows in rear aspect facing No. 49, due to the distance away and behind mature trees on rear boundary, the occupants of these properties will not be overlooked.

2) Impact on street scene /visual impact.

Materials proposed will match existing. The conservatory will not be visible from the road (the roads are not visible from the plot due to the house walls and boundary treatments), this proposal will have no visual impact on street scene.

Recommendation : Approval: [✓] ~~**Refusal : [ ]**~~
(tick appropriate box)

John Mutlow
4/7/00

Application Number F/2000/1545
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

4/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 49 Reeves Way
Wokingham.

APPLICATION NUMBER: F/2000/1545

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 28/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree in front garden

2. DESCRIPTION OF SURROUNDINGS 1987 dev' open estate, Quiet cul-de-sac. Residential, 2 storey detached houses, front gardens Integral garages + driveways. Same designs + footprints.

3. DESCRIPTION OF SITE/BUILDING 2 storey, detached house, Extended with single storey ext to rear, red brick, white UPVC windows, concrete pantile roof. integral garage at side + driveway. Porch at front

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — 4 No mature oak trees in rear garden

ACCESS/PARKING — as existing at front, integral garage pedestrian ents side gate.

LEVELS — No change

BOUNDARY TREATMENT — No 47, 1.8m cb fence, ext' with a rear conservatory 5m deep (ext)

OTHERS — No 51, 1.8m cb fence, no flank windows

— Rear boundy mature Oak trees + 1.6m fence.

No No. 47 has a similar conservatory (next door) on same side of footprint.

Will not be seen from road (can not see road from rear plot).

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

Tel: 0118 974 6441

Date: **01 June 2000**

My ref: F/2000/1545

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

Dear Councillor

Application Number: F/2000/1545
49, Reeves 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1545**
49, Reeves 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 Hudson

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

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

Tel: 0118 974 6441

Date: **01 June 2000**

My ref: F/2000/1545

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1545
49, Reeves 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1545**
49, Reeves 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 Morgan

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

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

Tel: 0118 974 6441

Date: **01 June 2000**

My ref: F/2000/1545

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/2000/1545
49, Reeves 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2000/1545**
49, Reeves 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 MAY 2000

Officer: AT | Application No. F/2000/1545

19 MAY 2000*

Map No. 83 Site 0:04

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: 49 REEVES WAY

Parish: WOKINGHAM Ward: .....

Applicant: MR CHAPMAN

Fee Received 95-00 (4) 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	Scale? 1:1250	phoned 30/5	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale? 1:500	30/5	
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: ..... ← 250m Landfill Site Consultation
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 + 16, 18 Crail Close

47, 51 Reeves Way

+ property marked ⊛ on map (may just be a car park!!) - No address on GIS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1545

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

Site Address: 49 Reeves Way, Wokingham.

Applicant: Mr Chapman C/O Anglian Home Improvements

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
19 JUN 2000	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application by **25/06/2000**

No objection

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
POL | TLS
DC | ENF
APP
CS
07 JUN 2000
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref: IRM

To: Andrew Thorley
Planning Department

Date: 6/06/00

49, REEVES WAY, WOKINGHAM F/2000/1545

Having considered the above application, I have no objection or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

19.MAY2000* 1545

Anglian Home improvements

Our Ref: SD/AM 99/01246 Chapman

18 May, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 49 REEVES WAY WOKINGHAM RG41 2PS

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

19 MAY 2000 1545

ADDRESS 49 REEVES WAY PARISH WOK.

PLOT No. 5 ORD. SHEET No. (83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00885	T. Lawrence	O/APP. 9 flats 14 garages	11/7/74	N/A Ref
04361	"	Res Dev.	6/5/76	N/A Ref
05084	"	Res Dev.	28/8/76	N/A C/A.
06667	G. Thexton & Son	O/APP Res. Dev.	28/9/77	N/A Ref.
08723	T. Lawrence	8 dwellings garages etc	28/9/78.	N/A C/A.
11494	Peak Properties	O/APP. 1 DET. 5 semis.	27/9/79	N/A Ref
11495	"	O/APP 13 dwellings.	"	N/A Ref
12841	C & S. Crescent	8 houses & garages	10/4/80	N/A C/A.
BR 13344	"	"	30/4/80	Ref N/A
BR 15281	"	"	18/8/80	App N/A.
28783			16.9.87	C/A
BRA 3480	MR. R. STACEY	S/ST. EXTS. (UTILITY/HALL/STUDY)	16.9.87	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 247/83 AT REAR

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
19.MAY2000* 1545

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 CHAPMAN MRS.
	Address and postcode	49 REEVES WAY WOKINGHAM RG41 2PS
	Phone number	(0118) 979 3656
2	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS CONSERVATORY ADMIN DEPT PO BOX 65, NORWICH NR6 6EJ
	Phone number	01603 420775
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.	49 REEVES WAY WOKINGHAM RG41 2PS
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT P.V.C.U CONSERVATORY TO REAR OF PROPERTY
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.	WALLS: WHITE PVCU FRAMES / DOUBLE GLAZING ROOF: BRONZE GLASS.
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 English Campaign

Please turn over

9	How many bedrooms does the property have? N/A.	Existing:	Proposed:
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: [signature]

on behalf of Mr CHAPMAN.

Date 17/4/00.

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

Our ref: SP\2000\1854
Your ref: F/2000/1545

Too late please file
AJT.

ENVIRONMENT AGENCY

32486

AT
APP
US

COPIES TO: | ACK: | FILE:

Date: 25th July 2000

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Andrew Thorley

Dear Sir/Madam

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

49 Reeves Way

Thank you for your letter dated 1st June 2000 which was received on 5th June 2000. You are asked to quote the following reference in any correspondence: SU86NW/11/23.The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU745710	20 metres	Blue Pool

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

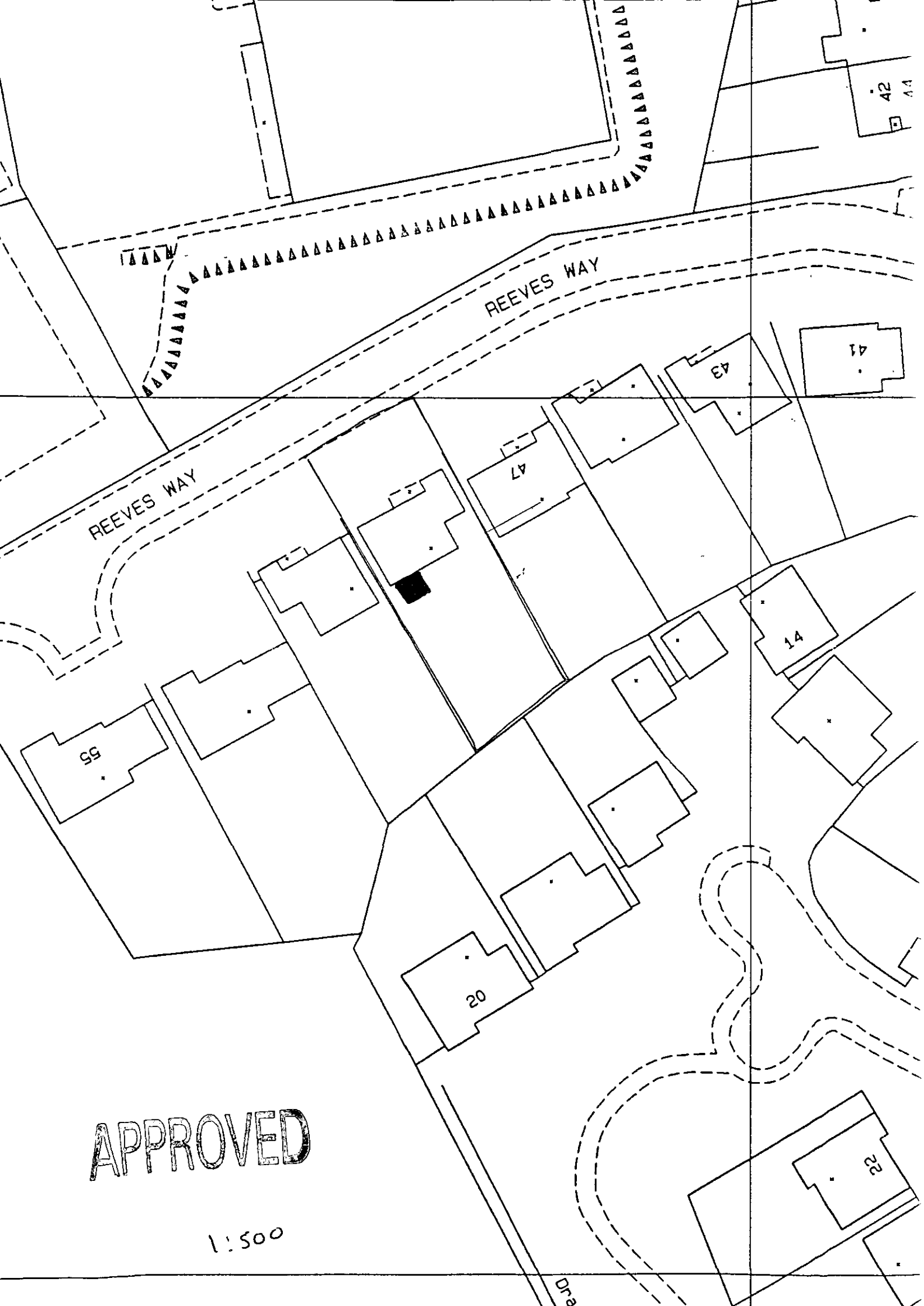
S Paxman

Sarah Paxman
Development Planning Officer

cc. Simon Dickerson, Anguan Home Improvements, Conservatory admin dept., PO BOX 65, Norwich, NR6 6EJ

~~Cont/d~~..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301


REEVES WAY
REEVES WAY
42
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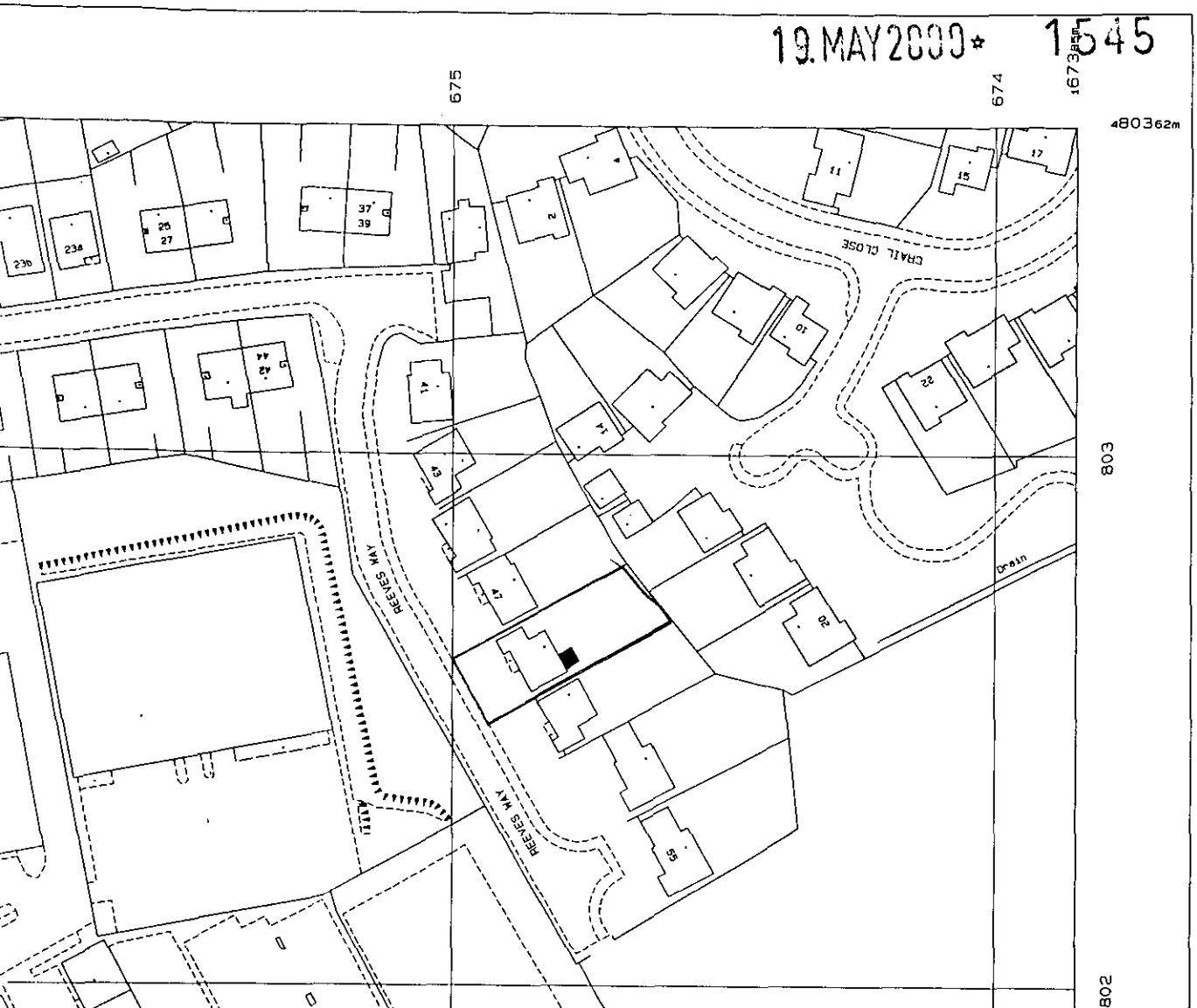
APPROVED
1:500

19.MAY2000* 1545



1:1250

APPROVED

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