see plans from 99/72666/F.

APPLICATION NO:
F/2000/1407

LOCATION:
69 Waterloo Road, Wokingham.

APPLICANT:
Mr C J Morris

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

EARLIEST DATE FOR DECISION: **10/06/2000**
28 Day Members exp : 14/06/2000
APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C J Morris
69 Waterloo Road
Wokingham
Berks
RG40 2JE

Application Number: F/2000/1407

Parish:	**WOKINGHAM**
Location:	**69, Waterloo Road, Wokingham.**
Proposal:	**Proposed single storey rear extension to dwelling to form conservatory. (retrospective)**

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

Reason
1. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 16/06/2000

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 : Natalie Brown

Application Number : F/2000/1407

Applicant : Mr C J Morris .

Location : 69, Waterloo Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 04/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 29/06/2000

Consultation Responses :
NOK TC : 13/6 - no objections.

Neighbours/EN : none received.

Planning Issues :

1) Impact upon neighbouring properties } WBE1
2) — " — the street scene } SBE1/2.

Application Number: F/2000/1407

Appraisal :

(1+2): Impact upon neighbouring Properties / streetscene.

This is a retrospective application of a single storey rear extn forming a lean-to style conservatory. It is 3.3m width & 2.1m depth. It is 2m to eaves & 2.3m to the ridge. It is also set back by 10cm from the boundary with No 71. There is a 1.5m fence between these two properties.

It is considered, that as it stands, the current development is having no detrimental impact upon neighbouring properties nor the streetscene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1407
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	~~S01~~ 5		
	SC53	SR12	WORK

John Murrieson
16/6/08

RECORD OF SITE VISIT

SITE ADDRESS: 69 Waterloo Road Wokingham.

APPLICATION NUMBER: F/2000/1407

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on pillar by entrance to property.

2. DESCRIPTION OF SURROUNDINGS
Residential - mixed type, style & design fronting ~~Waterloo~~ Rd.

3. DESCRIPTION OF SITE/BUILDING
semi-D.
lean-to style extn.
set back from boundary on both sides.
long rear garden (shed at bottom).

4. RELATIONSHIP TO ADJOINING PROPERTIES
← No 71 (other semi. D)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING n/a

LEVELS

BOUNDARY TREATMENT 1.8m fence - surrounding

OTHERS

Tel. (0118) 974 6492

Date: 17 May 2000

Your Ref:

My Ref: Natalie Brown
F/2000/1407

The Owner/Occupier
13
Burford Court
Rances Lane
Wokingham
Berks

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 Sir/Madam

Application Number: F/2000/1407

Site Address: 69, Waterloo Road, Wokingham.

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

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number ***F/2000/1407*** . *Your comments will be considered by the planning officer before a decision is* made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what *decision is made.*

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Natalie Brown**, on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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

Tel: (0118) 974 6492

Date: **17 May 2000**

My ref: F/2000/1407

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1407
69, Waterloo Road, , 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 **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1407**
69, Waterloo Road, , 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 Wyatt

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

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

Tel: (0118) 974 6492

Date: **17 May 2000**

My ref: F/2000/1407

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/1407
69, Waterloo Road, , 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 **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1407**
69, Waterloo Road, , 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 Green

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

Received by Wokingham District Council

Application No: F/2000/1407

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

Location:
69, Waterloo Road, , 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 10/06/2000. 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

17 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	F/2000/1407
Officer: NAB	Application No. 04 [illegible] 2000

Map No. ..... Site 0.02
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: 69 Waterloo Road

Parish: Wokingham Ward: Wescott / 1815

Applicant: Mr C.J. Morris

Fee Received 95.00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

NB.
File no 99/70666/F is not in filing system – unable to check it.
Jan

Additional information required for validation

		Re	ed	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 : 18.5.... 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 + 1 to 24 Burford Court, Rances Lane, Wokingham

67, 71 Waterloo Rd.

18, 20 Waterloo Crescent

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1407

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

Site Address: 69 Waterloo Road, Wokingham.

Applicant: Mr C J Morris

Your observations are required in respect of this application by **10/06/2000**

No objections

PLANNING SERV
POL
DC
APP
CS
COPIES TO:
FILE

SIGNED: _____ **DATE:** 12/06/2000

CLERK TO Wokingham Town Council

69, WATERLOO ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
~~[illegible]~~			~~Gregory / Res Dev at rear 22/12, 6/73, 17/73~~	~~[illegible]~~			
	8777X	28.3.72	Extension to form kitchen and bathroom		18.4.72		
~~8/22/72~~			~~Gregory / Res Dev at rear~~	~~8/6/72~~			
99/70666/F			C.J. Morris F/FL/R + S/SL-/R lats.	10.12.99	C/A		

69, Waterloo Road
Wokingham
Berkshire
RG40 2JE

Dear Sir/Madam,

04.MAY2000* 1407

Please find enclosed planning application for the erection of a single-storey conservatory. The requirement to seek planning approval for this only came to light after a visit by Mr Wratten, one of your planning officers, although it is an integral part of an ongoing development (Reg:- 99/70666/F). It had previously been thought that planning approval was not required - for which I apologise.

In Mr Wratten's letter of 16th March 2000, he suggests that this application would receive favorable consideration and I would hope that this will be the case. The overall development as originally planned, seeks to do no more than bring our house up to the same standard as other similar houses in the near vicinity. Once again, my apologies for the original omission.

Yours faithfully

C. J. MORRIS.

Environmental Services

For office use only.
Application number:

Householder planning application form

04. MAY 2010 * 1407

WOKINGHAM DISTRICT COUNCIL

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	CHRISTOPHER JOHN MORRIS
	Address and postcode	69, WATERLOO ROAD WOKINGHAM BERKSHIRE RG40 2JE
	Phone number	0118 9892711
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.	69, WATERLOO ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A LEAN-TO 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.	UPVC TO MATCH PREVIOUSLY INSTALLED WHITE UPVC WINDOWS
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

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.

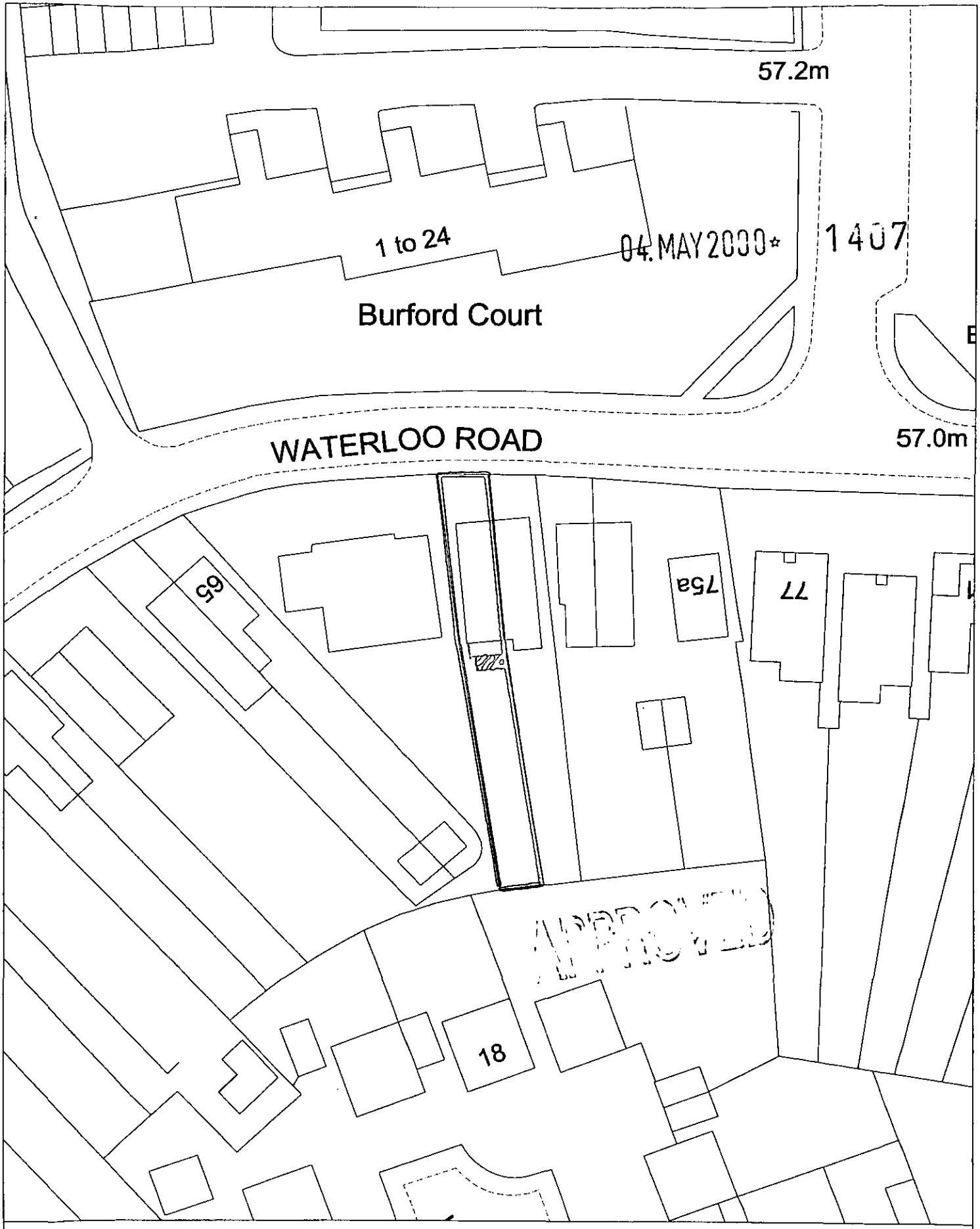
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 29/4/00

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



Site Plan, Scale: 1 to 500

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Date: 2 May 2000

N
W E
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