APPLICATION NO:
F/2002/8061

LOCATION:
Chapel Green House Chapel Green, Wokingham.

APPLICANT:
Mr/Mrs D Adams C/O Mr J Turrell

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

EARLIEST DATE FOR DECISION: **21/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Adams
C/O Mr J Turrell
1 Portman Close
Bracknell
Berks
RG42 1NE

Application Number: F/2002/8061

Parish: **WOKINGHAM**

Location: **Chapel Green House, Chapel Green, Wokingham.**

Proposal: **Proposed single storey side 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6.
South East Area Local Plan Policies SBE1 and SC19.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WCC7 and WCC1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

Notice checked by: _____

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.

(3) WOKINGHAM EQUESTRIAN CENTRE

ADDRESS LUCKLEY ROAD PARISH WOKINGHAM

PLOT No. x PART CHAPEL GREEN FARM ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20710	Wok. Equestrian Centre	5 Stable block/feed store	9.2.84	N/A CLA
WA22561	"	DETACHED COTTAGE	21.6.84	APP N/A
21699	"	"	28.6.84	N/A CLA
26421	"		6.10.86	CLA
BRA1946	"	DOUBLE GARAGE	11.9.86	APP
26945		FEED STORE TO RETAIL	22.1.87	REF
26946	"	FLOODLIGHTS AT ALL WEATHER	29.1.87	CLA
		RIDING SURFACE	29.1.87	CLA
28106	MRS ADAMS	HAY BARN	9.7.87	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) WOKINGHAM EQUESTRIAN CENTRE CHAPEL GREEN HOUSE

ADDRESS LUCKLEY ROAD) PARISH LINCHAMPST.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2995	HIGGS & HILL HOMES O/L	LAND FRONTING LINCHAMPST. ROAD — FOOTBALL STADIUM	24.11.94	REF
43907	LUCE O/L	94 DWELLINGS	17.2.95	REF
44419	MR.D.ADAMS	S/ST. GRANNY ANNEXE	12.7.95	CLA
FP95/3532	MR.D.ADAMS	S/ST. GRANNY UNIT	8.5.95	APP
F/1994/0145	MR & MRS D. ADAMS	Alt. to stable to create shop & restroom & visitor toilets	21.1.00	APP

MINISTRY DECISION

SPECIAL ORDERS

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8061

Applicant : Mr/Mrs D Adams C/O Mr J Turrell.

Location : Chapel Green House, Chapel Green, , Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/02

Date Registered : 22/11/2002

Earliest Date for Decision : 21/12/2002

Latest Consultation Date/Site Notice Expiry Date : 21/12/2002

This application will have expired on: 17/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Cllr - no objection

Planning Issues :

Green Gaps & Wedges

Rural Area / Countryside

Impact upon neighbours

" " streetscene

Application Number: F/2002/8061

Appraisal:

Development
The proposed is for a single storey side extension to form conservatory. The site is a chalet style bungalow with granny annexe attached and located within the rural area of Wokingham. The proposed would be located to the side of the main dwelling and to the rear of the annexe and in doing so will create a link between the two. The conservatory would be built within the rear and side building lines. It would be 6.0m in depth, have a maximum width of 4.0m and a fully hipped roof with a ridge height of 3.1m.

1) Impact upon the neighbours
There are no properties to the rear of the site. No.1 and 2 Chapel Green Cottages to the east would be able to see the proposed. The roof line of the proposed would be lower than the roof of the adjoining annexe. It is therefore considered that there would be no adverse impacts in terms of overlooking, overbearing and overshadowing.

2) Impact upon the character of the street scene and rural area
The proposed would not be visible from the front of the site. Views of the proposed would be limited to long distance views from the public right of way to the rear, a minimum distance of 80m away. The hipped roof reduces the mass of the proposed. It would be built within the side building line of the annexe and the rear building line of the main dwelling. The dwarf brick wall would be in materials that match the existing house. The proposed would add $15m^2$ of floor space; this constitutes as an 8.4% increase to the original dwelling, or 30.6% increase including the annexe. These figures are within the guidelines for rural area development.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/8061
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: Chapel Green House
Chapel Green Wokingham.

APPLICATION NUMBER: F/2002/8061

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 10/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, front fence

2. DESCRIPTION OF SURROUNDINGS
rural hospital, farm, couple of semis

3. DESCRIPTION OF SITE/BUILDING
chalet style bungalow - granny annexe attached ?
large double detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
2 semis to far side + farm buildings towards front.

5. SITE CONSTRAINTS



TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT fields to rear, sides

OTHERS rustic 1m fence
& chicken wire.

Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8061

To Dawn Hancocks

WOKINGHAM UNITARY
Aiming for Excellence

From

Councillor R 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/2002/8061
Chapel Green House, Chapel Green, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8061**
Chapel Green House, Chapel Green, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.

I wish this application to be listed should the officers recommendation be for: GRANT/~~REFUSAL~~
and my reasons are: I see no practical problems which warrant refusal, unless there are technical listed building concerns.

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/~~NO~~

Signed: R Wyatt Date: 28/11/02

Councillor R Wyatt

03 DEC 2002

Application Number : F/2002/8061	Map No : 83
Case Officer : OSH.	Site Area : 0.10
Valid Date : 22/11/02	Received Date: 22/11/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling to form conservatory.

Location : Chapel Green House, Chapel Green, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr/Mrs D Adams C/O Mr J Turrell.

Fee Required: £110 Fee Received: £110 (6)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

NEIGHBOURS

S/N + See map.

No pre-apps.

Green Gap & Wedges
Rural Area
Countryside

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

Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8061

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/8061
Chapel Green House, Chapel Green, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8061**
Chapel Green House, Chapel Green, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

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

Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8061

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8061**
Chapel Green House, Chapel Green, , Wokingham.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

Received by Wokingham District Council

Application No: F/2002/8061

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

Location:
Chapel Green House, Chapel Green, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8061 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

28 November 2002

Organisation_Name	Building_Name	address1	Postcode
	1 CHAPEL GREEN COTTA(	1 CHAPEL GREEN COTTAGESCHAPEL GREENWOKI	RG40 3ER
	2 CHAPEL GREEN COTTA(	2 CHAPEL GREEN COTTAGESCHAPEL GREENWOKI	RG40 3ER
CHAPEL GREEN FARM			RG40 3EP
	CHAPEL GREEN HOUSE	CHAPEL GREEN HOUSECHAPEL GREENWOKINGHA	RG40 3ER

Neighbour list F/2002/8061

22.NOV.2002 8C51

Environmental Services

For office use only.
Application number:

Householder planning application form

22 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

8061

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 D. ADAMS
	Address and postcode	CHAPLE GREEN HOUSE CHAPLE GREEN WOKINGHAM RG40 3ER
	Phone number	0118 9775549
	Agent's Name	MR. J. TURRELL
	Address and postcode	1, PORTMAN CLOSE BRACKNELL BERKS RG42 1NE
	Phone number	01344 485412
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.	CHAPLE GREEN HOUSE CHAPLE GREEN WOKINGHAM RG40 3ER
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE LOCATED 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.	RED BRICK TO MATCH EXISTING HOUSE	
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: 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 W Gunnell

on behalf of Mr & Mrs Adams

Date 21/11/02

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

ADDRESS CHAPEL GREEN FARM PARISH [illegible]

PLOT No. LUCKLEY ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
KRA 1841	MRS J CROWTHER	SEPTIC TANK	14.11.86	[illegible]
F/2001/3881	"	Conv of agric buildings	18.12.01	C/A
		part dem & infill ext:		
		to create live-work unit		
F/2002/8061	Mr/Mrs Adams. Chapel Green Farm	S/st S. Ext - Conservatory		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074