APPLICATION NO:
F/2001/5248

LOCATION:
83 Clifton Road, Wokingham.

APPLICANT:
Mr & Mrs Hominick C/O Cavendish House Conservatory Co

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

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

No OBS 03.01.02 SV

JS7

00

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hominick
C/O Cavendish House Conservatory Co
3 Tower Estate
Warpsgrove Lane
Chalgrove
Oxon

Application Number: F/2001/5248

Parish: **WOKINGHAM**

Location: **83, Clifton Road, 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 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 that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. You are advised that no soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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 Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

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.

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5248

Applicant : Mr & Mrs Hominick C/O Cavendish House Conservatory Co.

Location : 83, Clifton Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 07/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application will have expired on: 02/01/2002. 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 :

Planning Issues :

Identified settlement
Impact on street
Impact on neighbours

EN1, WOS3, WBE1
SBE1, SBE2

Ground Water Protection Zone

South East Area Local Plan

Application Number F/2001/5248
Conditions/Reasons for Refusal

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

(1) • You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

(2) • You are advised that no soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

(3) • You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WO33
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 27.12.01

RECORD OF SITE VISIT

SITE ADDRESS: 83 Clifton Road Wokingham.

APPLICATION NUMBER: F/2001/5248

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Semi-detached houses

3. DESCRIPTION OF SITE/BUILDING

2 sty semi-detached with integral garage & first floor ext above it, 2 sty rear ext also - closed in space between this & neighbors rear ext.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°81 - has rear extension on site already.

5. SITE CONSTRAINTS

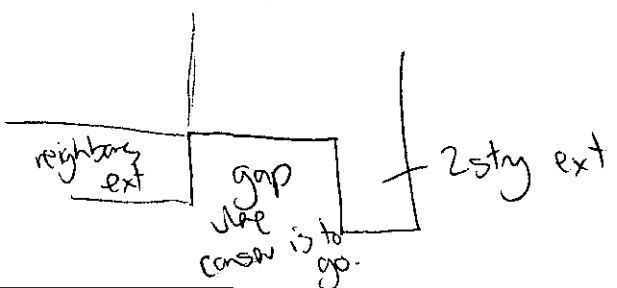
TREES NA

ACCESS/PARKING Garage & driveway for 2 parks

LEVELS NA

BOUNDARY TREATMENT

OTHERS



Application Number: F/2001/5248

Appraisal:

The proposed development is a single storey rear extension to form a conservatory. The property contains a semi-detached two-storeyed house with a two-storeyed rear extension. It is located on a residential street within an identified settlement. Other houses in the street are also semi-detached and the adjoining house has a single storey rear extension (no.81).

The conservatory extension will be 5.03m in width and 3.3m in depth. It will have a pitched roof with a hipped end and will be a maximum height of 3.27m. The extension will have glass walls and roof with brick around the lower walls.

The closest properties to the extension will be no.81 the attached house, and no.85 located to the north.

1. Impact upon neighbouring properties

The extension will have no impact on the surrounding neighbours as it fills in an empty space between the existing two-storey rear extension on-site, and the neighbouring properties single storey rear extension. Both adjoining neighbours will therefore not see the extension except from their rear gardens. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension will not be seen from the street as it is located to the rear of the house. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Received by Wokingham District Council

Application No: F/2001/5248

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

Location:
83, Clifton 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 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/2001/5248 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. 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.

Head Planning and Transportation

19 November 2001

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5248

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/5248
83, Clifton 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5248**
83, Clifton 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 Malvern

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5248

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Yours faithfully,

Heidi Lynch

Development Control Officer

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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 Eke

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

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

Tel: (0118) 974 6442

Date: **19 November 2001**

My ref: F/2001/5248

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5248**
83, Clifton 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 Earnshaw

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 NOV 2001

Officer: HL | Application No. F|2001|5248

Map No. 68B Site ...005...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

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

Location: 83 CLIFTON ROAD

Parish: WOKINGHAM Ward: Emmbrook.

19.11.01

Applicant: MR|MRS HOMINICK

Fee (8) Received 95-00 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 : 19.11.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

Groundwater Protection Zone – see guidance note from Mike/Conrad
No pre-apps

NEIGHBOURS:

S/N + see map

Environmental Services

For office use only.
Application number: 07.NOV.2001 * 5248

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 W. HOMINICK
	Address and postcode	83, CLIFTON ROAD WOKINGHAM BERKS RG 41 1NJ
	Phone number	01189 619943
2	Agent's Name	CAVENDISH HOUSE CONSERVATORY PROD^N LTD
	Address and postcode	3, TOWER ESTATE WARPSGROVE LANE CHALGROVE OXON.
	Phone number	01865 890557 (D. AYES)
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 ABOVE (APPLICANT)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO FORM 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.	BRICKS TO MATCH EXISTING WHITE PVCU FRAMEWORK
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

		Existing:	Proposed:
9	How many bedrooms does the property have?	07.NOV.2001	5248
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]

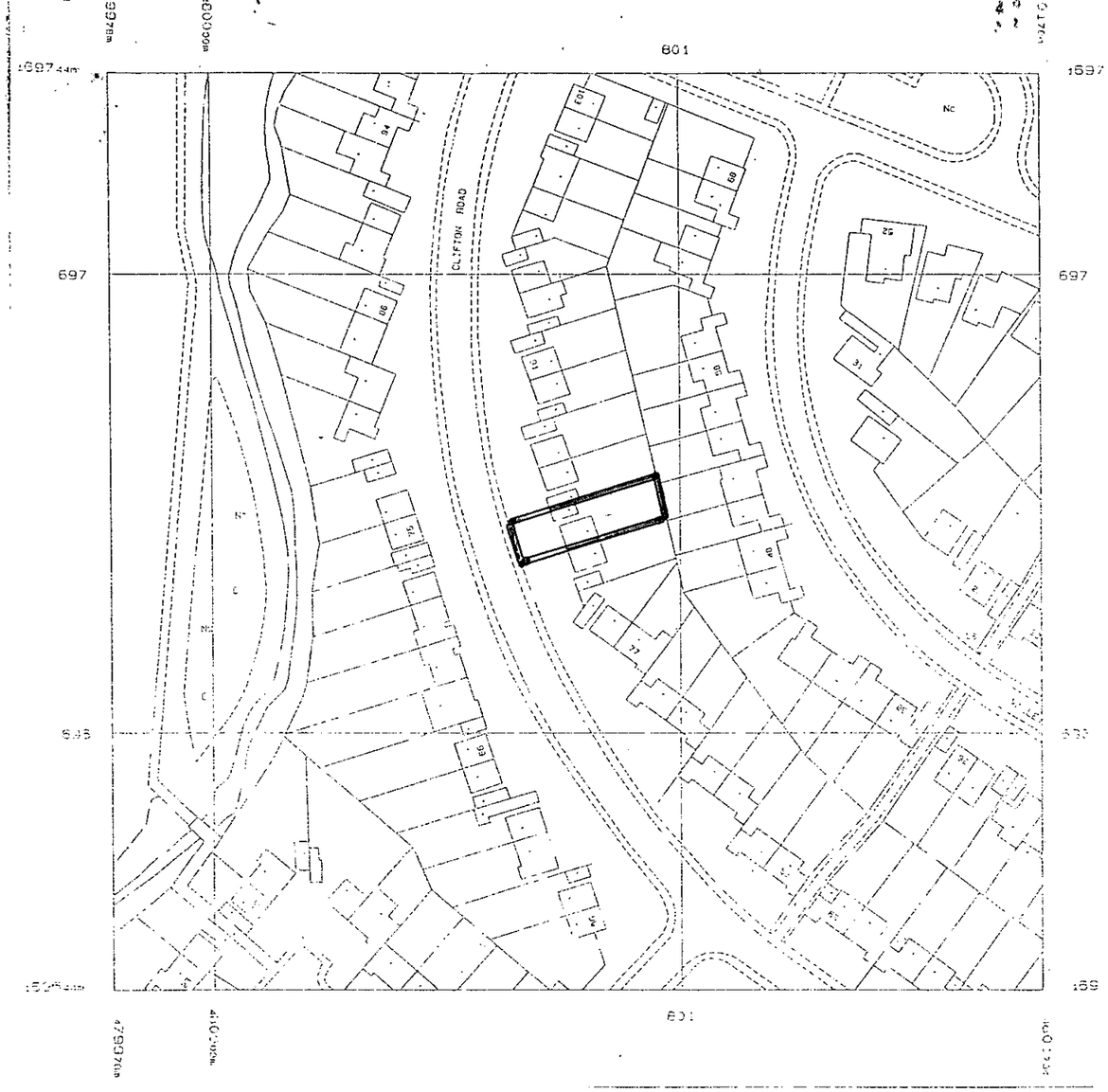
on behalf of MR & MRS W. HOMINICK

Date 05/11/01

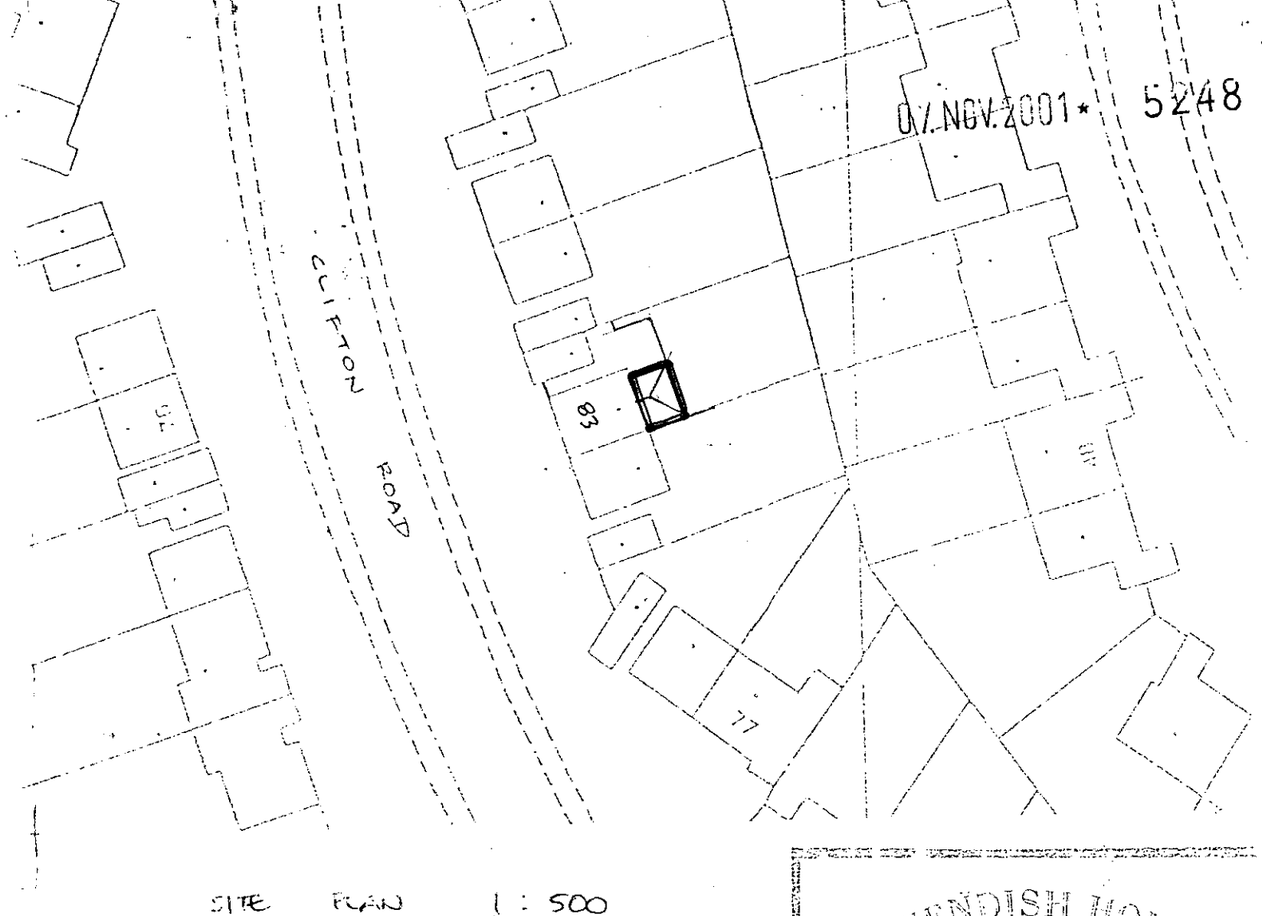
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

83 CLIFTON ROAD Plot 89

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COM
PLANNING	BUILDING			PLANNING	BUILDING		
0/16/58			Res Dev	10/7/58c			
8/41/63			Dwelling	19/12/63c			
	BR13546		PORCH, W.C. & PLAYROOM (MR. W. HOPKINICK)		20.5.80 APP.		
13390			"	3.7.80 GA			
20312			1ST FLOOR EXTENSION	20.10.83 GA			
	BR21575		"	11.11.83 APP →			



LOCATION PLAN 1 : 1250



SITE PLAN 1 : 500

CAVENDISH HOUSE
Chartered Surveyors & Valuation
3 Town Estate, Warpsgrove Lane, Chalgrove, OXFORD, OX9 7XZ
Telephone: (01865) 890557 Fax: (01865) 891389

NAME MR & MRS W. HOMINICK

ADDRESS

83, CLIFTON ROAD

WOKINGHAM

BERKS

RG 41, 1NJ

Scale 1:500, 1:1250

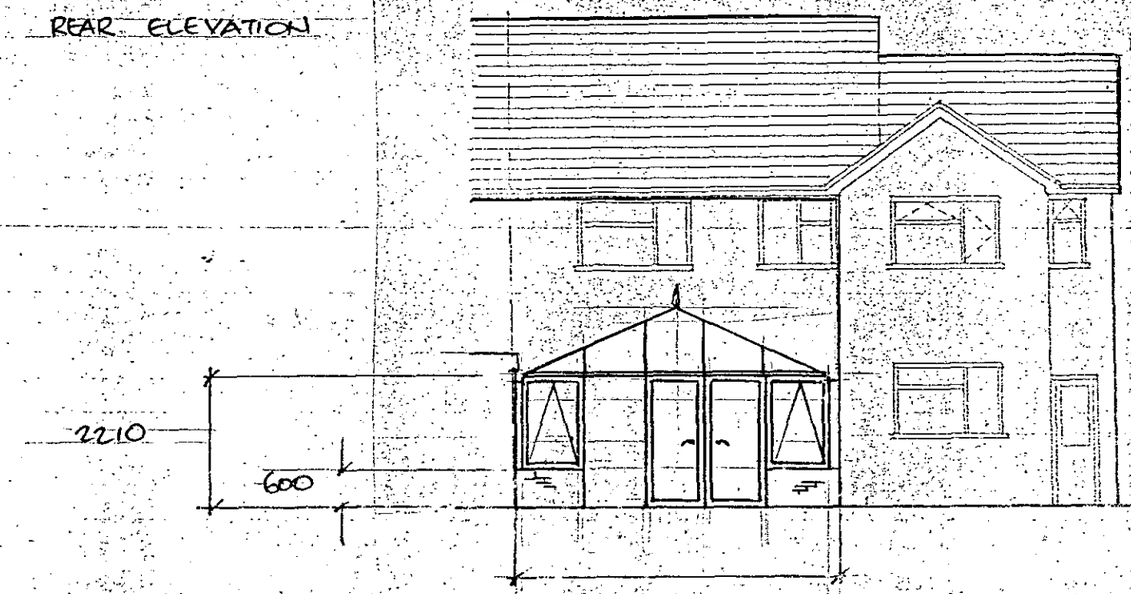
APPROVED

Date. 23-10-01

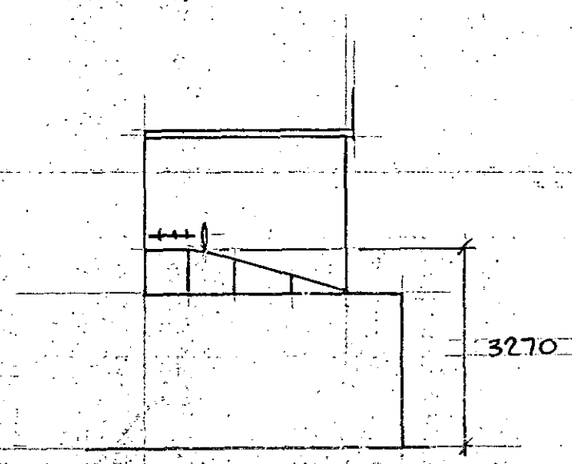
Drawn by.

Drawing No: PS 2031 /2

REAR ELEVATION



SIDE ELEVATION

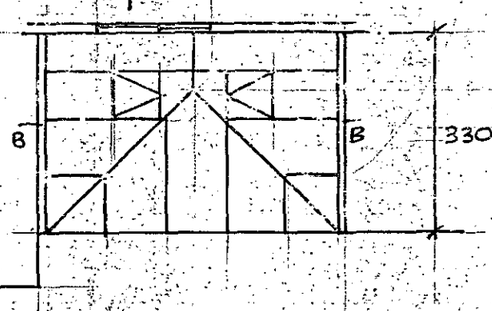


NOTES:

PROPOSED CONSERVATORY IN
WHITE PVCu FRAMEWORK,
DOUBLE GLAZED PANELS, TWO
TOP HUNG CASEMENT WINDOW
DOUBLE DOORS, TINTED POLY
ROOF, BRICKWORK TO MATCH
EXISTING, RWP TO SOAKAWA

SLIDING DOORS TO DINING ROOM

PLAN



B = BOX GUTTER

MAX DEPTH 3300, MAX DEPTH 5030, MAX HT. 3270



CAVENDISH HOUSE
Conservatories of Distinction
3 Tower Estate, Warpsgrove Lane, Chalgrove, OXFORD, OX9 7XZ
Telephone: (0865) 890557 Fax: (0865) 891569

NAME MR & MRS W. HOMINICK

ADDRESS
83, CLIFTON ROAD
WOKINGHAM
BERKS
RG41 1NJ

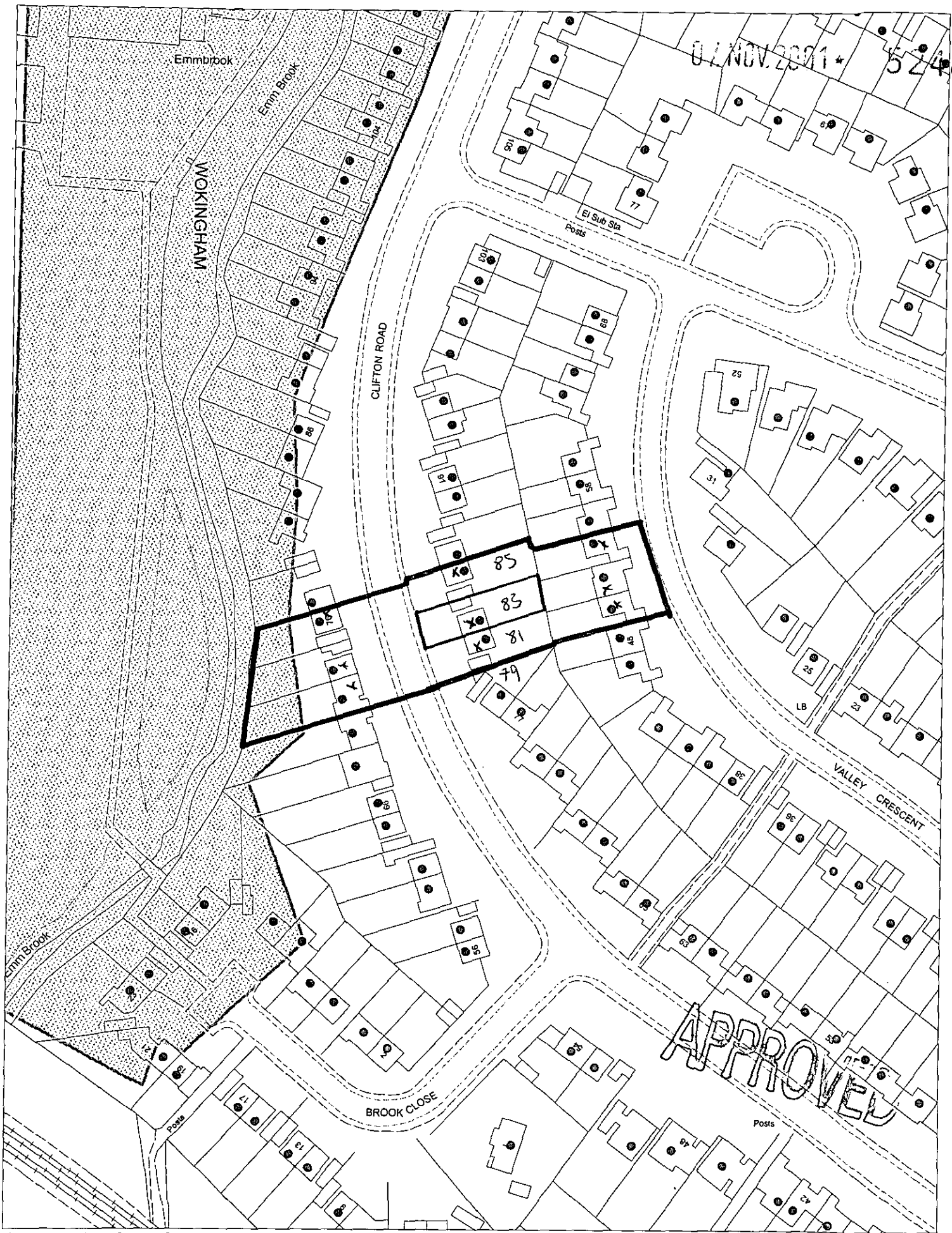
APPROVED

Scale: 1:100

Date: 23-10-01

Drawn by: [illegible]

Drawing No: PS 2031/1



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Development Control Section, Environmental Services, Wokingham District Council.
15 November 2001 Scale: 1 : 1250