APPLICATION NO:
F/2000/0711

LOCATION:
16 Waverley Way, Wokingham.

APPLICANT:
Mr Mrs Waters C/O Mr D Parsons

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

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Natalie Brown**

AT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Waters
C/O Mr D Parsons
43 Sycamore Road
READING
Berkshire
RG2 7LX

Application Number: F/2000/0711

Parish: **FINCHAMPSTEAD**

Location: **16 Waverley 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.

Head of Planning and Transportation
Date: 06 April 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/2000/0711

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

Location:
16, Waverley 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 letter 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 30/03/2000. 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

WORK SHEET FOR : ~~Natalie Brown~~ Andrew Tidbury

Application Number : F/2000/0711

Applicant : Mr Mrs Waters C/O Mr D Parsons.

Location : 16, Waverley Way, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 28/03/2000

Date Registered : 14/02/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 10/04/2000

Consultation Responses :

Finchampstead Parish Council : No objections.
Neighbours : None Received

Planning Issues : WDLP / SEALP identified settlement.

1) Impact on street scene / visual amenity
2) Impact on amenities of neighbouring properties.

Application Number: F/2000/0711

Appraisal :

1) Impact on streetscene / visual amenity

The proposal is for a single storey rear extension to dwelling to form a conservatory off the lounge. It will measure 3.7m and protrude beyond the rear elevation by 3.7m, 2.5m to eaves and 3.1m to ridge. Due to its position [redacted] it is considered acceptable ∴ no detrimental impact on streetscene / visual amenity of area.

2) Impact on amenities of neighbouring properties.

No. 12 to the south set forward to the rear by 5m, [redacted] stands 2m away from, at 1.8m high fence, no windows in flank elevation ∴ the occupiers of this property will not be overlooked / overshadowed.

No 14 to the north again set forward to the rear by 4.5m, stands 1m away from a 1.8m high fence, no windows in flank elevation ∴ the occupiers of this property will not be overlooked / overshadowed.

No 26 to the north-east due to the distance away behind a 1.8m high fence the occupiers will not be overlooked.

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

(tick appropriate box)

6/4

Application Number F/2000/0711
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: 16 Waverley Way
Wokingham.

APPLICATION NUMBER: F/2000/0711

OFFICER: ~~Natalie Brown~~ Andrew Morley

DATE OF SITE VISIT: 28/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage wall

2. DESCRIPTION OF SURROUNDINGS Residential, 2 storey detached houses, new/modern, seperate garages, + integral garages, open plan gardens, with walled enclosures. Different designs + styles.

3. DESCRIPTION OF SITE/BUILDING A Landscaped, large, new detached house with double garage at front and parking space for 2-3 cars, brick frontage with mock tudor panelling /timber work, Black painted/stained windows + door frames tiled roof - large spacious gardens back + front

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to plan, No 14 } set forward
+ No 18 } of No 16 b/c at the rear.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING as existing at front, double garage + parking space for 2-3 cars

LEVELS — No change

BOUNDARY TREATMENT — No 14, boundary, 1.8m fence.

OTHERS — No 18, boundary, 1.8m fence + shrubbery
— Rear boundary 1.8m fence
No overlooking / overshadowing.

No 18., No windows in flank walls/elevation
No 16, " " " " "
No 26, to far away to be affected.

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

Tel: (0118) 974 6492

Date: **06 March 2000**

My ref: F/2000/0711

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/0711
16, Waverley 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 **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** *Application Number:* **F/2000/0711**
16, Waverley 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 Cundy

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

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

Tel: (0118) 974 6492

Date: **06 March 2000**

My ref: F/2000/0711

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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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Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0711**
16, Waverley 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 Charlesworth

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 FEB 2000

Officer: NAB | Application No. F/2000/0711

Map No. 98. 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: 16 WAVERLEY WAY

Parish: FINCHAMPSTEAD Ward: Finchampstead North

Applicant: MR/MRS WATERS

Cash - banked 14/2/00

Fee 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	Red lines drawn round	18/2	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	18 Waverley Way OS map wrong.	valid	
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 + 25 & 26 Merryweather Close .....

..... 1 Dadsells Well .....

..... 20 Waverley Way .....

.....

.....

.....

.....

.....

.....

FROM: Natalie Brown

DATE: 06 March 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/0711

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

Site Address: 16, Waverley Way, , Wokingham.

Applicant: Mr Mrs Waters C/O Mr D Parsons.

Your observations are required in respect of this application **by 30/03/2000** .

Parish Council has no objections to this application.

SIGN: C.S. [signature]

DATE: 10-3-00

Clerk to Finchampstead Parish/Town Council.

NB Officers:
Note query on address - agent says our maps are incorrect, so can't make it valid.

Tel. 0118 9746429 (Direct Line)

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Date 18-2-00

Your ref.

My ref.

Mr Parsons
43 Sycamore Road
Reading
Berks RG2 7HX

14.FEB.2000* 0711

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. NO 18 has been outlined not 16 - please amend.	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. NO 18 has been outlined not 16 - please amend	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

or are planning forms incorrect?
See attached plan.

* Our maps are incorrect.

06 MAR 2000

P.T.O.

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

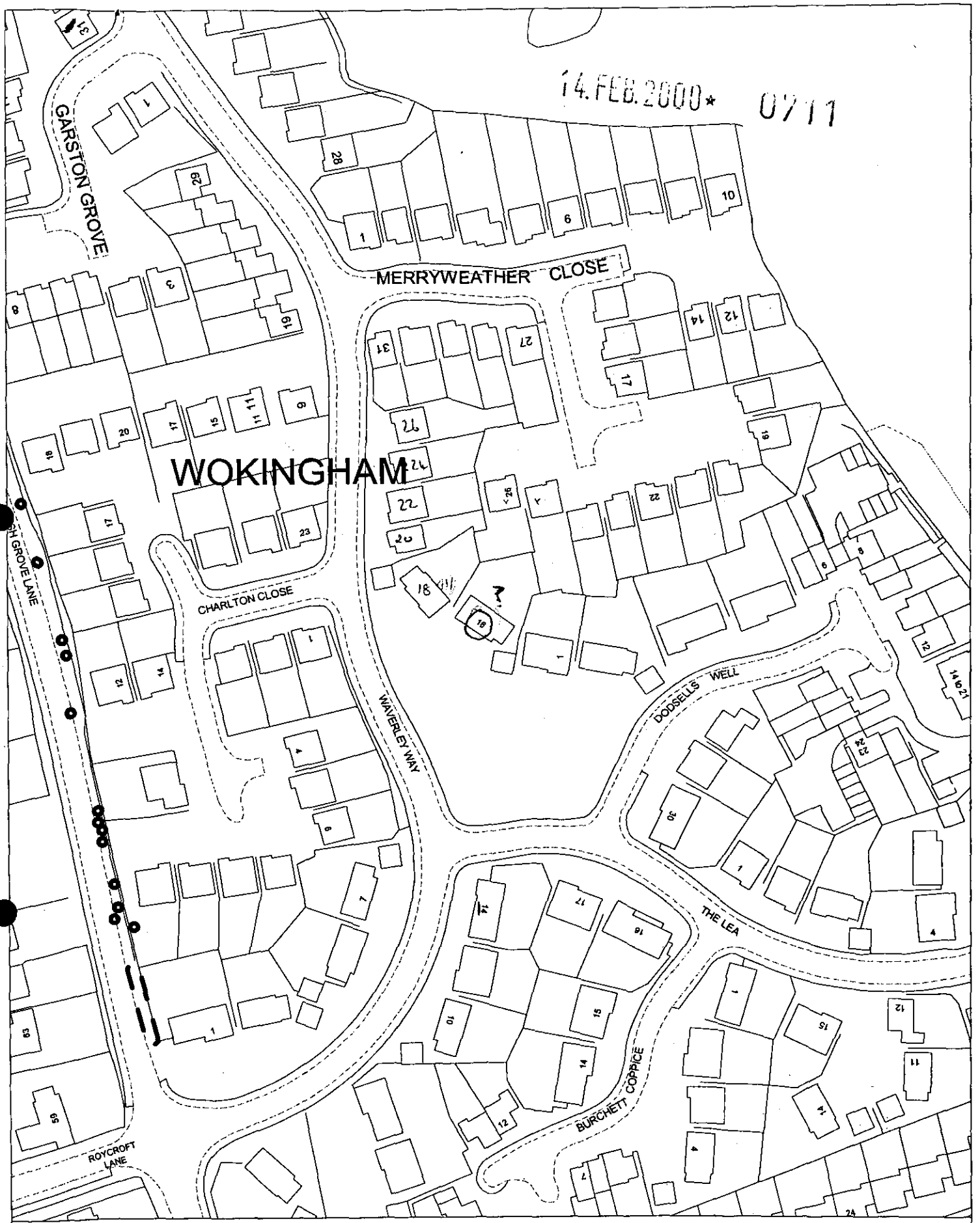
15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

Mrs C Hurst
Senior Technical Assistant
Development Control Admin



Site Plan, Scale: 1 to 1250

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Date: 15 February 2000

N
W E
S

£95 cash Rec NO S2090
By hand 14/2/00

Environmental Services

For office use only.
Application number: 14.FEB.2000* 0711

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 WATERS
	Address and postcode	16 WAVERLEY WAY FINCHAMPSTEAD BERKS RG40 4YD
	Phone number	0118 9731538
	Agent's Name	Mr D J PARSONS
	Address and postcode	43 SYCAMORE ROAD READING BERKS RG2 7LX
	Phone number	0118 975 1779
3	Site	AS ABOVE
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	U.P.V.C. WOODGRAIN 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.	BRICK UPVC WALLS WITH SEALED UNITS GLASS ROOF
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 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: [signature]

on behalf of Mr & Mrs Waters

Date 13-2-06

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

1933

ADDRESS 16 WAVERLEY WAY PARISH LINCHMERE

PLOT No. 121 ORD. SHEET No SU. 7966 9a

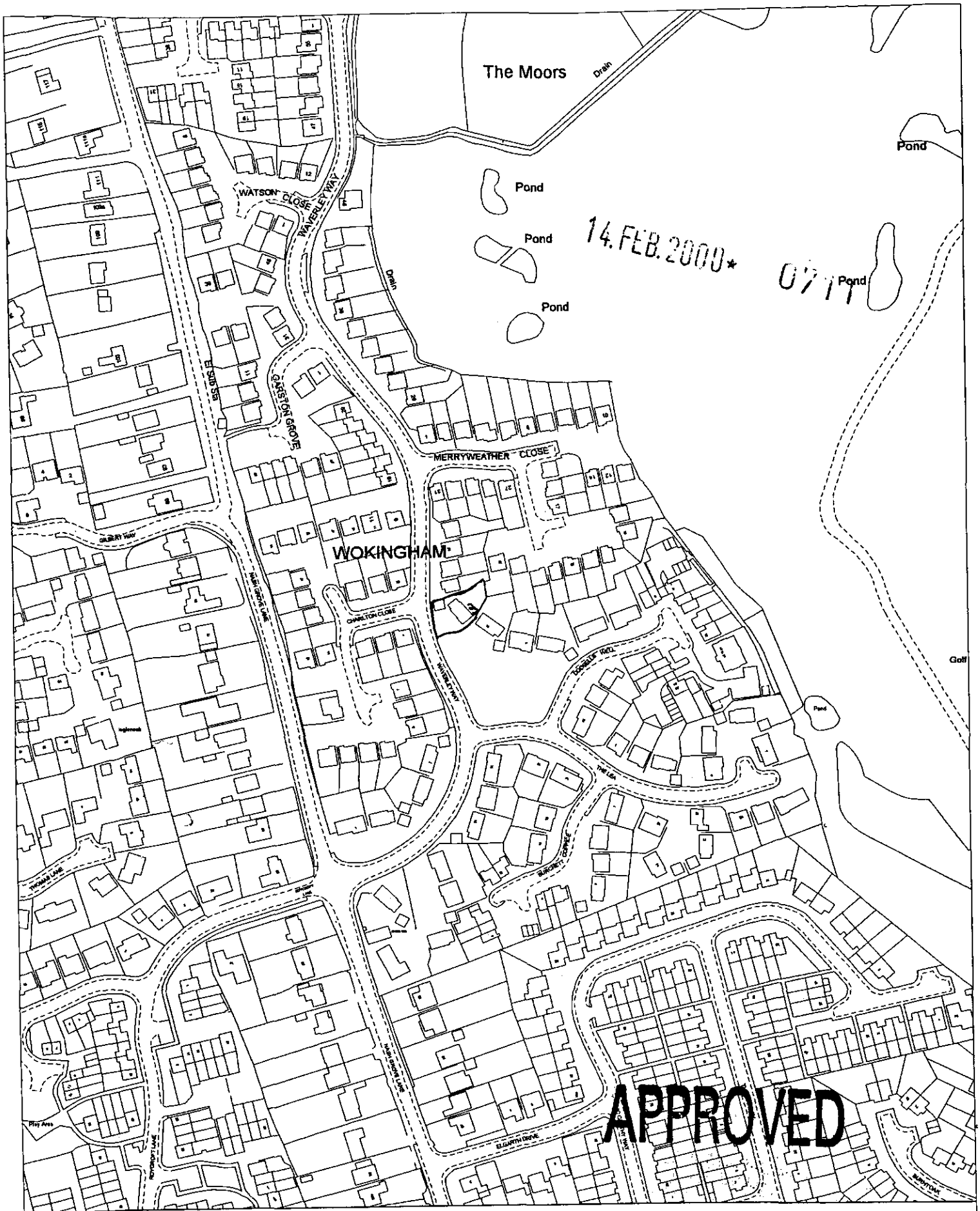
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
24330	CHARLES CHURCH	O/L.	10.10.85	Ref
32365/6	"	ALT. HOUSE & GARAGE	19.1.89	GA

MINISTRY DECISION 24330 - APPEAL ALLOWED - 2.10.87

SPECIAL ORDERS PD Eng - Conserv. - Parsons - 19/1/00

14.FEB.2000* 0711



14.FEB.2000* 0714

Site Plan, Scale: 1 to 2500

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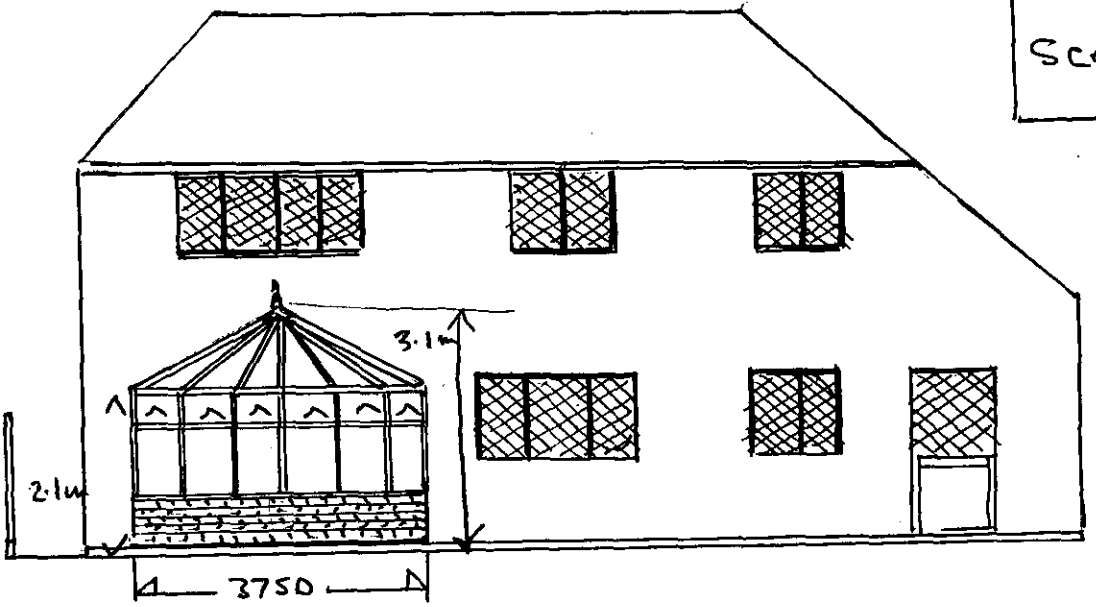
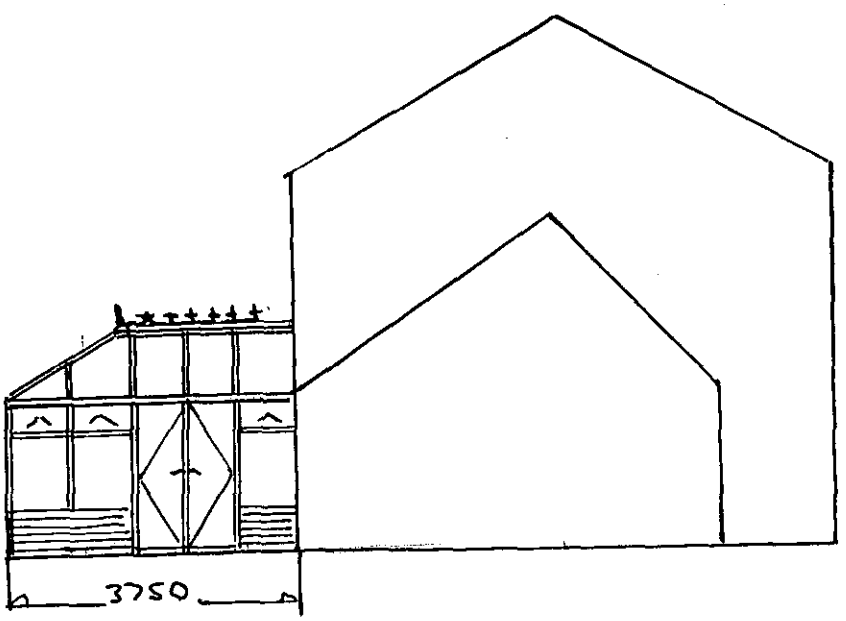
Date: 11 February 2000

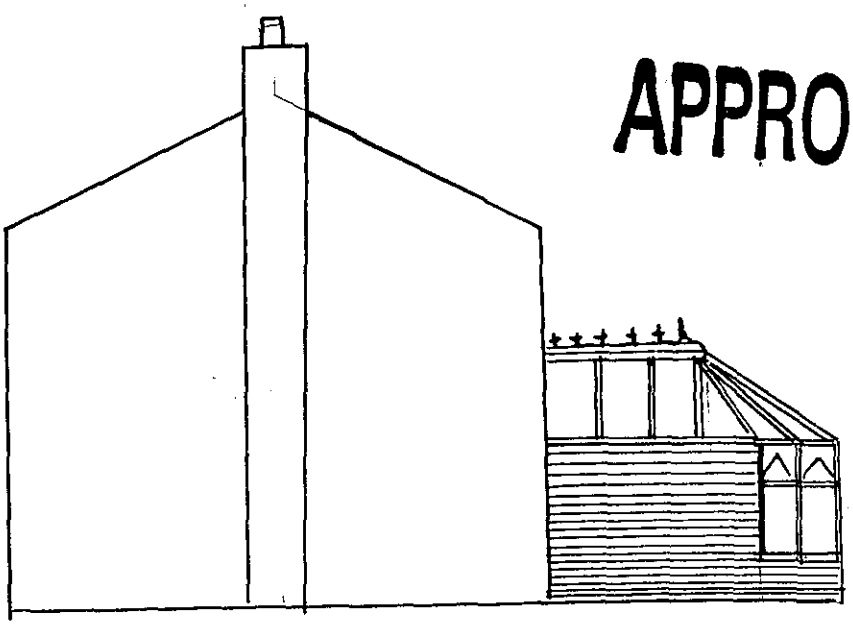
N
W E
S

16 WAVERLEY WAY

DRAWN BY D PARSONS
11-2-00
SCALE 1:100

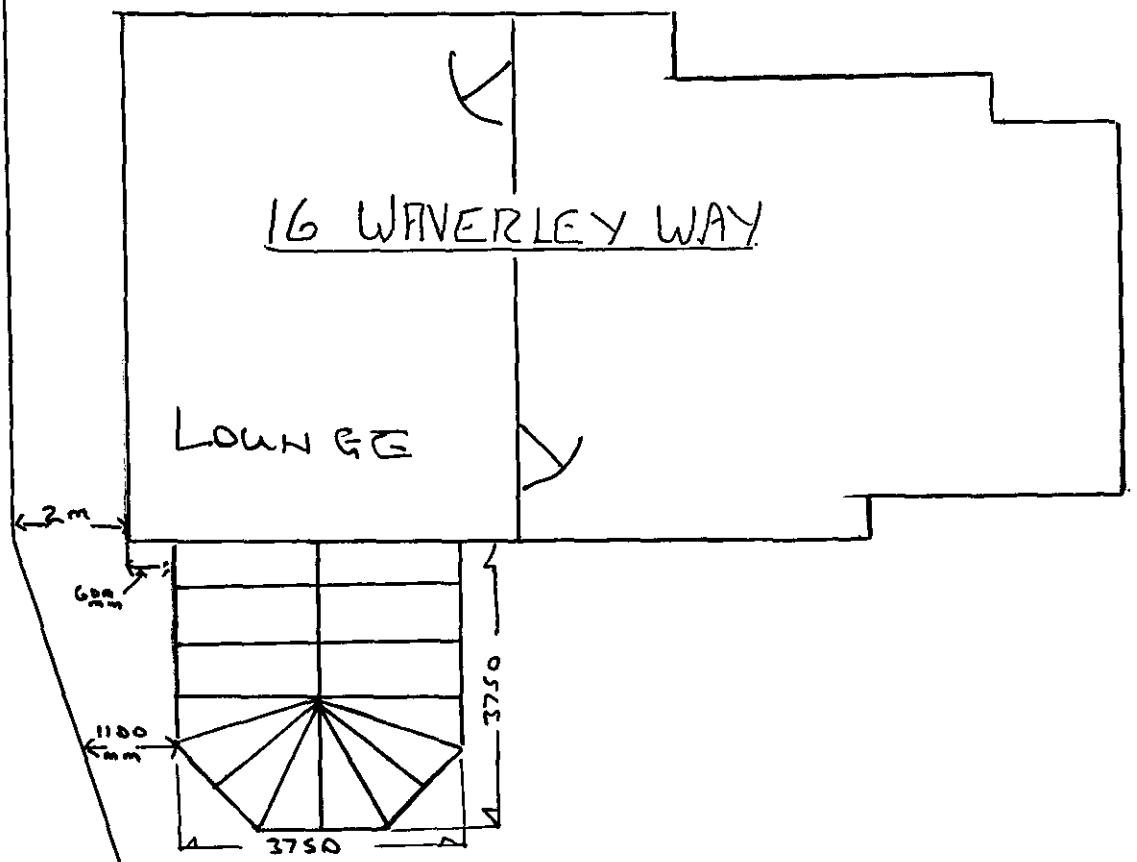






14 FEB 2000* 07/11

APPROVED

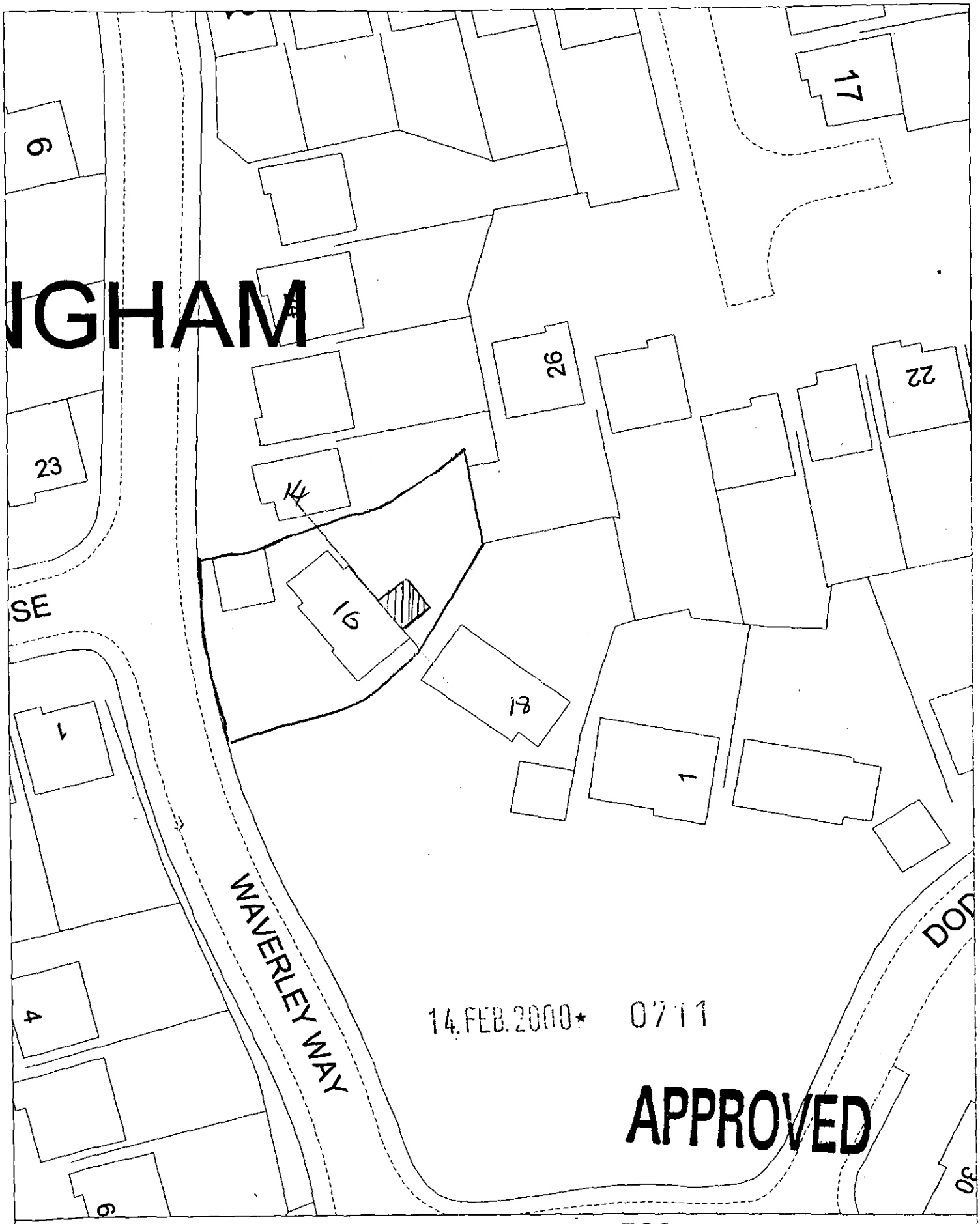


DRAWN BY D PARSONS
11-2-00

SCALE · 1:100

14 FEB 2000* 0711

APPROVED



Site Plan, Scale: 1 to 500

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Date: 11 February 2000

N
W E
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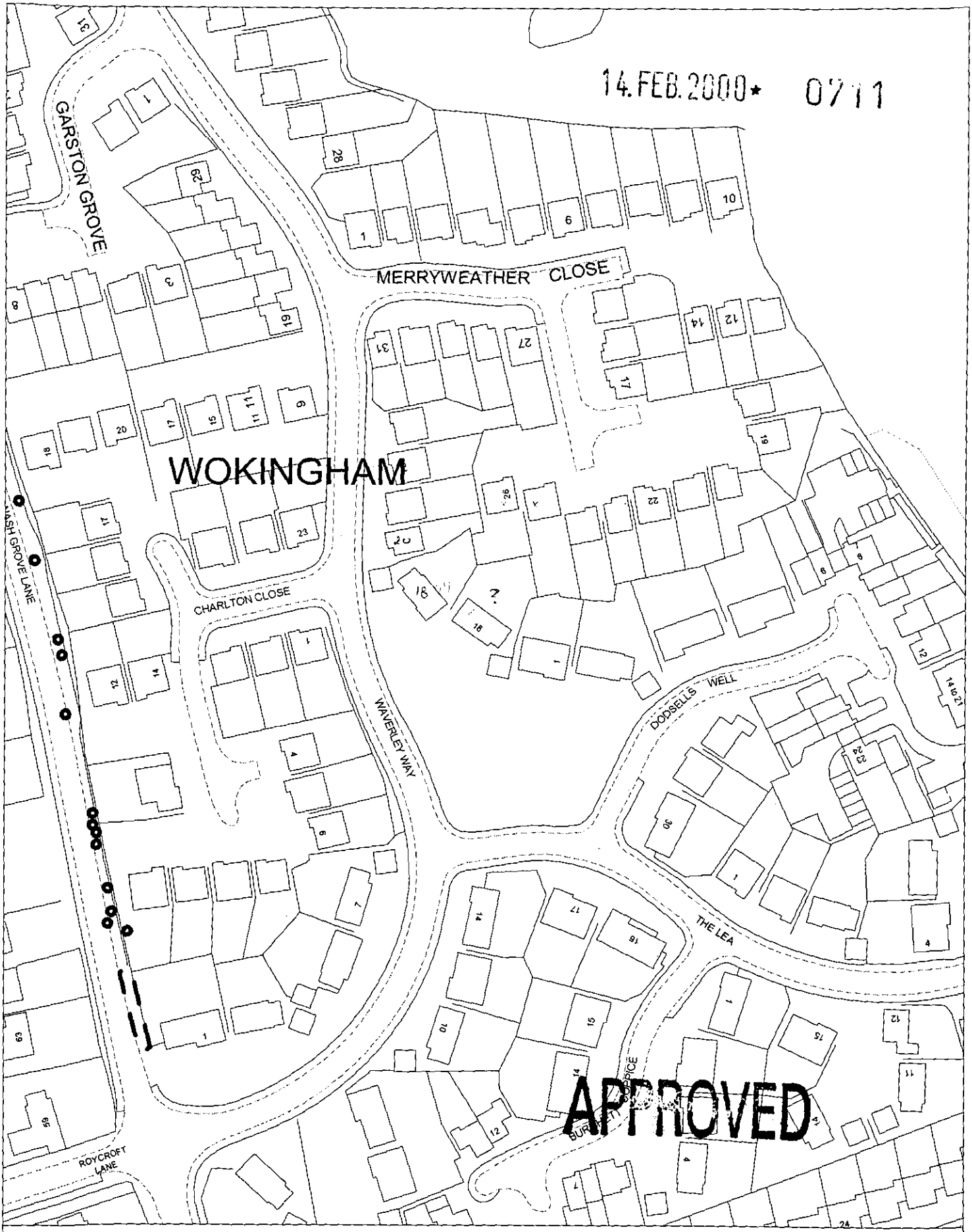

Site Plan, Scale: 1 to 1250

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Date: 15 February 2000

N W E S