APPLICATION NO:
F/2000/0625

LOCATION:
66 London Road, Wokingham.

APPLICANT:
Mr Mrs Fannon C/O Priory Conservatories

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

EARLIEST DATE FOR DECISION: **19/03/2000**

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Fannon
C/O Priory Conservatories
50 Albert Road North
Reigate
Surrey
RH2 9EL

Application Number: F/2000/0625

Parish: **WOKINGHAM**

Location: **66, London 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 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: 10 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/2000/0625

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

Location:
66 , London 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)

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 19/03/2000. 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

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0625

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

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/0625
66 , London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ Andrew Tuckley on **(0118) 974 6~~492~~** 6487.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 10/4/2000

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM Andrew Tuckley
Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0625**
66 , London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0625

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

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0625
66, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ship

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0625

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/0625
66, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers. Andrew Tinkley 6487

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ on **(0118) 974 6~~4~~82.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Good

Head of Planning ~~and Transportation~~

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0625

Applicant : Mr Mrs Fannon C/O Priory Conservatories.

Location : 66, London Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		21/03/2000

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

Date of Site Visit : .....21/03/2000.....

Date Registered : 18/02/2000

Earliest Date for Decision : 19/03/2000

Latest Consultation Date/Site Notice Expiry Date : 19/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :

Wokingham Town council — No objection
neighbours — no comments received

Planning Issues :

WDLP/WOS2/WBE1 identified settlement.

1. Impact on streetscene/visual amenity
2. Impact on amenities of neighbouring properties

Application Number: F/2000/0625

Appraisal :

1) Impact on streetscene / visual amenity

The proposal is for a single storey extension in the form of a conservatory and will be 5.9m long and protrude 4.1m from the rear elevation. It will be 3.25m to eaves and 4.1m to ridge from [redacted] ground level. Considered acceptable – no impact on streetscene / visual amenity of the area

2) Impact on amenities of neighbouring properties

No 68 – to the east, the detached garages of No 66, and No 68 [redacted] will obscure the view of the conservatory (No 68 stands well forward to front of No 66 b/c)
– The proposed conservatory will not cause any overlooking, overshadowing to these neighbours.

Rear boundary – to the north No 6, Essame Close, due to position and distance away the occupiers of the property will not be overlooked – no adverse impact.

West boundary – 1.65m brick wall backing onto All Saints Church yard.
– no detrimental impact.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/0625
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: 66 London Road
Wokingham.

APPLICATION NUMBER: F/2000/0625

OFFICER: ~~Natalie Brown~~ Andrew Tagley

DATE OF SITE VISIT: 21/03/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate

2. DESCRIPTION OF SURROUNDINGS

Residential, church/burial ground, terraced + detached, 2 storey, different styles + designs.

3. DESCRIPTION OF SITE/BUILDING white painted wooden windows + door frames.

Extended with loft conversion in roof, former bungalow, detached, set back from road brick plinth, render/cream pebble dash

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan, detached garage of No 66 located on adj boundary with No 68.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — As existing at front of property.

LEVELS — Patio raised by 140mm at rear

BOUNDARY TREATMENT — All Saints church (west side)
1.65m brick wall
— No 68, 1.8m high close boarded fence with vegetation
— Rear boundary metal post + rail 1m high

OTHERS

LISTING FORM Andrew Tisley

Case officer: **Natalie Bre[redacted]** Application Number: **F/2000/0625**

66 , London Road, , Wokingham.

Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: M. Robertson Date: 10-4-00

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Recd 10.45AM 10.4.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 2000	Map No. 75B Site 011
Officer: NAB	Application No. F/2000/0625

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: 66 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys V 24.02.00

Applicant: MR/MRS FANNON

Fee Received 95-00 Required ..... Additional ..... Refund .....

(10)

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 : 24.02.00 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:

.....

.....

.....

NEIGHBOURS:

S.N.

notified No. 6 Essame Close (at rear)

A.T.

F/2000/0625

Please notify

6 Essame Close.

Wokingham.

9.3.2000.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

26831

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0625

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

Site Address: 66 London Road

Applicant: Mr & Mrs Fannon c/o Priory Conservatories

Your observations are required in respect of this application by ***15/03/2000***

Observations:

No Objections

SIGNED: _____ **DATE:** 6 March 2000

CLERK TO Wokingham Town Council

PRIORY
CONSERVATORIES
50 Albert Road North, Reigate, Surrey RH2 9EL.
Telephone: 01737 221296 or 01737 222783
Facsimile: 01737 224961

18.FEB.2000* 0625

Planning Services
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berks. RG40 1WR

16th February, 2000.

Our Ref : 3048

Dear Sirs,

Ref: Proposed Conservatory at Nutshell, 66 London Road Wokingham, Berks. RG40 1YE

We have pleasure in enclosing herewith Planning Application forms as follows :-

6 no. application forms incorporating Certificate A

6 no. Drawings - plan/elevation scale1:50

6 no. Block Plans scaled 1:500

6 no copies Site location plans scale 1:1250 (scale accepted by Planning 15/2/2000)

Cheque for £95.00 application fee.

We look forward to receiving Planning Approval at your earliest convenience and thanking you, remain,

Yours faithfully,
PRIORY CONSERVATORIES

A W Fegan

1305 **ENVIRONMENTAL SERVICES** 18.FEB.2000* 0625

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

For office use only.
Application No.:

1	YOUR NAME	MR & MRS FANNON
	ADDRESS	NUTSHELL 66 LONDON ROAD WOKINGHAM, BERKSHIRE
	POST CODE	RG40 1YE TEL.NO 01183-778150
2	AGENT'S NAME	PRIORY CONSERVATORIES
	ADDRESS	50, ALBERT ROAD NORTH REIGATE SURREY
	POST CODE	KH2 9EL TEL.NO. 01737-221296
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	As 1 above
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	SINGLE STOREY - CONSERVATORY - REAR EXTENSION
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	[illegible] / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	ROOF - BRONZE DBLE GLAZING, GREEN COVER STRIP WALLS - CLEAR DBLE GLAZING IN GREEN PAINTED FRAME, ON DWARF BRICK WALL - MATCHING EX
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.	[illegible] / NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	[illegible] / NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE? NONE APPLICABLE.	Existing:	Proposed: NONE
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 ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:1250 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED R. W Tegan ON BEHALF OF MR & MRS FANNON

DATE 16-2-2000.

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS 66 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64432/F	MR & MRS. S. ALEXANDER	2/ST. EXT / LOFT CONV.	7.11.96	C/A
FP96/5938	"	" "	6-12-96	

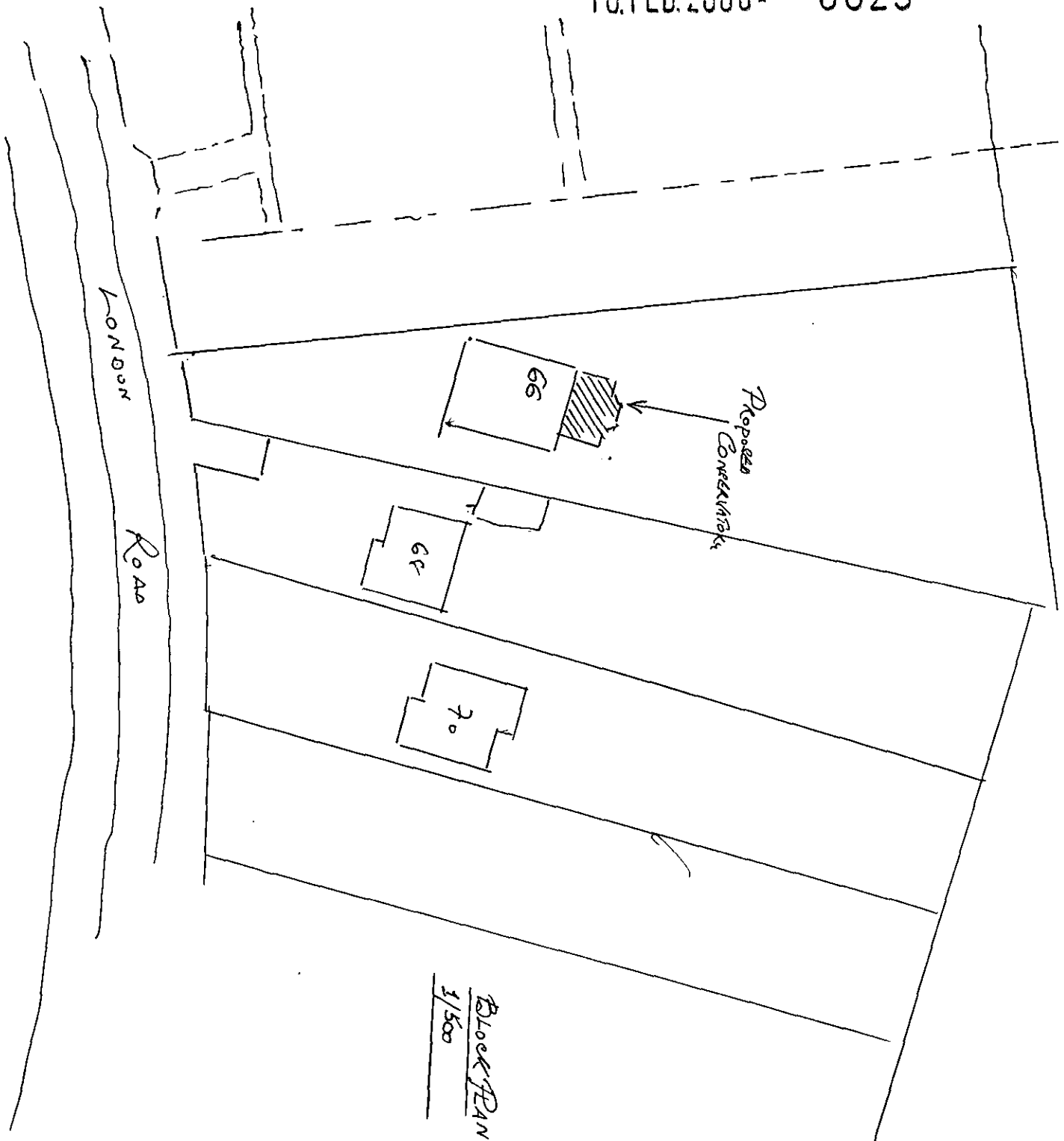
DATE OF COMPLETION 18 FEB 2000 0625

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

18.FEB.2000* 0625

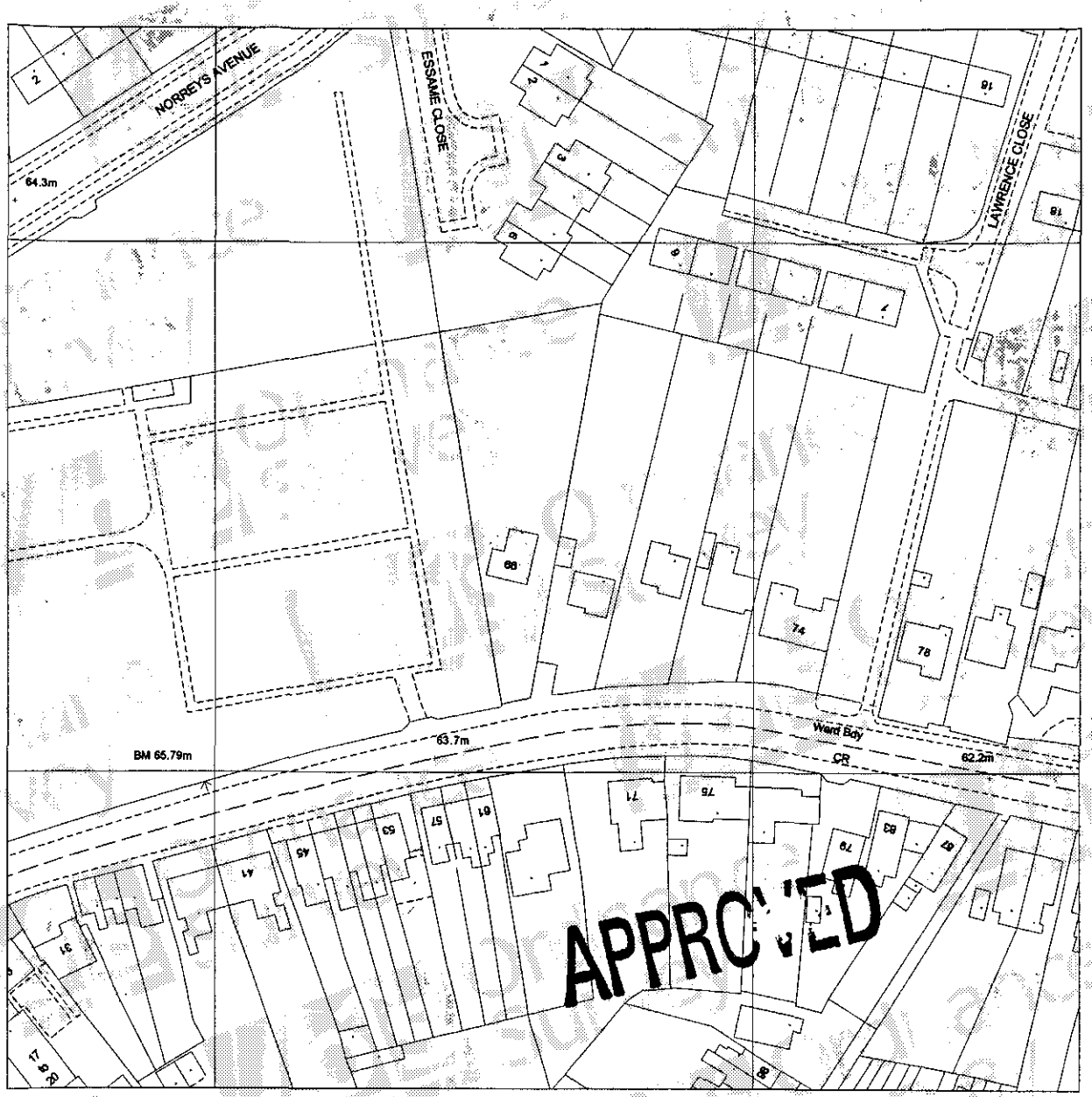


APPROVED

Ordnance Survey

Siteplan

18.FEB.2000* 0625 1:1250 Scale



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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

66 LONDON ROAD, WOKINGHAM
RG40 1YE

Centre coordinates : 481660mE 168840mN

National Grid sheet reference at centre of this Siteplan: SU8168NE.

Supplied by : Dome, Guildford
Serial Number : 2969

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of *Communication*	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock *(Scattered)*	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....*Centre of Road*
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
EP.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Memi.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/