APPLICATION NO:
F/2001/3602

LOCATION:
2 Starling Close, Wokingham.

APPLICANT:
Mr S Mee

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

EARLIEST DATE FOR DECISION: **22/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

15

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Mee
2 Starling Close
WOKINGHAM
Berkshire
RG41 3YY

Application Number: F/2001/3602

Parish: **WOKINGHAM**

Location: **2 Starling Close, 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. Except where stated otherwise on the approved drawings, 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 Policy EN1
South East Area Local Plan Policies SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 02/05/2001

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 : Helen Pollock

Application Number : F/2001/3602

Applicant : Mr S Mee .

Location : 2, Starling Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		10/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01

Date Registered : 21/03/2001

Earliest Date for Decision : 22/04/2001

Latest Consultation Date/Site Notice Expiry Date : 22/04/2001

This application will have expired on: 16/05/2001. 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 :

1 neighbour objection about the work being already under way - (owners have been warned that they should wait for a decision notice before commencing work + that any work completed in advance is done so at their own risk).

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon street scene.

Application Number F/2001/3602
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C057	R057	
2	C015	R015	

Application Number: F/2001/3602

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 3.2m wide, 4m deep and have a pitched roof, 2.3m to the eves and 2.9m to the ridge.

The property is link detached, with a 1.8m fence enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

The conservatory would be visible from Kestrel Way, but would be largely obscured by a 1.8m fence. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ **~~Refusal:~~**

RECORD OF SITE VISIT

SITE ADDRESS: 2 Starling Close Wokingham.

APPLICATION NUMBER: F/2001/3602

OFFICER: Helen Pollock

DATE OF SITE VISIT: 16/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front garden

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING
link detached to nº 1 - garages linked attached.
2 Storey house

4. RELATIONSHIP TO ADJOINING PROPERTIES
See above
nº 3 is set forward of nº 2.

5. SITE CONSTRAINTS

TREES No / NA

ACCESS/PARKING N/A. garage + Driveway.

LEVELS ~~N/A~~. Slight Slope away from Kestrel Rd down to hse.

BOUNDARY TREATMENT 1.8m fence to sides + rear.

OTHERS

Substantial work already underway.
nº 1 already has Con. (check history)

Received by Wokingham District Council

Application No: F/2001/3602

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

Location:
2, Starling Close, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2001. 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 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

02 April 2001

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

Tel: 0118 974 6480

Date: **02 April 2001**

My ref: F/2001/3602

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3602
2, Starling Close, , 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/3602**
2, Starling Close, , 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 Marinos

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

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

Tel: 0118 974 6480

Date: **02 April 2001**

My ref: F/2001/3602

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3602**
2, Starling Close, , 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 Morgan

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

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

Tel: 0118 974 6480

Date: **02 April 2001**

My ref: F/2001/3602

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

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Application Number: F/2001/3602
2, Starling Close, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2001/3602**
2, Starling Close, , 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_____
_____
_____

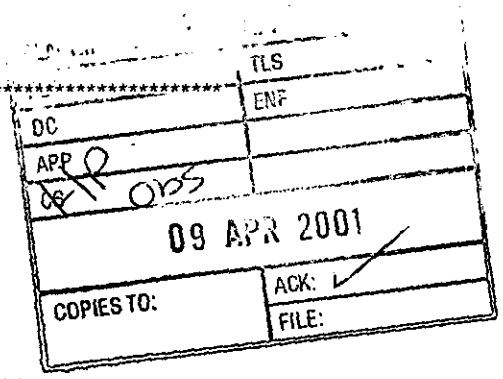
Signed: _____ Date: _____
Councillor Hudson

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

Carol Hurst

From: Ian Jordan
Sent: 08 April 2001 17:29
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Sunday, April 08, 2001 5:55:35 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule



****

NatureofEmail: Comment
ApplicationNumber: F/2001/3602
Correspondent_FullName: S L Wood
Correspondent_StreetAddress: 23 Starling Close
Correspondent_Address2: Woosehill
Correspondent_Town: Wokingham
Correspondent_County: Berks
Correspondent_PostCode: RG41 3YY
Correspondent_Telephone:
Correspondent_Email: steve.wood23@ntlworld.com

Comments:

I was surprised to receive the letter from the council ref the above planning application because major ground work started ay Nbr. 2 Starling Close TWO WEEKS AGO. I assumed that planning permission was required BEFORE work commenced.

I was also not best pleased when a skip lorry arrived at 0745 hours last Sunday (1st April) morning. Is this not against the rules with regard to working at weekends?

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 MAR 2001
Officer:	HP
Application No.	F/2001/3602

Map No. 15A Site 0.03
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: 2 STARLING CLOSE

Parish: WOKINGHAM Ward: Evendons
28-3-01 B

Applicant: MR S MEE

Fee Received 95-00 (3) 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 : 28.3.01 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:

..... as pre-apps .....
.....
.....

NEIGHBOURS:

..... site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

21.MAR2001 * 3602

2 Starling Close
Woosehill
WOKINGHAM
RG41 3YY

20 March 2001

Your ref: HP/MLT/Wokingham/1b

Dear Madam

Re: Proposed Conservatory at 2 Starling Close

Thank you for your letter of 15 March 2001 and enclosures.

Please find enclosed:-

1. Six copies of the applications together with the relevant plans, maps and sketches.
2. A cheque for £ 95.00 in respect of the fee for planning permission.

I have already spoken to a gentleman in your building control section regarding the regulations.

If there are any problems, please do not hesitate to telephone me. I look forward to hearing from you.

Yours faithfully

S J Mee

MASTER CARD FOR

ADDRESS STARLING CROSK PARISH WOKINGHAM

PLOT No. APPLIES TO ALL PLOTS ORD. SHEET No. SU.7968 >

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/63/63	MESSRS. CALGARY & EDMONTON	O/APP. RES. DEV.	27.2.64	N/A REF
0/41/69	LAND COMMISSION	"	4.12.68	N/A REF
0/82/71	MESSRS. CALGARY & EDMONTON	"	23.12.69	N/A REF
B/31/72	ROBINSON & CO.	"	31.8.72	N/A REF
* 0/66/72	"	"	18.10.72	N/A REF
* 0/67/72	"	"	19.10.72	N/A REF
* 0/77/72	FAIRVIEW ESTATES	"		
* 0/78/72	"	"		
* 0/79/72	"	"		
• 0/24/73	CONSORTIUM OF LANDOWNERS	"	28.3.74	N/A C/A
01650	HAMPSHIRE & CITY ESTATES LTD.	MAIN ACCESS ROAD & DRAINAGE	23.1.75	N/A C/A
01767	"	MASTER PLAN	20.2.75	N/A REF

DATE OF COMPLETION

MINISTRY DECISION * APPEALS DISMISSED - 28.3.74 • REF. REFUSED 28.3.74 - 0/24/73

SPECIAL ORDERS T.P.O. 12/73

DRAINAGE

091074

ADDRESS 2 STARLING CROSK PARISH WOKINGHAM

PLOT No. 76 (PHASE II - AREA 6 WOODSHILL) ORD. SHEET No. SU.7968 75

BUILDER SEE MASTER CARD FOR PREVIOUS HISTORY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07454	H.L.S. ESTATES	RES. DEV. (103 UNITS)	16.2.78	N/A REF
07745	"	DETACHED HOUSE & GARAGE	16.3.78	N/A C/A
BR 8518	"	"	9.6.78	APP N/A
09243	W.D.C.	LINK FOOTPATH	26.9.78	N/A C/A
BR 15229	MR. ATKIN	UTILITY ROOM	21.7.80	APP N/A
43782	MR J. ANDERSON	CONSERVATORY	6.2.95	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
21.MAR2001 * 3602

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 Address and postcode Phone number	STUART MEE 2 STARLING CLOSE WOOSEHILL WOKINGHAM RG41 3YY (W) 0118 9011315 (H) 0118 9775474
2	Agent's Name Address and postcode Phone number	N/A
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.	See attached As above
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey conservatory to rear of house
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 rest of house & white uPVC conservatory with dwarf wall
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 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

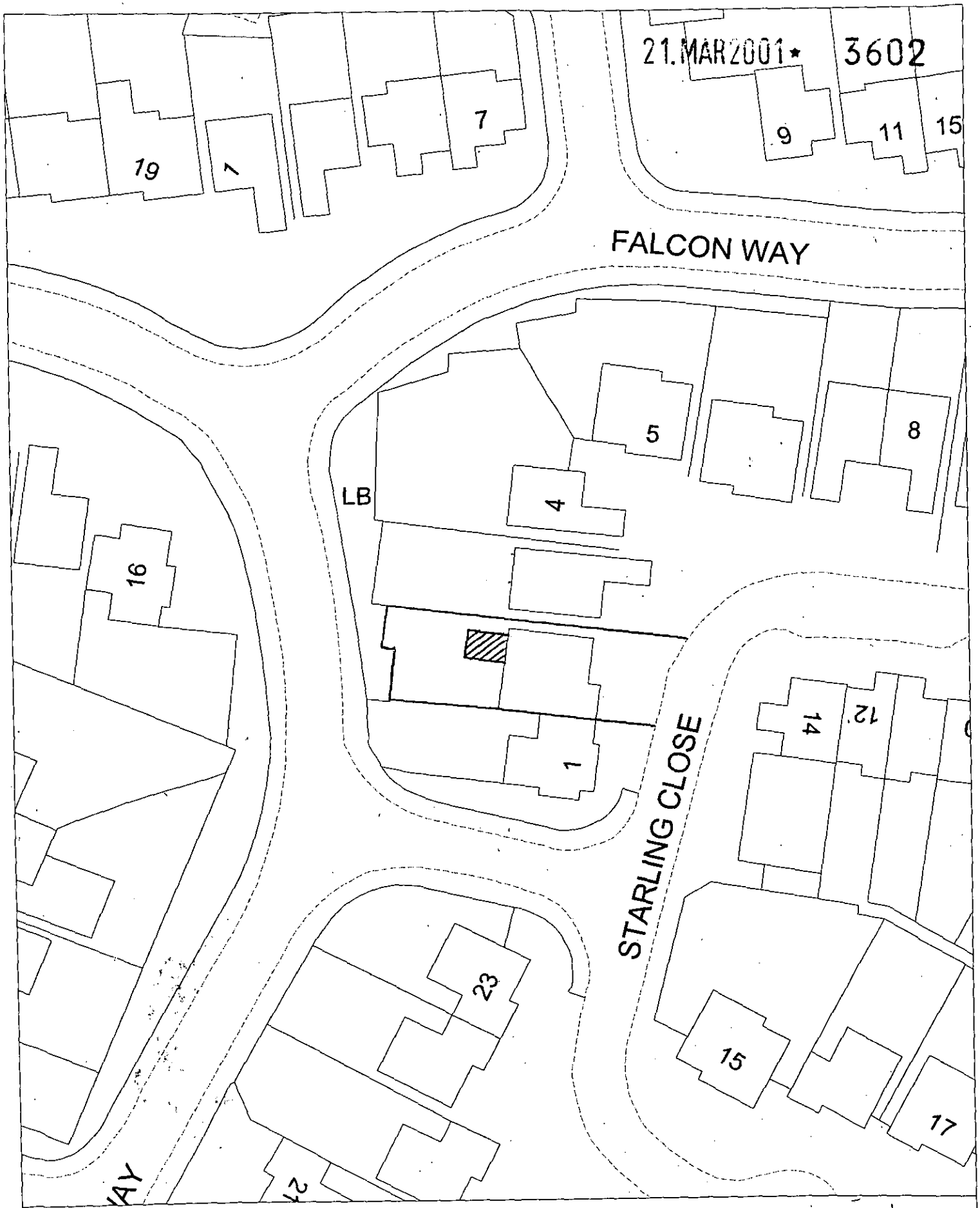
None of the land forms part of an agricultural holding.

Your signature: Stuart Mee

on behalf of

Date 20 March 01

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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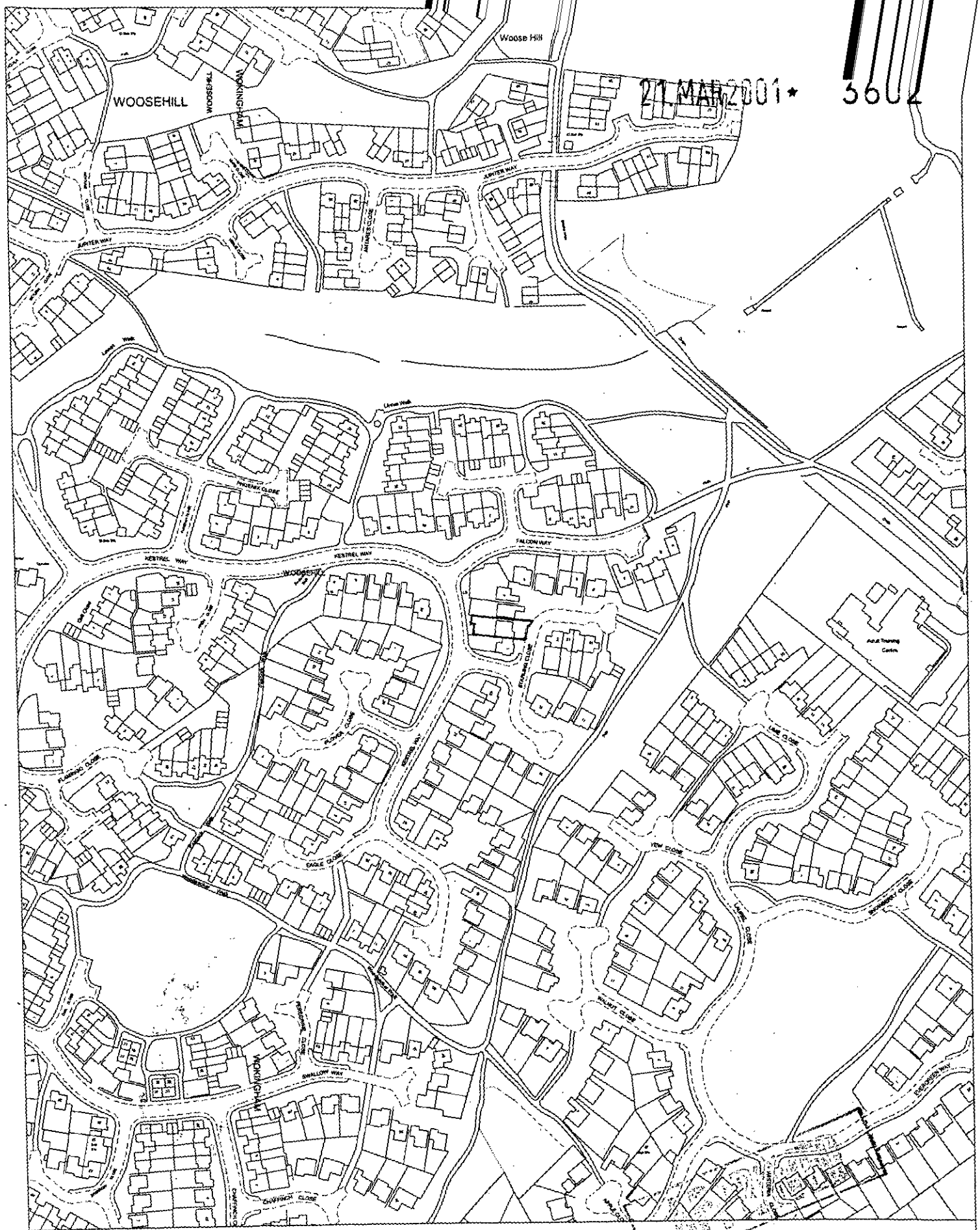
Date: 19 March 2001

N
W E
S

0 10 20 30 40 50 60 70 80 90 100
0 2 3



Site Plan, Scale: 1 to 2500

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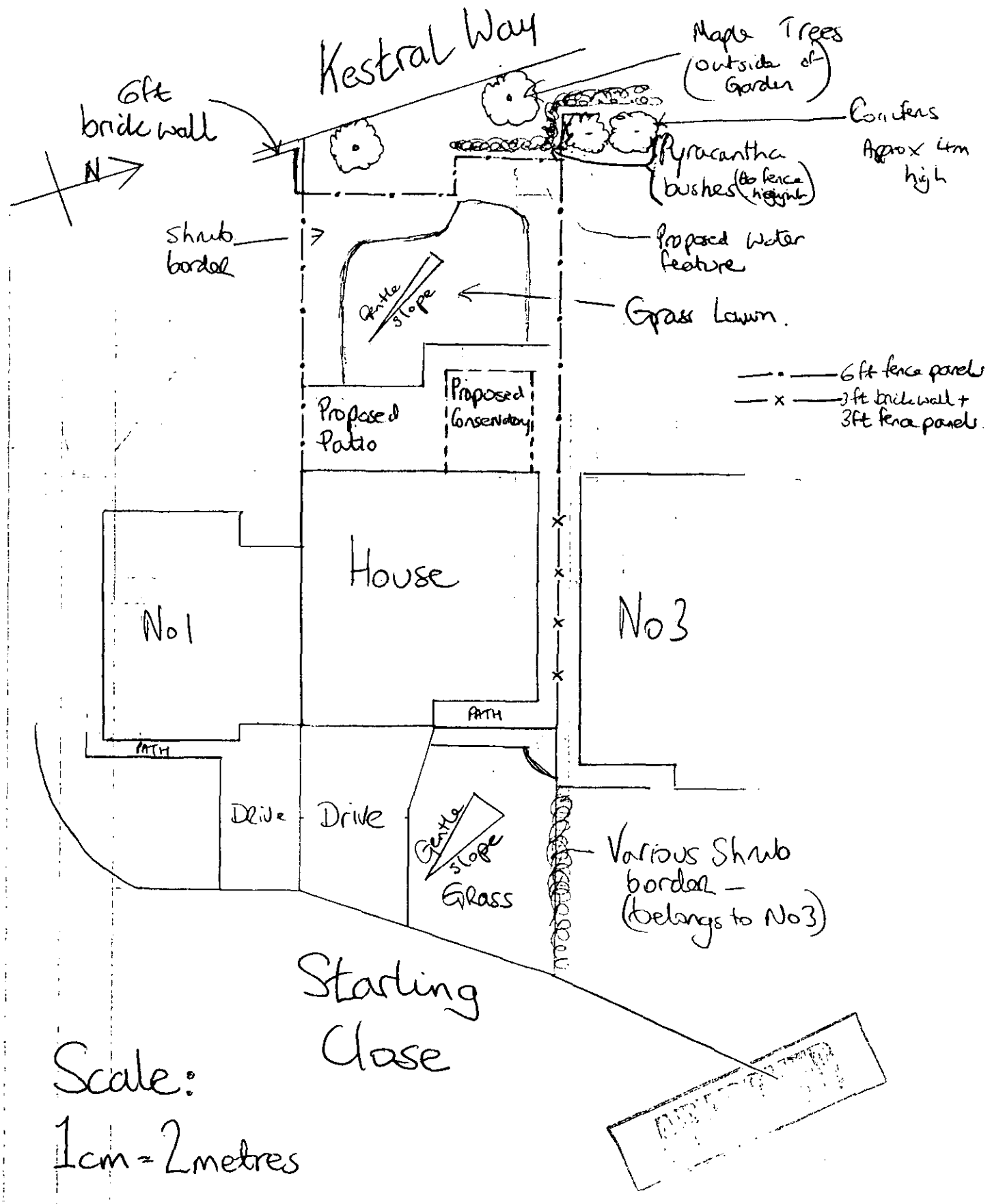
N
W E
S

Date: 19 March 2001

10 20 30 40 50 60 70 80 90 100
2 3

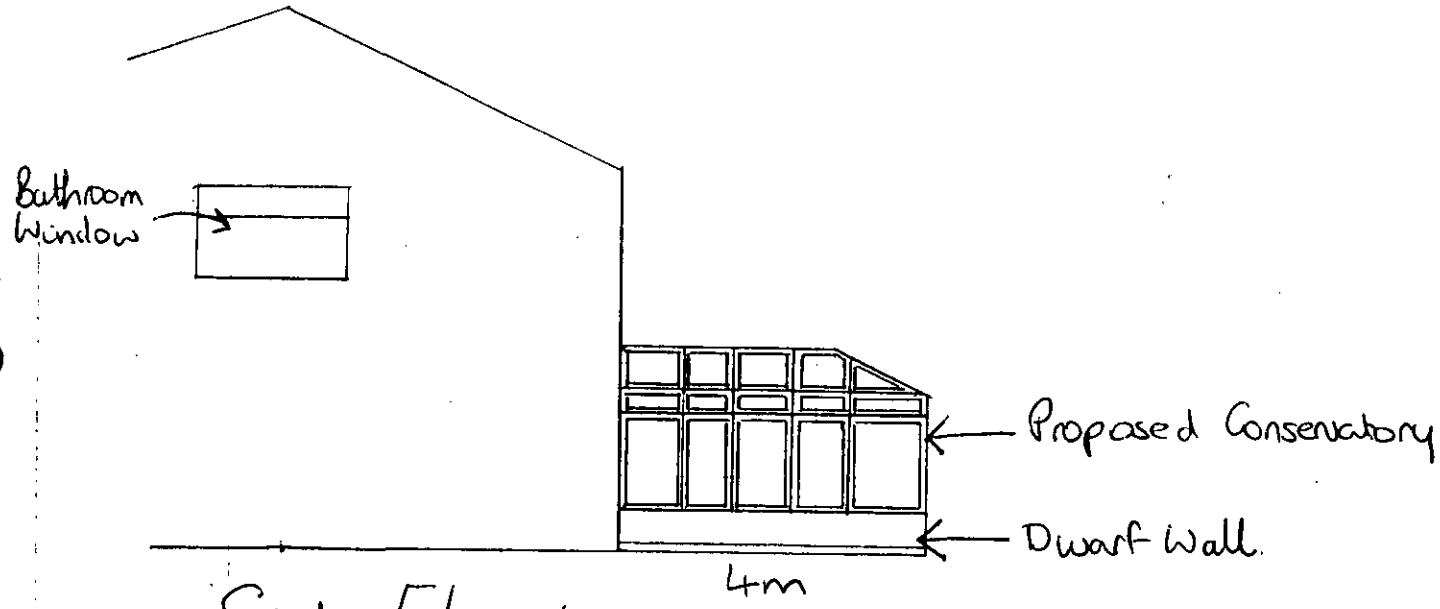
Landscape Plans for 2 Starling Close, Whitehill GU35 8QZ



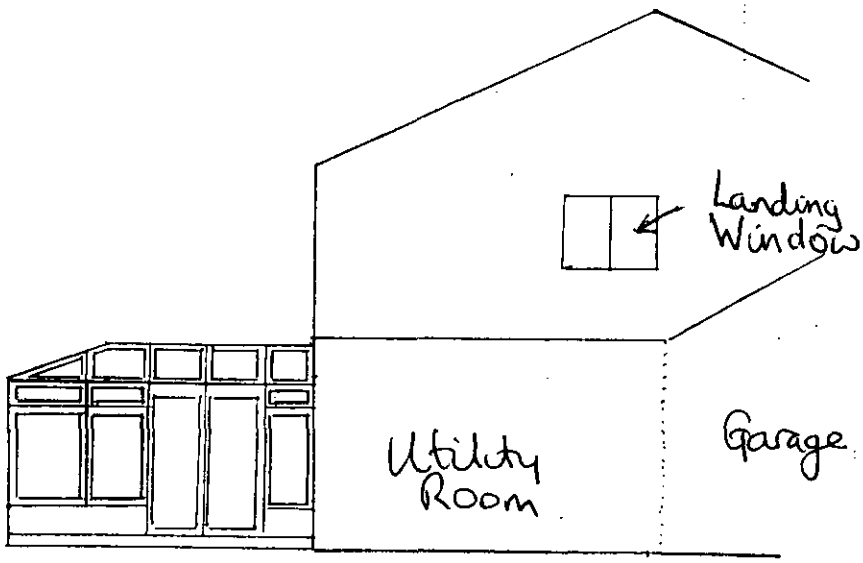
Elevations for 2 Starling Close Woosehill

Scale: 1cm = 1m

21.MAR2001* 3602



Side Elevation



Side Elevation

Elevations for 2 Starling Close Woosehill

Scale: 1cm = 1m

21.MAR2001* 3602



Proposed new Conservatory

Access via Sliding door already installed

Rear Elevation

Height to Eves = 2.3m
" " Ridge = 2.9m.

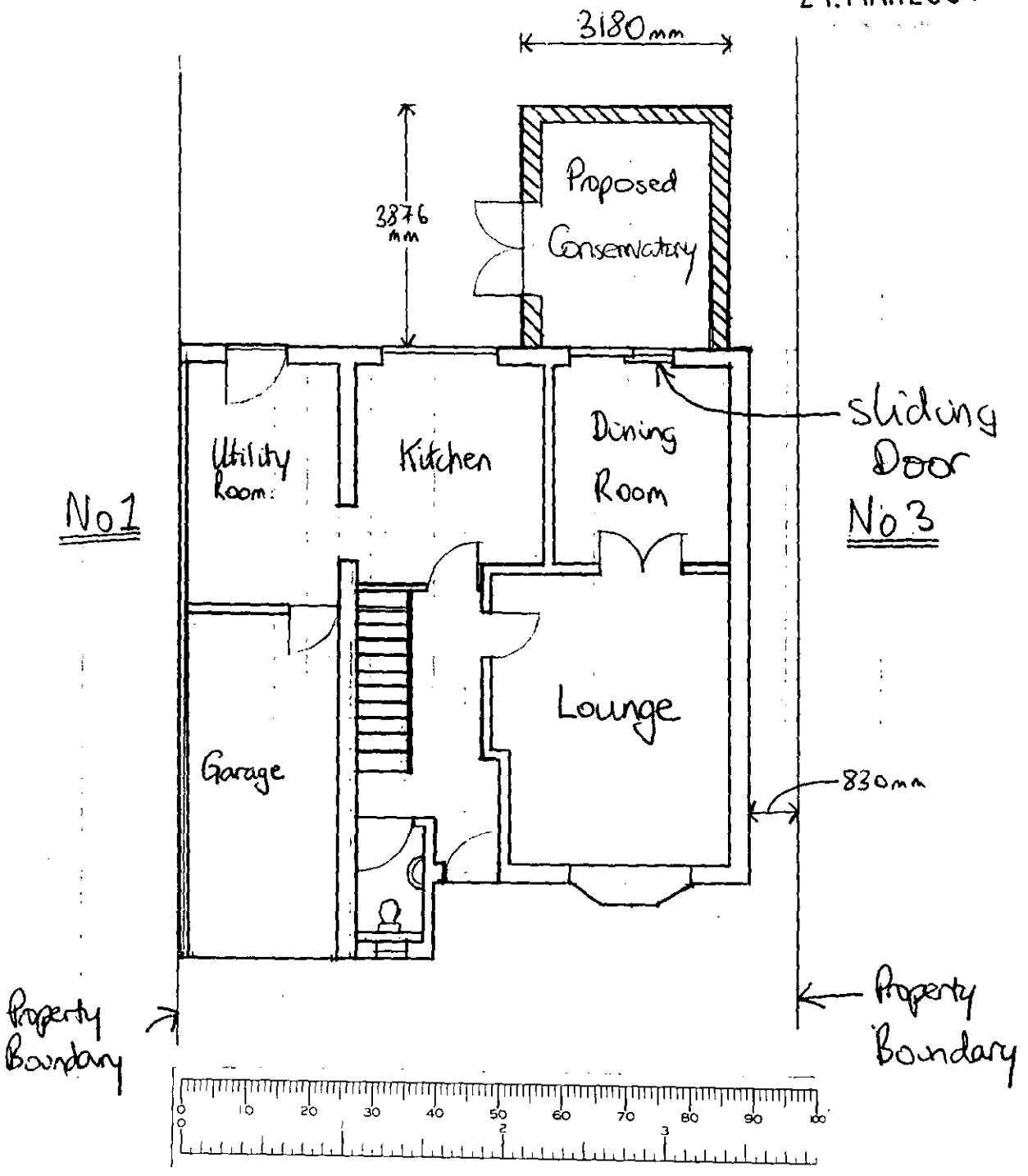
front elevation - not needed





Floor Plans for 2 Starling Close Woodhill

21.MAR2001* 3602

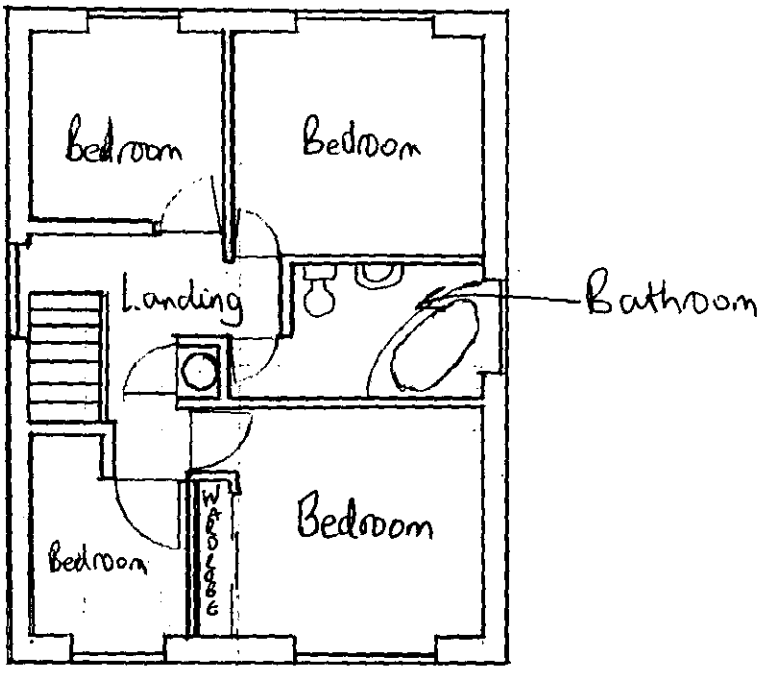


Ground floor Plan

Scale: 1cm = 1m

Floor Plan for 2 Starling Close Woosehill

21.MAR2001* 3602



First Floor Plan

Scale: 1cm = 1m





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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2001

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100
0 2 3