APPLICATION NO:
F/2001/5309

LOCATION:
150 Easthampstead Road, Wokingham.

APPLICANT:
Mr S Riddington C/O Daniels And Associates

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

EARLIEST DATE FOR DECISION: **20/12/2001**
End of Consultation 24/12/2001
APPLICATION WILL HAVE EXPIRED ON:
18/01/2002
28 days exp

CASE OFFICER: **Joanna Medler**
F. Leo

APPROVED

424

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Riddington
C/O Daniels and Associates
28 Broad Street
Wokingham
Berkshire
RG40 1AB

Application Number: F/2001/5309

Parish: **WOKINGHAM**

Location: **150, Easthampstead 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, 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:

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

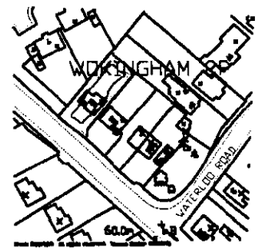
Anna Cronin
Head of Planning & Transportation
Date: 17/01/2002

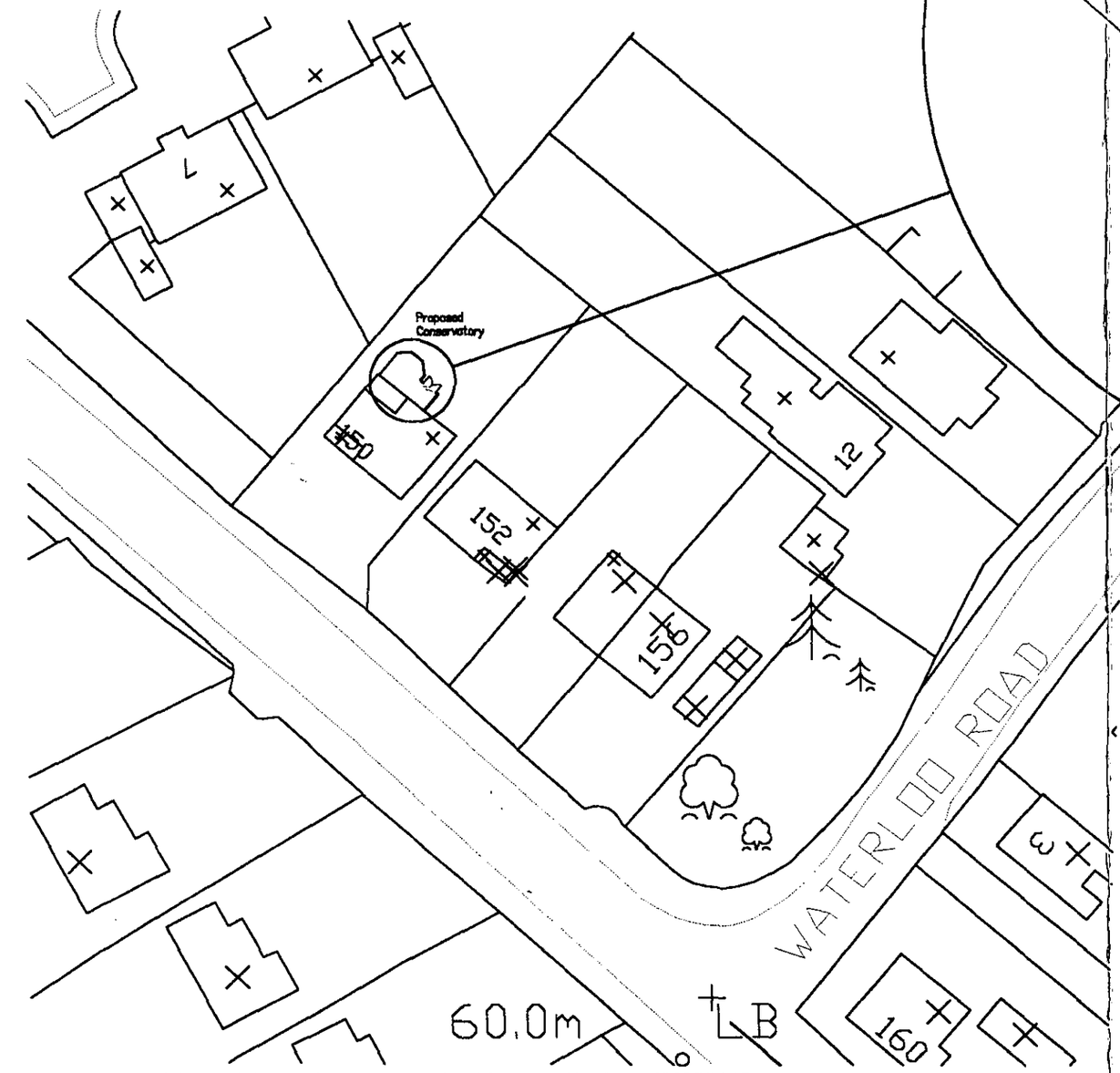
Notice checked by: _____

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.

NOTES
All dimensions must be checked on site and not Scaled from this drawing.

23.NOV.2001 * 5309





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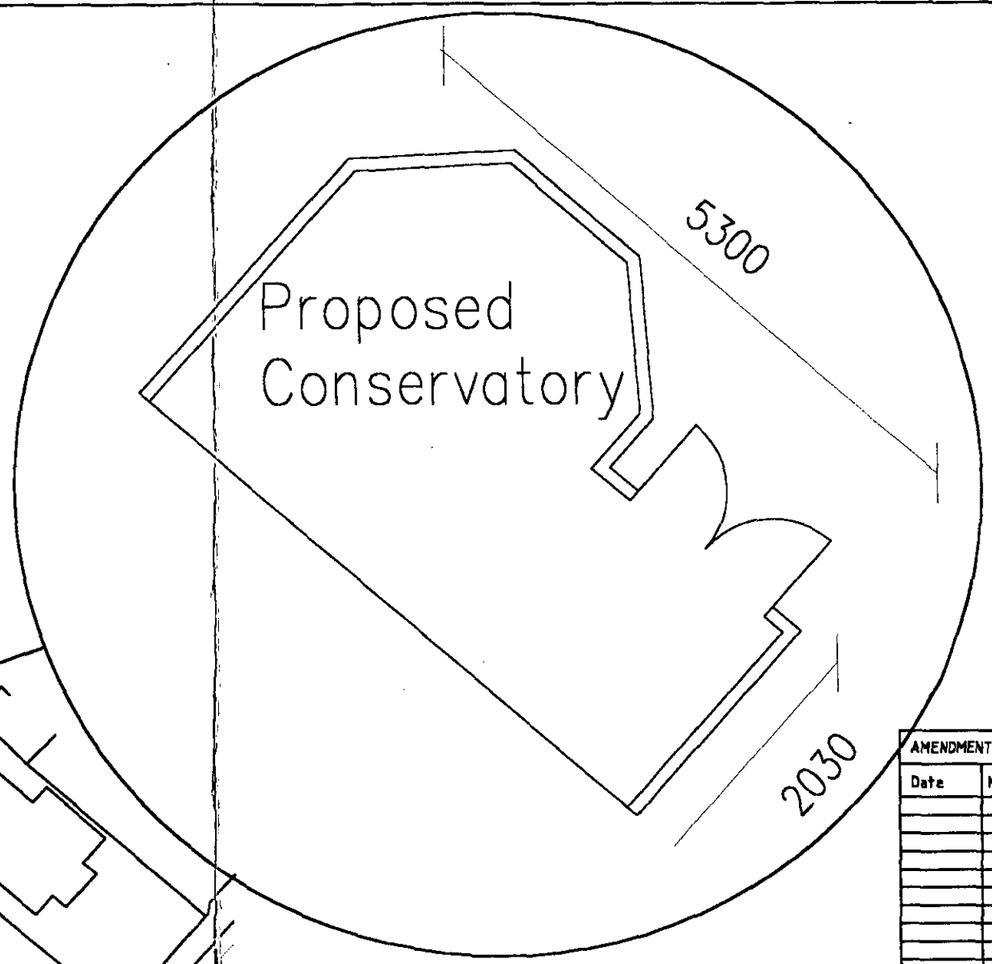


1 : 50 Enlargement

APPROVED

1 : 500 Block Plan

1 : 2500 Site Plan

AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr S. Riddington

Job: Proposed Conservatory at 150, Easthampstead Road, Wokingham

Drwg: Site & Block Plan

Date:	Nov. 01	Drg No.	D4250
Scale:	1 : 500	Sheet No.	1
Drwn by:	mjd		

Daniels & Associates

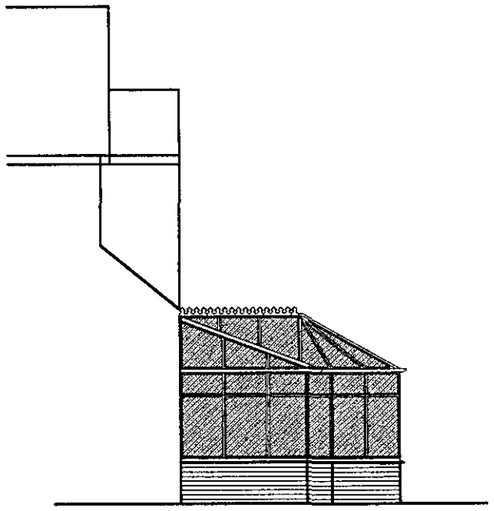
Chartered Building Surveyors
28a BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB

Telephone: Wokingham 01189 790313 / 772430 (3 lines)
Fax: Wokingham 01189 786789

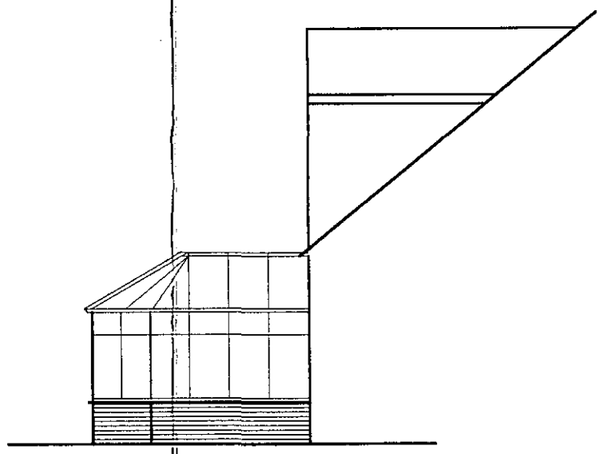
NOTES
All dimensions must be checked on site and not Scaled from this drawing.

23.NOV.2001* 5309

23.NOV.2001* 530



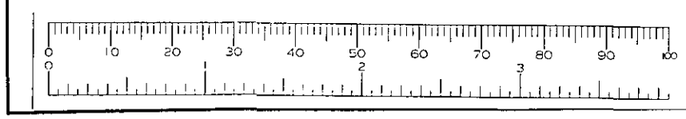
Side– South east



Side– North west



Rear – North east



APPROVED

AMENDMENT SCHEDULE		
Date	No.	Description

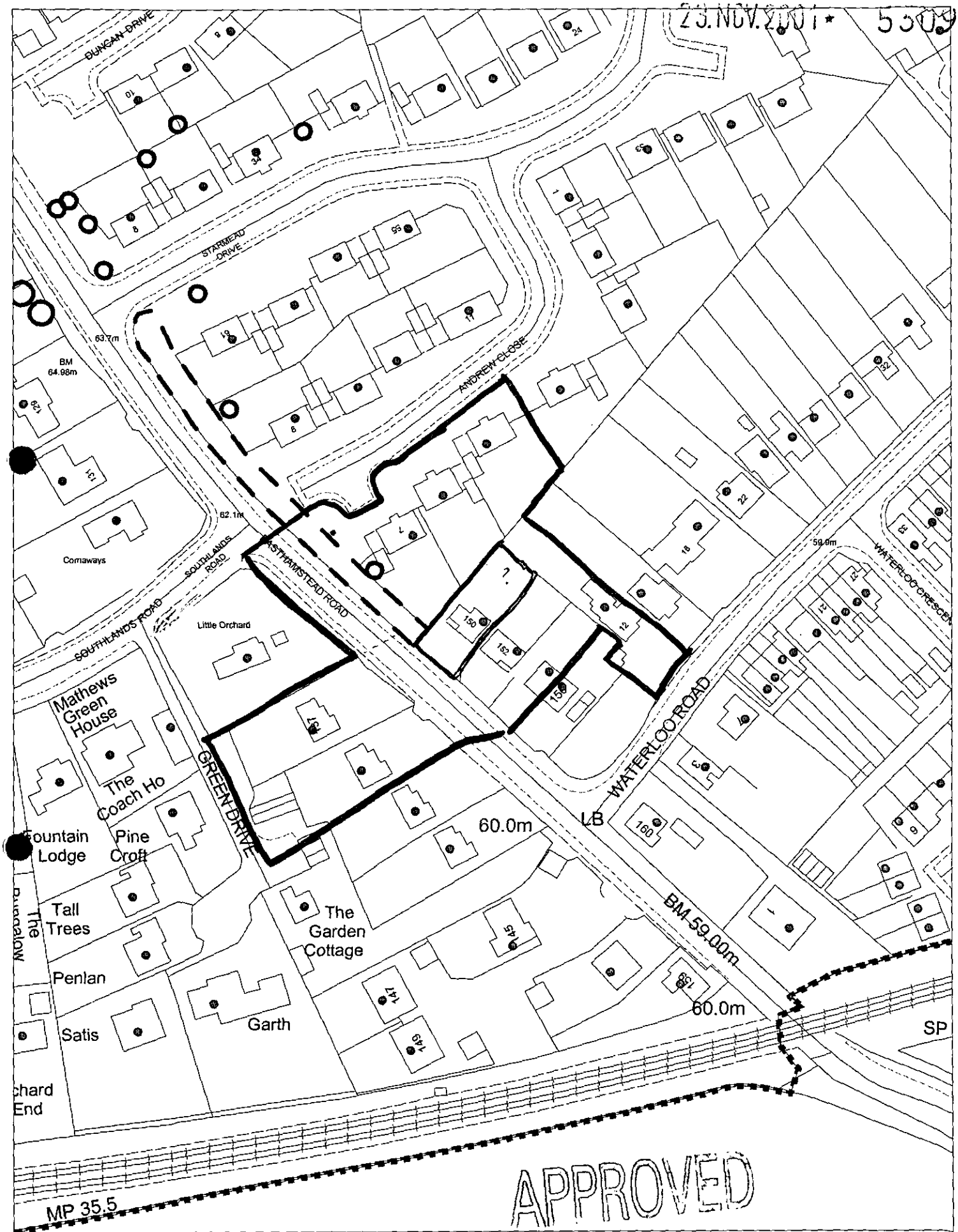
Client:
Mr. S. Riddington

Job:
Proposed Conservatory at
150, Easthampstead Road,
WOKINGHAM
Berkshire RG40 2JD

Drwg:
Elevations

Date:	Nov. 01	Drg No.	D 4250
Scale:	1 : 100	Sheet No.	2
Drwn by:	mjd		

Daniels & Associates
RICS
Chartered Building Surveyors
28, BROAD STREET,
WOKINGHAM,
BERKSHIRE RG40 1AB
Tel: Wokingham 0118 9790313 / 9772430
Fax: Wokingham 0118 9786789



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Development Control Section, Environmental Services, Wokingham District Council.

16 November 2001 Scale: 1 : 1250

Received by Wokingham District Council

Application No: F/2001/5309

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

Location:
150, Easthampstead 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/2001/5309 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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

26 November 2001

WORK SHEET FOR : Joanna Medler F.Leo

Application Number : F/2001/5309

Applicant : Mr S Riddington C/O Daniels And Associates.

Location : 150, Easthampstead Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory. but taken down on completion of notification period

Site Notice Displayed ? :	YES	NO	DATE
	✓		10 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 10 Jan 02

Date Registered : 23/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 18/01/2002. 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 :

none

Planning Issues : I'd sell.

SBE1. SBE2
WOS3. WEB1

Application Number: F/2001/5309 **Officer : Francis Leo**
150 Easthampstead Road, Workingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. The works are in progress but not complete.

The site is a detached property located within the identified settlement of Workingham.

Impact upon neighbouring properties
The nearest property to the west is some 22m away. Also along western boundary there is a 3m high hedge preventing any views of the proposal. On the eastern site the boundary fence which is part timber and part hedge is 1.8m high. There are no windows to flank wall at no 152 adjoining the site. In view of the above the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposal is single storey located at the rear and well shielded by hedges and timber fence and hence there would be no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2001/5309

Appraisal :

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

Application Number F/2001/5309
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	Co01	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 150 Easthampstead Road Workingham.	OFFICER: FRANCIS LEO
APPLICATION NUMBER: F/2001/5309	DATE OF SITE VISIT: 10 Jan 02

1. **SITE/STATUTORY NOTICE DISPLAYED ?** Yes.

2. **DESCRIPTION OF SURROUNDINGS**
2 storey detached properties with high pitched roof and spacious front and rear gardens.

3. **DESCRIPTION OF SITE /BUILDINGS** 2 storey detached property with 16m deep rear garden. 3m high hedge along western boundary. 1.5m high timber fence and hedge along eastern boundary. The site is well shielded from adj properties.

4. **RELATIONSHIP TO ADJOINING PROPERTIES**
No 152 is about 3m away, no windows to flank wall facing site. The property on other side ~~face~~ no 7 Andrew Close is 22m away. In view of high boundary fence and ~~p~~ hedge proposal would not be visible.

5. **SITE CONSTRAINTS**

TREES	—
ACCESS/PARKING	no change
LEVELS	—
BOUNDARY TREATMENT	Western side : 3m high hedge
OTHERS	East : 1.8 " " and fence.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~09 NOV 2001~~ valid 23 NOV 2001	Map No. 7SB Site 0.04
Officer: JXM Application No. F 2001 5309	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: 150 EASTHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: Wescott 26.11.01

Applicant: MR S RIDDINGTON

Fee (2) 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			22 NOV 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Pls confirm address of site – the one outlined in red corresponds to 152 Easthampstead Rd on GIS.	20/11	✓ 26 NOV 2001
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Floor Plan — 1:100 rather than 1:50?	20/11 ✓	29 NOV 2001
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 : 26.11.013. 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:

.....
.....
No pre-apps

NEIGHBOURS:

S/N + see map

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 979 0313 / 977 2430 Fax: (0118) 978 6789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

23 NOV 2001

Our Ref: MJD/GSD/D4250

Mrs. C. Hurst,
Senior Technical Assistant,
Planning Services,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

23rd November, 2001

Dear Mrs. Hurst,

Re: Proposed Conservatory at 150, Easthampstead Road, Wokingham

Thank you for returning the documents in connection with the above and I now enclose a revised drawing which shows the enlargement at the correct scale with the correct property outlined in red.

My apologies for the inaccuracies.

Yours sincerely,

Michael J. Daniels, FRICS, FBEng, MaPS, MRSH

Encs.

~~(Cronmith)~~ 150 EASTHAMPSTEAD ROAD

ADDRESS ~~Between Stanhead Dr & 150 Easthampst. Rd.~~ PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27433 AT 150			15-5-87	CA
BRA 2671 "	MR & MRS. R. MILLER	2/ST. EXT	24.4.87	CEL
BRA 2890	"	"	14.5.87	APP
97/66 760/F	Mr B Riddington	S/ST REAR EXT	05.02.98	C/A
FP98/7365	"	"	7.4.98	APP

DATE OF COMPLETION

MINISTRY DECISION /

SPECIAL ORDERS TPO 183 PD. ENQ - S/ST. EXTENSION - 9.4.97

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

23.NOV.2001 * W5509

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	S. Riddington 150, Easthampstead Road, Wokingham, Berkshire.
	Agent's Name Address and postcode Phone number	Daniels & Associates, 28, Broad Street, Wokingham, Berks. RG40 1AB 0118 9790313
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.	150, Easthampstead Road, Wokingham, Berkshire.
4	Give brief details of the proposal for example, two storey side extension. About the application	Proposed Conservatory at rear.
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 dwarf wall uPVC-framed glazing.
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.

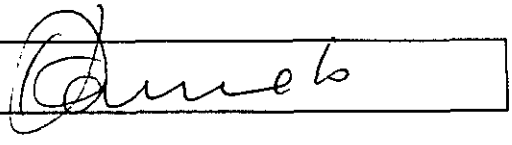
Certificate B

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: 

on behalf of S. Riddington

Date 8.11.01

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