APPLICATION NO:
F/2002/5860

LOCATION:
18 Goldsmith Close, Wokingham.

APPLICANT:
Mr S J Maddox C/O Mr P J Burtwell

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

EARLIEST DATE FOR DECISION: **14/03/2002**
28 day expiry 16/3/02
APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1004
DO

RAILEX
Marbleboard

EASIFILE EP7

Application No: F/2002/5860 FL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S J Maddox
C/O Mr P J Burtwell
51 Summers Road
Godalming
Surrey
GU7 3BD

Application Number: F/2002/5860

Parish: **FINCHAMPSTEAD**

Location: **18, Goldsmith 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. 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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Application No: F/2002/5860 FL

Anna Cronin
Head of Planning & Transportation
Date: 27/03/2002

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.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5860

Applicant : Mr S J Maddox C/O Mr P J Burtwell.

Location : 18, Goldsmith Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/02

Date Registered : 08/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 05/04/2002. 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 :

Finchampstead Parish: no objections

Planning Issues : I'd Seek

SBE1, SBE2

WOS3, WBE1

ENI.

Application Number: F/2002/5860 **Officer : Francis Leo**
18 Goldsmith Close, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. It measures 3.25m x 3.25m x 3.2m in height to the highest part of the ridge.

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

Impact upon neighbouring properties
The adjoining property The Bungalow to the east is located 6m away and the timber boundary fence between the two properties is 1.8m in height. The proposal is very modest and would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposal is at the rear and is single storey and hence would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5860

Appraisal :

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

Application Number F/2002/5860
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 18 Goldsmith Close Wokingham.

APPLICATION NUMBER: F/2002/5860

OFFICER: Francis Leo

DATE OF SITE VISIT: 6/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 storey detached/ Terraced dwellings with open front gdns Some with garages

3. DESCRIPTION OF SITE/BUILDING 2 storey detached dwelling with garage on the side large rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES
The Bungalow to the east is about 5m away.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING at front.

LEVELS —

BOUNDARY TREATMENT 2m high Timber fence. bet bungalow adj prop's and hse

OTHERS

Received by Wokingham District Council

Application No: F/2002/5860

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

Location:
18, Goldsmith 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 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/2002/5860 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. 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

18 February 2002

FROM: Francis Leo

DATE: 18 February 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/5860

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

Site Address: 18, Goldsmith Close, , Wokingham.

Applicant: Mr S J Maddox C/O Mr P J Burtwell.

Your observations are required in respect of this application **by 14/03/2002** .

PL/
PO
CS

11 MAR 2002

COPIES TO

The Parish Council has no objections to this application.

SIGNED: C.S.Ch

DATE: 8-3-02

Clerk To Finchampstead Parish/Town Council.

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

Tel: 0118 974 6502

Date: **18 February 2002**

My ref: F/2002/5860

WOKINGHAM UNITARY
Aiming for Excellence

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5860
18, Goldsmith 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5860**
18, Goldsmith 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 Charlesworth

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

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

Tel: 0118 974 6502

Date: **18 February 2002**

My ref: F/2002/5860

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5860
18, Goldsmith Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5860**
18, Goldsmith 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 Cundy

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

Application Number : F/2002/5860	Map No : 90
Case Officer : FL	Site Area : 0.04
Valid Date : 8/02/02	Received Date: 08/02/2002

Level : Delegated Application

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

Location : 18, Goldsmith Close, , Wokingham.

Parish : FI Ward : FIN

Applicant : Mr S J Maddox C/O Mr P J Burtwell.

Fee Required: £95 Fee Received: £95 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

Environmental Services

For office use only. Application number: 08.FEB.2002* 5860

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 S J Maddox
	address	18 Goldsmith Close
	and postcode	Finchampstead
		Wokingham
		RG40 4YP
	Phone number	01189 734449
2	Agent's name	Mr P J Burtwell
	address	51 Summers Road
	and postcode	Godalming
		Surrey
		GU7 3BD
	Phone number	01483 417445
3	Site	18 Goldsmith Close
	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.	Finchampstead
		Wokingham
		RG40 4YP
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey extension to rear
		(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 ☑
	Please list the external materials you will use, for example; red brick to match existing and dark stained timber.	Dwarf brick walls to match existing
		White Upvc frames to match existing
		Clear polycarbon roof panels
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 ☑

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		
	1:50, 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.

~~OR~~

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: [signature]

on behalf of Mr Maddox

Date 7-2-02

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

ADDRESS 18 Goldsmith Close PARISH Finchampstead

PLOT No. 30 Ref. to Dev. ORD. SHEET No. SU-7966 9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24330	CHARLES CHURCH	O/h.	10.10.83	Ref
40816	"	DET. HOUSE & GARAGE	15.11.93	CA
41891	"	"	23.12.93	C
F/2002/5860	Mr. S. Maddox	S/SE/R - Consent.		

DATE OF COMPLETION

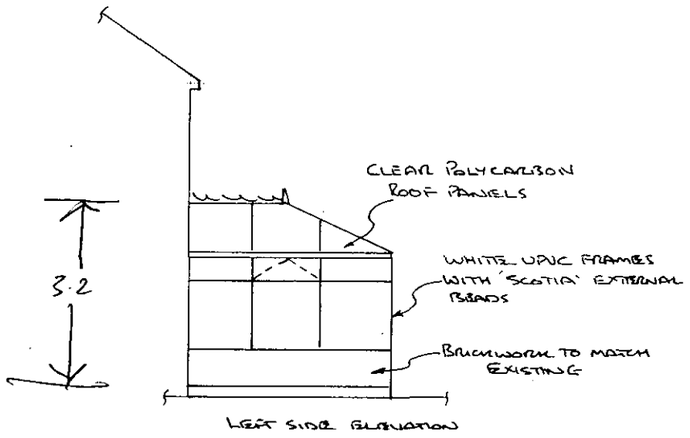
MINISTRY DECISION 24330 - APPEAL ALLOWED - 31-1-84

SPECIAL ORDERS

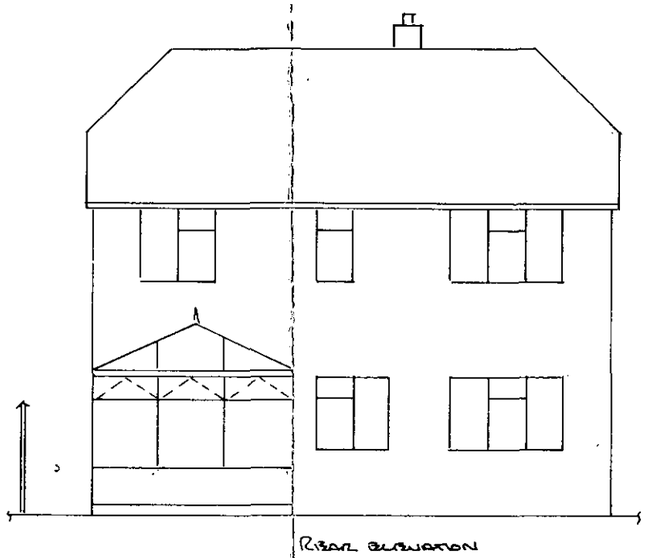
DRAINAGE

091074

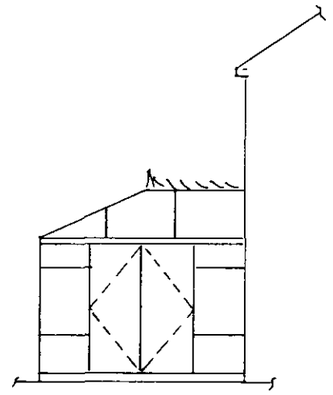
08.FEB.2002* 5860



LEFT SIDE ELEVATION

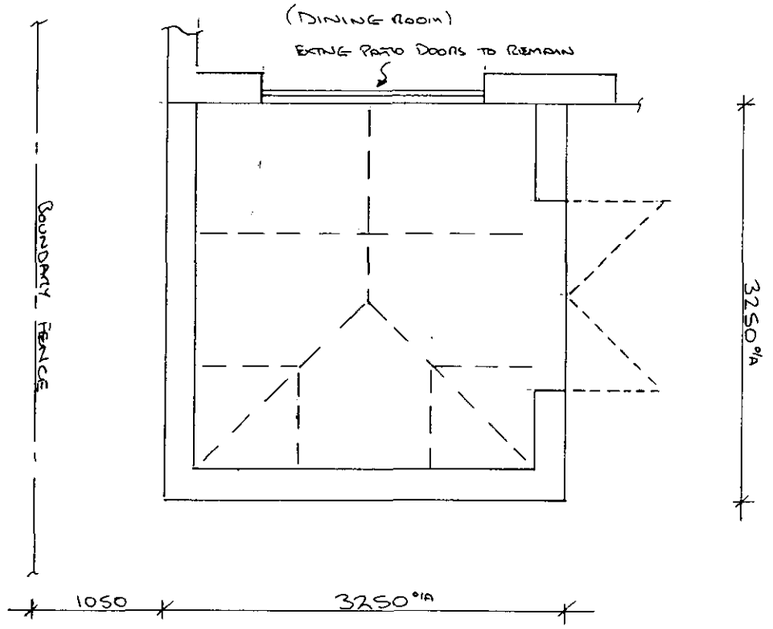


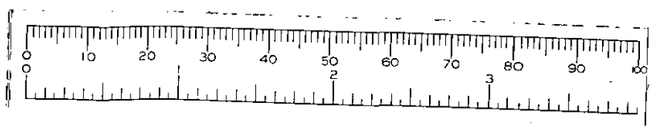
REAR ELEVATION

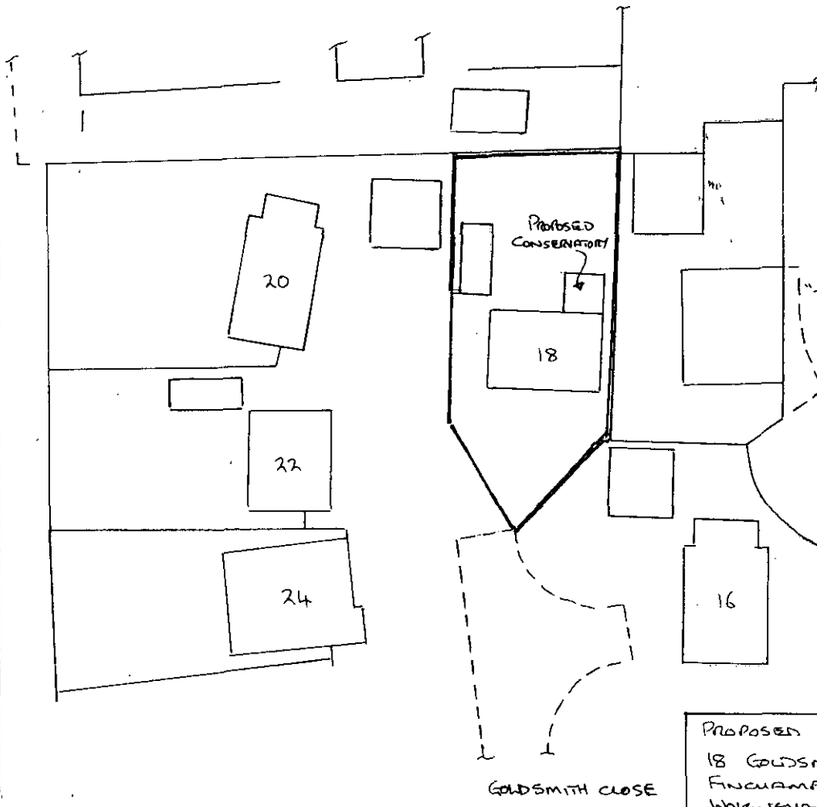


RIGHT SIDE ELEVATION

APPROVED







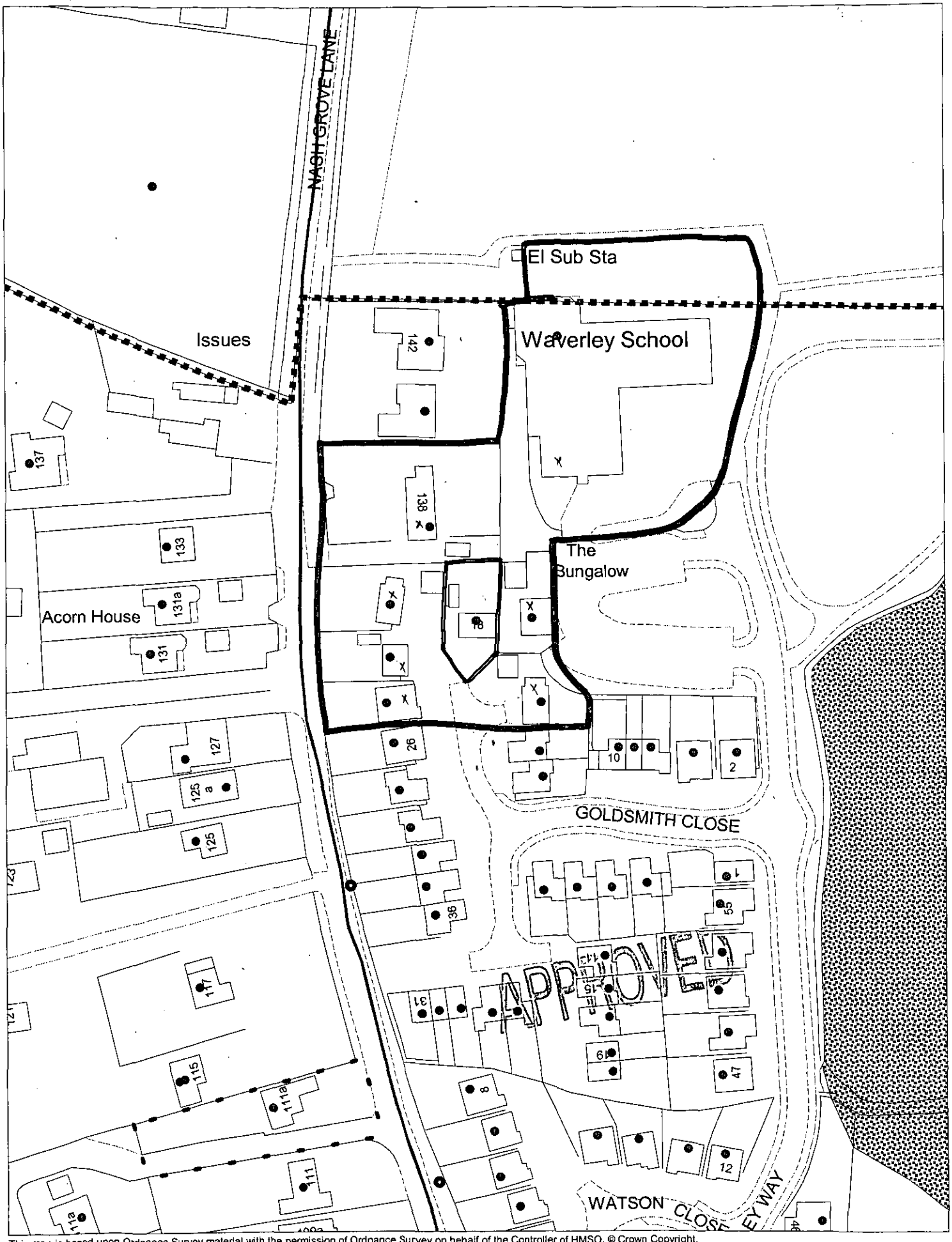
BLOCK PLAN SCALE 1:500

APPROVED

PROPOSED CONSERVATORY TO THE REAR.....
18 GOLDSMITH CLOSE
FINCHAMPSTEAD
WOKINGHAM
BERKS RG40 4YP

SCALES 1:50 1:100 1:500
DRG Nº PJB: 2004147 : 01A
DATE 6-2-02

08.FEB.2002* 5860



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Development Control Section, Environmental Services, Wokingham District Council.
13 February 2002 Scale: 1 : 1250

N
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S