APPLICATION NO:
F/2001/3309

LOCATION:
6 Peregrine Close, Wokingham.

APPLICANT:
Mr & Mrs Hunt C/O Greg Farrell

PROPOSAL:
Proposed conversion of garage to playroom and single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **08/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/04/2001

CASE OFFICER: **Karen Wildsmith**

22/2/01

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hunt
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Application Number: F/2001/3309

Parish:	**WOKINGHAM**
Location:	**6, Peregrine Close, Wokingham.**
Proposal:	**Proposed conversion of garage to playroom and 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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank walls of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 STV1 and SBE1.

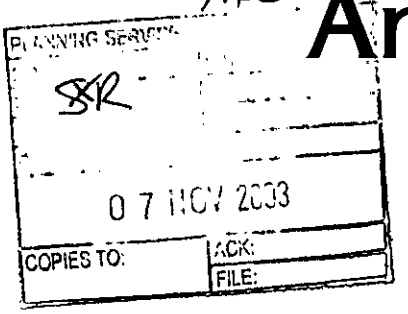
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 23/03/2001

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.

74395



Anglian Home improvements

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

5th November 2003

Our Ref: LS 099/22189 Calvo

Your Ref: F/2001/3309

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT: 6 PEREGRINE CLOSE WOKINGHAM BERKSHIRE RG41 3HP

With reference to the above property, please find enclosed two copies of our drawings showing our proposals.

Our customer has previously obtained planning permission for a conservatory to their property and therefore we are asking if our drawings can be treated as a minor working amendment, as we have now been contracted to carry out the works.

Please can you confirm if these plans are still acceptable.

Yours faithfully,

pp

Mr Simon Dickerson.
Planning Officer.

3309

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
Email: Simon.Roskilly@wokingham.gov.uk
Date: 11 November 2003
My ref: SR/F/2001/3309
Your ref: 74395

Simon Dickerson
Anglian Home Improvements
Conservatories Division
Conservatories Admin Dept.
PO Box 65
Norwich
NR6 6EJ

Dear Mr Dickerson,

PRPOSED ALTERATION TO APPLICATION F/2001/3309 AT 6 PEREGRINE CLOSE, WOKINGHAM

I refer to your letter and plans received by the Local Planning Authority on the 7th November 2003 with reference to the above. I confirm that the proposed changes to the conservatory shown on plans with a drawing number of 099/22189 would require the submission of a new planning application. The proposal involves an increase in width and a material change in design of the conservatory.
Please find enclosed the relevant forms should you wish to proceed.

Should you require any further information, please contact Simon Roskilly on the above direct dial number.

Yours faithfully,

B POLNIK (MRS)
Development Control

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3309	KW
BUILDING CONTROL NUMBER	FP 2001/1880	Howard
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	6 Peregrine Close WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	garage conversion (+ s/s rear conservatory - D.C only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Hunt 01B	Hunt 01A
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3309

Proposal:
Proposed conversion of garage to playroom and single storey rear extension to dwelling to form conservatory.

Location:
6, Peregrine 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 Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/03/2001. 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

12 February 2001

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

Tel: 0118 974 6502

Date: **12 February 2001**

My ref: F/2001/3309

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/2001/3309
6, Peregrine Close, , Wokingham.
Proposed conversion of garage to playroom and 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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3309**
6, Peregrine Close, , Wokingham.
Proposed conversion of garage to playroom and 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 6502

Date: **12 February 2001**

My ref: F/2001/3309

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

Dear Councillor

Application Number: F/2001/3309
6, Peregrine Close, , Wokingham.
Proposed conversion of garage to playroom and single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3309**
6, Peregrine Close, , Wokingham.
Proposed conversion of garage to playroom and 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**********

ADDRESS 6 PEREGRINE CLOSE PARISH WOKINGHAM

PLOT No. 371 AREA 6 PH IV WOOSEHILL ORD. SHEET No. SU.7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13827, BR16007	HERON	DETACHED HOUSE & GARAGE	23.10.80	N/A C/A
16486	"	"	14.1.82	N/A C/A
BR18442	"	"	22.4.82	APP N/A
F/2001/3309	Mr & Mrs Hunt	Conv. of gar to playroom S/St R. ext - conservatory	23.03.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 6 PEREGRINE CLOSE PARISH WOKINGHAM

PLOT No. 371 AREA 6 PH IV WOOSEHILL ORD. SHEET No. SU.7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13827, BR16007	HERON	DETACHED HOUSE & GARAGE	23.10.80	N/A C/A
16486	"	"	14.1.82	N/A C/A
BR18442	"	"	22.4.82	APP N/A
F/2001/3309	Mr & Mrs Hunt	Conv. of gar to playroom S/St R. ext - conservatory	23.03.01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2001/3309

Applicant : Mr & Mrs Hunt C/O Greg Farrell.

Location : 6, Peregrine Close, , Wokingham.
Proposal : Proposed conversion of garage to playroom and single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 1/3/01

Date Registered : 06/02/2001

Earliest Date for Decision : 08/03/2001

Latest Consultation Date/Site Notice Expiry Date : 08/03/2001

This application will have expired on: 03/04/2001. 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 :

Wokingham Town Council: No objection
Highways: recommend approval with condition regarding parking.

Planning Issues :

Parking
Impact on neighbouring properties
Impact on street scene.

Application Number: F/2001/3309

Appraisal :

The development site lies within the Woodhall part of Wokingham.

The proposal is for a garage conversion to a playroom, leaving one remaining garage at the property. The proposal is also for a Conservatory to the rear of the house.

The proposal will reduce the number of parking spaces at the house, however Highways do not have any objection, but recommend a condition on the parking and turning area before construction.

The proposal will include a window to the front of the property, however a hedge between the property and number 5 Peregrine close will prevent overlooking towards the neighbours front garden.

The Conservatory will be placed at the rear of the property within a large garden. There are no overlooking problems.

The proposal will not have an adverse effect upon the neighbouring properties, nor on the street scene.

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

Application Number F/2001/3309
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	
	C014	R014	
	C122	R122	
	C044	R044	"Flank walls of the extension hereby permitted"

RECORD OF SITE VISIT

SITE ADDRESS: 6 Peregrine Close Wokingham.

APPLICATION NUMBER: F/2001/3309

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 1/3/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

lge gdn with large detached house in residential area of Woosehill

3. DESCRIPTION OF SITE/BUILDING

Convert one garage to play room + Conservatory to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Front window of playroom looks onto drive + hedge boundary to next door. Conservatory in v. lge garden. No overlooking problems.

5. SITE CONSTRAINTS

TREES –

ACCESS/PARKING –

LEVELS –

BOUNDARY TREATMENT –

OTHERS –

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3309
CASE OFFICER: Karen Wildsmith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 12 February 2001

Application Number: F/2001/3309

Proposal: Proposed conversion of garage to playroom and single storey rear extension to dwelling to form conservatory.

Parish: WOKINGHAM TOWN

Site Address:
6, Peregrine Close, , Wokingham.

DELEGATED

Applicant:
Mr & Mrs Hunt C/O Greg Farrell.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C22, R22.

Signed: _____ **Print name:** Adam Coggins

16/02/01

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Karen Wildsmith

Application Number: F/2001/3309

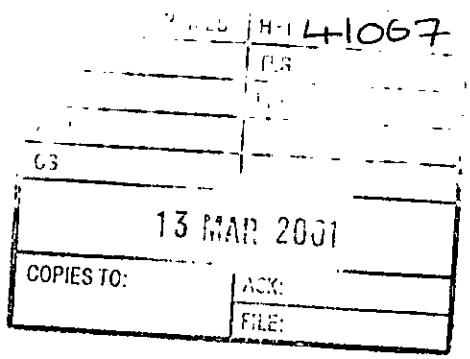
Proposal: Proposed conversion of garage to playroom and single storey rear extension to dwelling to form conservatory

Site Address: 6 Peregrine Close, Wokingham

Applicant: Mr & Mrs Hunt C/O Greg Farrell

Your observations are required in respect of this application **by 08/03/01**

No objection



SIGNED: _____ **DATE:** 09/03/01

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 FEB 2001
Officer: KW	Application No. F/2001/3309

Map No. 75. **Site** 0.05
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CONVERSION OF GARAGE TO PLAYROOM AND SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 6 PEREGRINE CLOSE

Parish: WOKINGHAM Ward: Evendons 12/2

Applicant: MR/MRS HUNT

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			
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 : ..... 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 ✓ 12/2 .....

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

06.FEB.2001* 3509

Environmental Services

For office use only.
Application number: 06.FEB.2001* 3509

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	MR & MRS HUNT 6 PEREGRINE CLOSE WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	Garage Conversion + 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.	Brickwork to match existing
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: 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.		
	• 1:100 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 Hurst

Date 5/2/01

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

Master Card for

ADDRESS Peregrine Close PARISH Wokingham

PLOT No. Area 6 Phase IV - Woosehill ORD. SHEET No. SU. 7868 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/63/63	Calgary & Edmonton	9½ acre dev	17.2.64	N/A R
0/44/69	Land Comm.	"	4.12.68	N/A R
0/42/71	Calgary & Edmonton	"	23.12.69	N/A R
* 0/66/72	Robinson & Co	"	31.8.72	N/A R
* 0/67/72	"	"	18.10.72	N/A R
* 0/77-9/72	Fairview Estates	"		
• 0/24/73	Consortium of owners	"	28.3.74	N/A C
01080	Hampshire C.C.	Main Access Road Gr.	23.1.75	N/A C
01767	"	Master Plan	20.2.75	N/A R
09243	NDC	Footpath link	28.9.78	N/A C
14793	"	Cycleway/Footpath link	15.1.81	N/A D

DATE OF COMPLETION

MINISTRY DECISION • Expressly Reserved * Appeals Dismissed

SPECIAL ORDERS TPO 12/73

DRAINAGE

091074

ADDRESS 6 Peregrine Close PARISH Wokingham

PLOT No. 371 Area 6 Ph IV Woosehill ORD. SHEET No. SU. 7968 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13827, BR16007	Heron	Detached house & garage	23.10.80	N/A C/A
16486	"	"	14.1.82	N/A C/A
BR18442	"	"	22.4.82	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

10 x 75370



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Development Control Section, Environmental Services, Wokingham District Council.

8 February 2001

Scale: 1 : 1250

N W E S