20/3/2000.

APPLICATION NO:
F/2000/0484

LOCATION:
16 Crail Close, Wokingham.

APPLICANT:
Mr & Mrs Jeffery C/O Mr D J Parsons

PROPOSAL:
Proposed single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jeffery
C/O Mr D J Parsons
43 Sycamore Road
READING
Berkshire
RG2 7LX

Application Number: F/2000/0484

Parish: **WOKINGHAM**

Location: **16 Crail Close, Wokingham**

Proposal: **Proposed single storey rear extension 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 surfacing materials.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the west elevation of the 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.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 21 March 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.

Application Number F/2000/0484
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.
	SC08	SR05	WEST

RECORD OF SITE VISIT

SITE ADDRESS: 16 Crail Close Wokingham.

APPLICATION NUMBER: F/2000/0484

OFFICER: Natalie Brown

DATE OF SITE VISIT: 24/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on fence (side of property)

2. DESCRIPTION OF SURROUNDINGS
Residential - detached with detached double garages.

3. DESCRIPTION OF SITE/BUILDING
Dark brown wood grain effect door. Dark brown wooden beams on front of building. White UPVC framed windows dark brown plastic guttering.
b'line app 1m from boundary with Nº 18 & rear b'line is set forwards from Nº 18., but there will be no overlooking

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached and as above.
rear props have 1st floor windows visible - but well set back from boundaries

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING n/a

LEVELS /

BOUNDARY TREATMENT Nº 18 : 1.8m fence.
1.8m fence at rear. (owned on boundary)
RHS - shed (Nº 16), garage & 1.8m fence. (own garage).

OTHERS

NB Conservatory will be set back from b'line ∴ further set back from boundaries (also bricked up to roof line ∴ no overlooking)

Tel: (0118) 974 6492

Date: 10/8/2000

My ref: F/2000/0484

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 D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Dear Councillor

Application Number: F/2000/0484
16 , Crail Close, , Wokingham.
Proposed single storey rear extension 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** 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 fill in the form below.
This form must be received no later than 20/8/2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0484**
16 , Crail Close, , Wokingham.
Proposed single storey rear extension to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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: 10/3/2000

My ref: F/2000/0484

CONFIDENTIAL

Councillor D King
1 Winkfield Close
Wokingham
RG41 2EZ

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/2000/0484
16 , Crail Close, , Wokingham.
Proposed single storey rear extension 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** 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 fill in the form below.
This form must be received no later than 20/3/2000

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0484**
16 , Crail Close, , Wokingham.
Proposed single storey rear extension to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D King

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: 10/3/2000

My ref: F/2000/0484

CONFIDENTIAL

Councillor C 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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0484
16 , Crail Close, , Wokingham.
Proposed single storey *rear extension 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** 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 fill in the form below.
This form must be received no later than 20/3/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0484**
16 , Crail Close, , Wokingham.
Proposed single storey rear extension to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C Hudson

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0484

Applicant : Mr & Mrs Jeffery C/O Mr D J Parsons.

Location : 16 , Crail Close, , Wokingham.
Proposal : Proposed single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/2/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 24/2/2000.

Date Registered : 31/01/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :

Wokingham T.C : 22/2 "No objections"

Neighbours : none received.

Planning Issues : (10'd set)

① Impact upon neighbouring properties
② Impact upon the street scene.

Application Number: F/2000/0484

Appraisal :

① Impact upon neighbouring properties:
The proposed development is a single storey rear extn forming a conservatory. It will be set back app 0.4m from the side b'line of the kitchen + dining room. (The main dwelling is set app 1m from eitne side boundary).
The conservatory will be app 5.4m wide + project 3.3m from the rear b'line of the kitchen/dining room into the garden. It will be 2.1m to eaves + 3.33m to ridge. The side elevations (East and West) see the conservatory bricked up to the eaves ∴ no overlooking to neighbouring properties
- Boundaries: 1.8m fence at rear, 47 + 49 Eaves way back on (end facing boundary). 1st floor windows visible bw 47 + 49 are set 7-8m from boundary.
: 1.8m fence with N° 18 b'line of N° 16 app. 3m beyond main b'line of N° 18. (∴ there will be no overlooking etc from the conservatory)
: N° 16's garage bounds the remaining boundary & a 1.8m fence.
- There will be no detrimental impacts to neighbouring properties by eitne overlooking, overshadowing or overbearing.

② Impact upon the streetscene.
The proposed d'mnt will not extend beyond the side b'lines of the main dwelling and materials used will match existing ie/bricks and white uPVC frames. (White uPVC frames are existing on the property)
∴ no detrimental impact

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2000	
Officer: NAB	Application No. F/2000/0484

Map No. 83 Site ...0.:04.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 16 CRAIL CLOSE

Parish: WOKINGHAM Ward: Evendons
9.2.2000

Applicant: MR/MRS JEFFERY
Receipt No 52082

Fee Received 95-00 Required ..... Additional ..... Refund .....
cash banked 31/1/00

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 : 9.2.2000 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	: .....

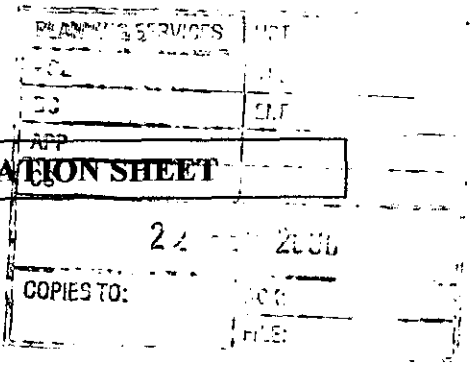
OTHERS:

.....

.....

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

NEIGHBOURS: S/N + 47, 49 Reeves Way, Wokingham



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/0484

Proposal: Proposed single storey rear extensions to form conservatory

Site Address: 16 Crail Close, Wokingham

Applicant: Mr & Mrs Jeffery c/o Mr D J Parsons

Your observations are required in respect of this application by **04/03/2000**

Objections:

No objections

SIGNED: _____ DATE: **16 February 2000**

CLERK TO Wokingham Town Council

1764

ADDRESS 16 Crail Close PARISH Wokingham

PLOT No. 64 ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22306	BRYANT	DET. HOUSE & GARAGE	18.10.84	CA
BR24084	"	"	26.2.85	APP
24071	"	ALTS & SUBST.	25.9.85	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 247 PD Eng - Parsons - Conserv. - 19/1/00

DRAINAGE

Environmental Services

For office use only.
Application number:
31. JAN. 2000* 0484

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 Mrs JEFFERY
	Address	16 CRAIL CLOSE
	and postcode	WOKINGHAM
		BERKS
		RG41 2TZ
	Phone number	0118 9892645
	Agent's Name	Mr DJ PARSONS.
	Address	43 SYCAMORE ROAD
	and postcode	READING
		BERKS RG2 7LX
	Phone number	01189751779
3	Site	AS ABOVE
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	BRICK AND UPVC 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.	RED BRICKS TO MATCH, WHITE UPVC POLY CARB ROOF. WINDOW WITH GLAZING TO MATCH WINDOWS
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 0
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

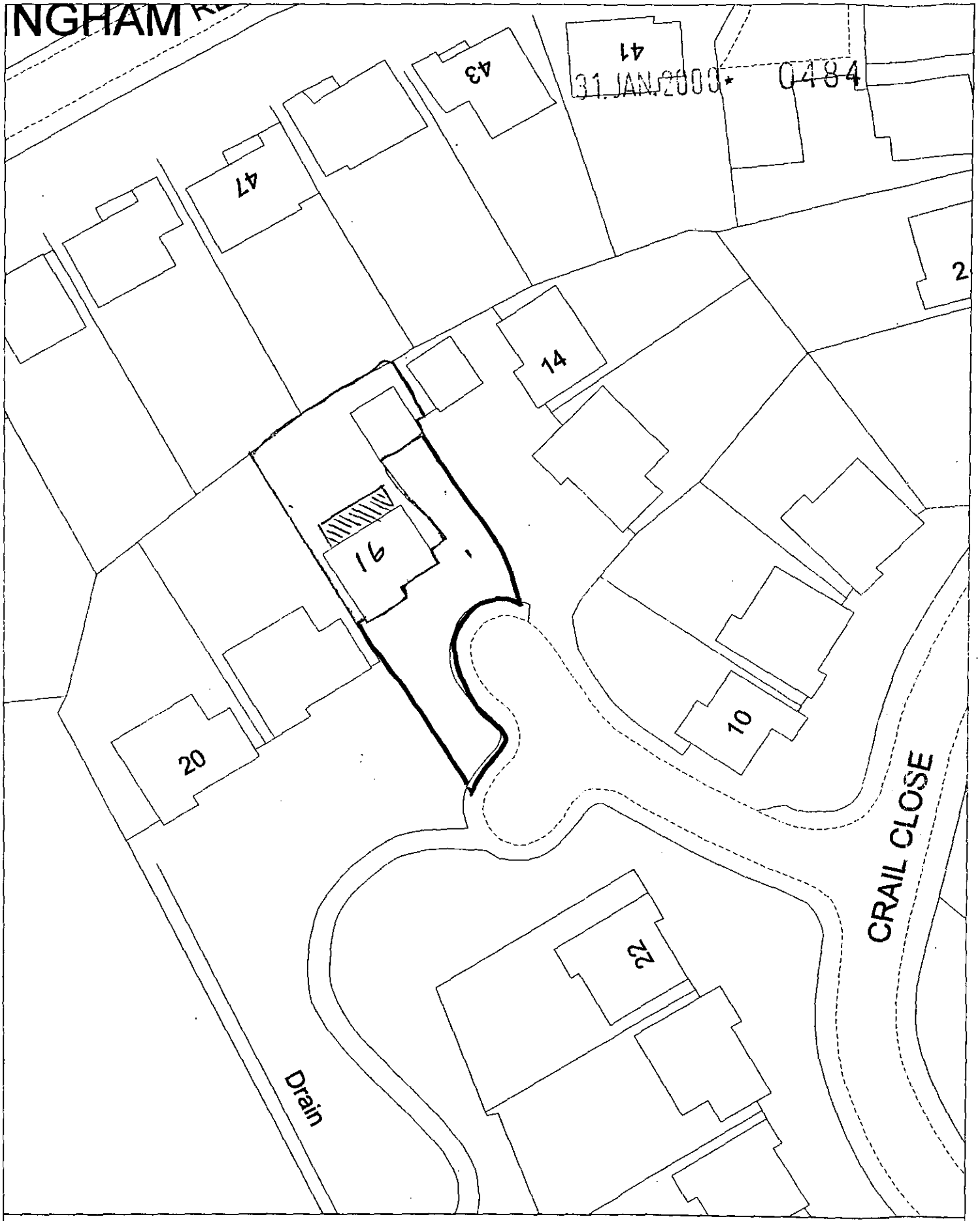
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr Mrs JEFFERY

Date 27/1/00

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



31 JAN 2003 0484

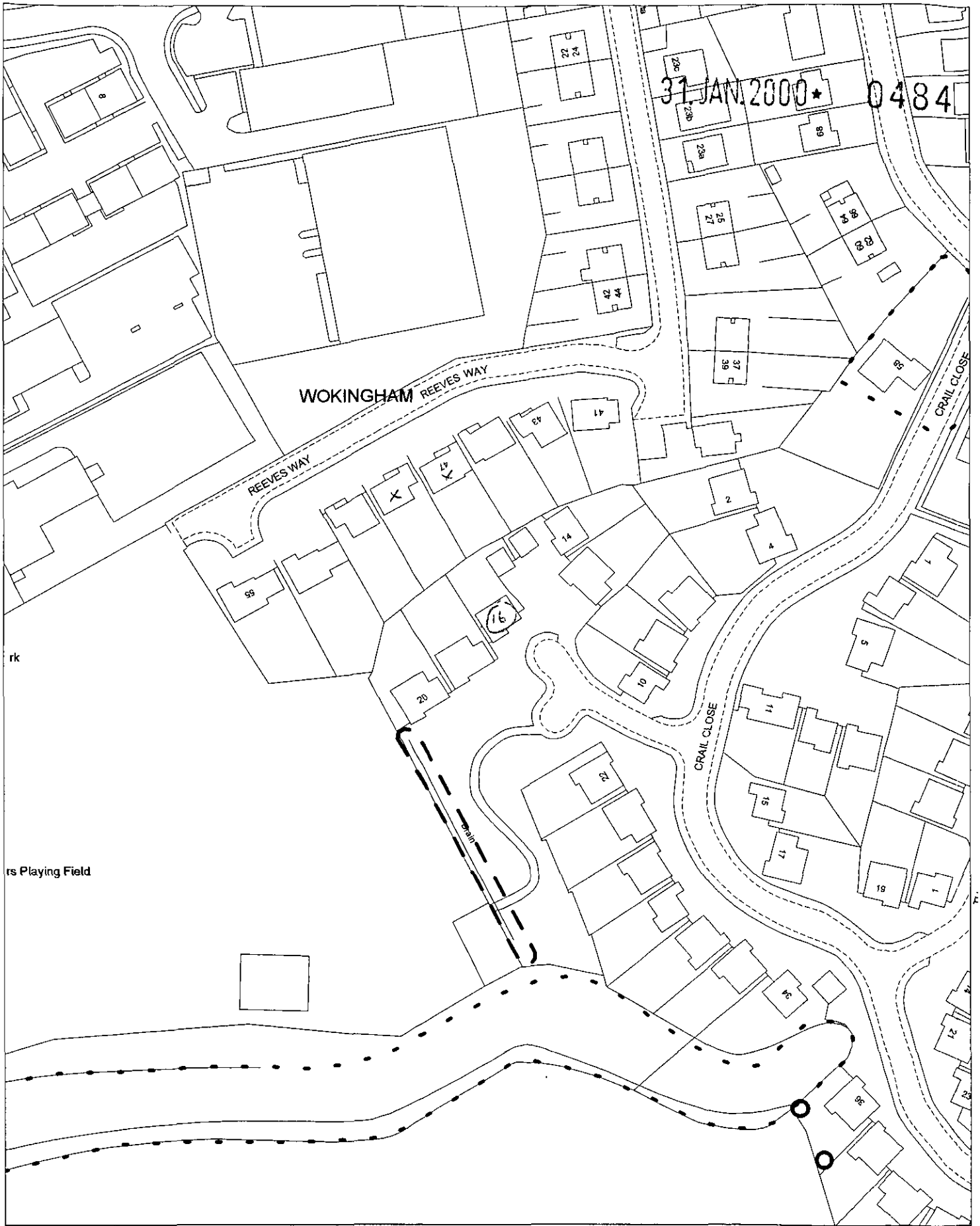
Site Plan, Scale: 1 to 500

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Date: 26 January 2000

N W E S



Site Plan, Scale: 1 to 1250

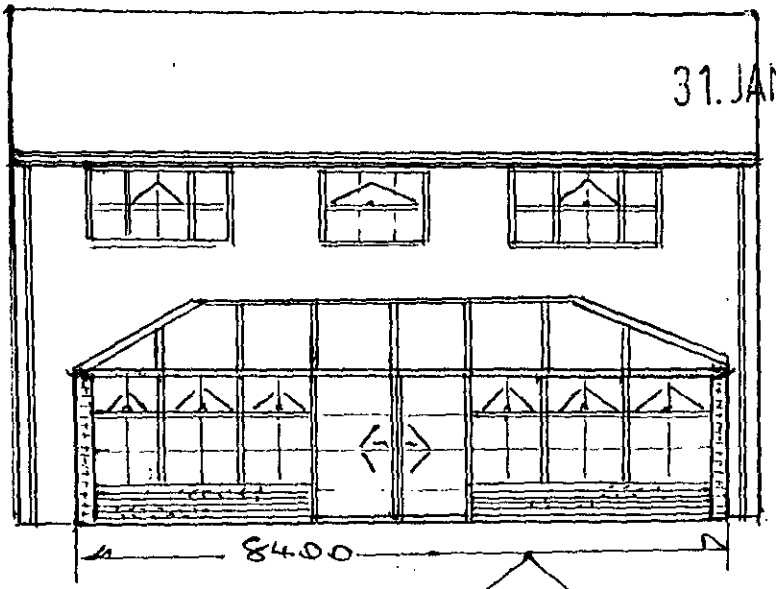
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Date: 3 February 2000

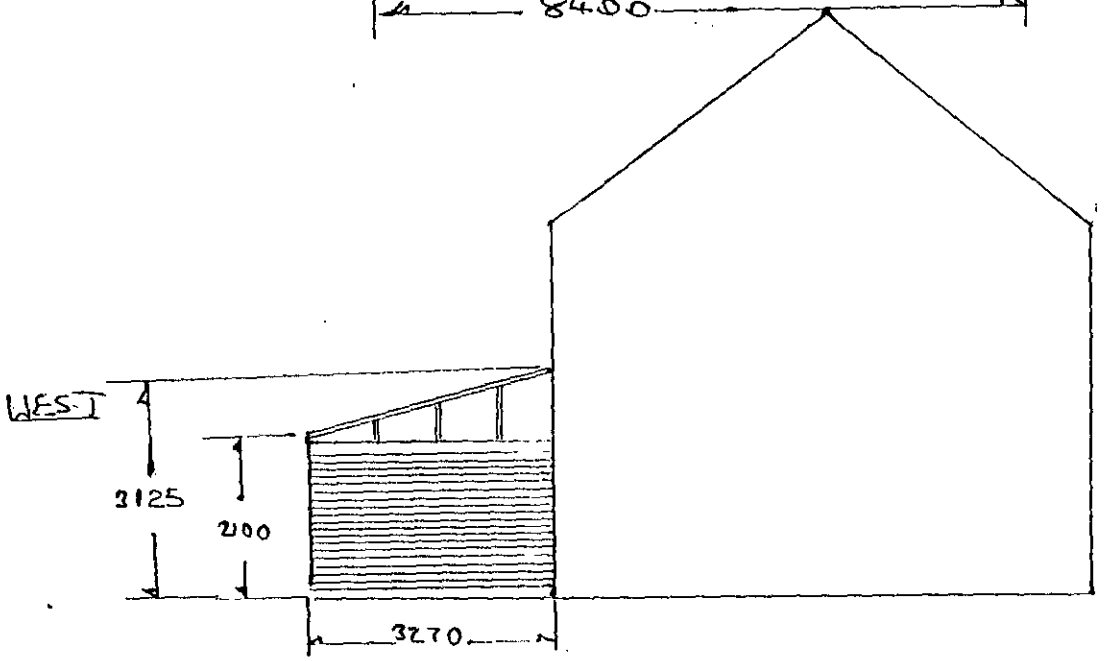
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31.JAN.2000 0484

NORTH-WEST

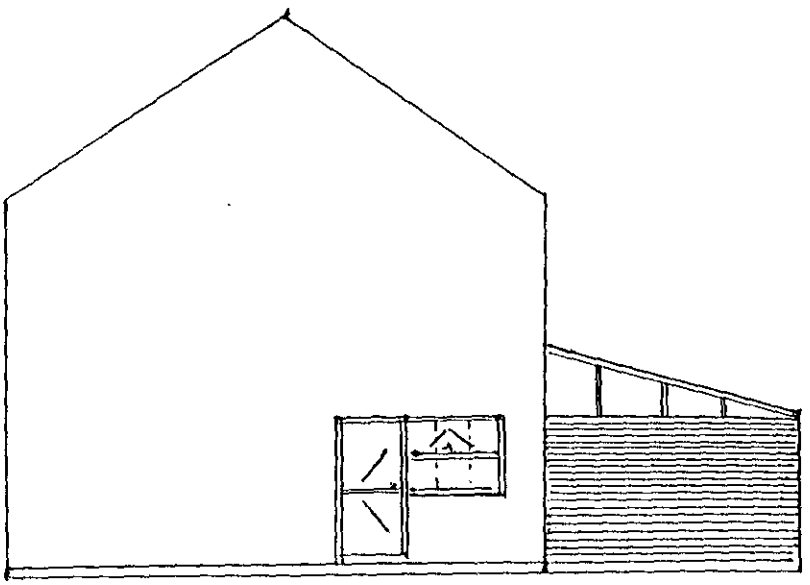


ROAD ELEVATION



SIDE ELEVATION

EAST



SIDE ELEVATION

Mr Mrs Jeffery
16 Quail Close
Wokingham
RG41 2TZ

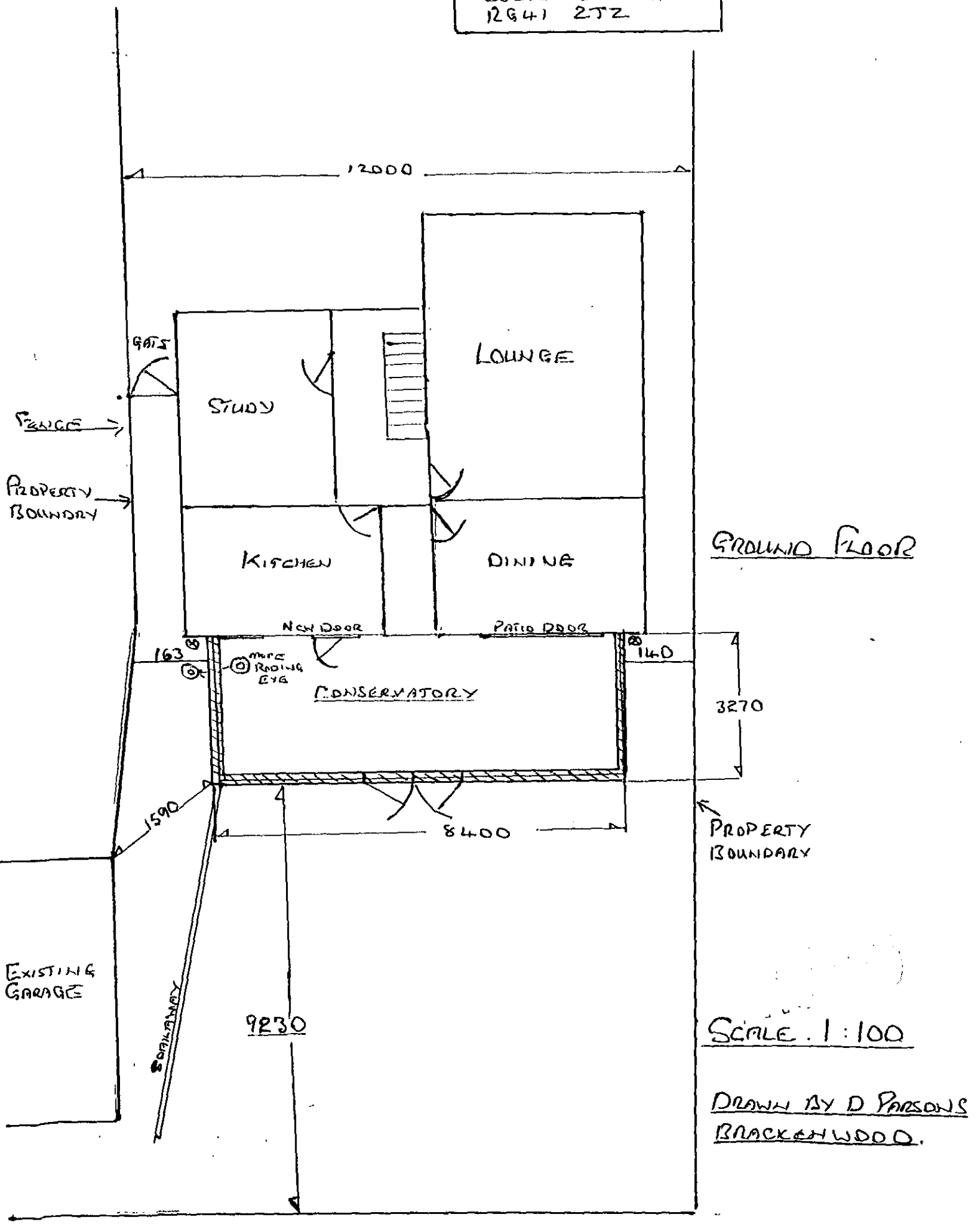
APPROVED

SCALE 1:100
DRAWN BY
D PARSONS
BRACKENWOOD

DATED 30-1-2000

Mr & Mrs Jeffery
116 Crail Close
Wokingham
RG41 2TZ

31. JAN. 2000* 0484



GROUND FLOOR

SCALE . 1 : 100

DRAWN BY D PARSONS
BRACKENWOOD.

Received by Wokingham District Council

Application No: F/2000/0484

Proposal:
Proposed single storey rear extension to form conservatory.

Location:
16 , Crail Close, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

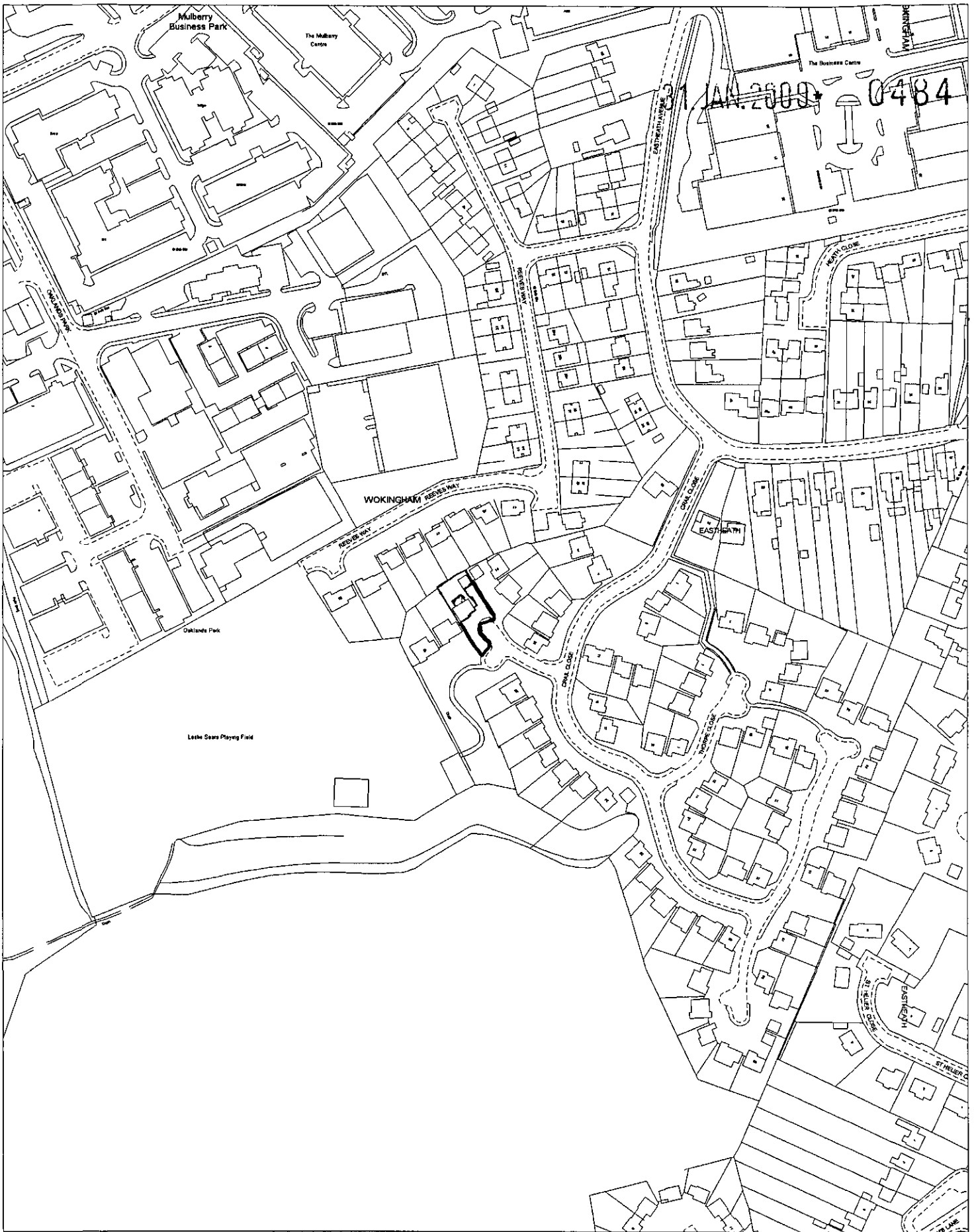
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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)

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 04/03/2000. 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



31 JAN 2000 0484

Site Plan, Scale: 1 to 2500

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Date: 26 January 2000

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