20/8

APPLICATION NO:
F/2002/7106

LOCATION:
32 Duncan Road, Woodley Reading.

APPLICANT:
Mr G W Nell C/O R F Hood

PROPOSAL:
Proposed enlargement to existing conservatory.

EARLIEST DATE FOR DECISION: ~~16/08/2002~~ 22/08/2002

APPLICATION WILL HAVE EXPIRED ON:
06/09/2002

CASE OFFICER: **Dawn Hancocks**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G W Nell
C/O R F Hood
12 Kirkfell Close
Tilehurst
Reading
Berks
RG31 6QL

Application Number: F/2002/7106

Parish: **WOODLEY**

Location: **32, Duncan Road, Woodley, Reading.**

Proposal: **Proposed enlargement to existing 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 Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/08/2002

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 : Dawn Hancocks

Application Number : F/2002/7106

Applicant : Mr G W Nell C/O R F Hood.

Location : 32, Duncan Road, Woodley, Reading.
Proposal : Proposed enlargement to existing conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓ 30/7	31/7/02

Date of Neighbour Notifications : .....

Date of Site Visit : 30/7

Date Registered : 12/07/2002

Earliest Date for Decision : 16/08/2002

Latest Consultation Date/Site Notice Expiry Date : 16/08/2002

This application will have expired on: 06/09/2002. 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 :

2 Neighbours - support (one reply from applicant).

Planning Issues :

Identified settlement

Impact upon neighbours

Impact upon streetscene.

Application Number: F/2002/7106

Appraisal:

Development
The proposed development is for an enlargement to the existing conservatory. The site is a semi-detached dwelling with a detached garage to the rear and is located on a corner plot within the identified settlement of Woodley. The dwelling is set away from the side boundary with Duncan Road with conifers of at least 4m high. The proposed would not be the full width of the dwelling, the existing extends 2.3m from the rear and the proposed will add an additional 1.4m. The highest part of the roof will be 3.4m high. The volume of the proposed along with pervious extensions will exceed 70m^3.

1) Impact upon neighbouring properties
The proposed development would be single storey with a mono pitch roof to a height of 3.4m. The conservatory would be set away from the boundary with No.34 in a northwesterly position, with a side elevation as brick wall, by 0.3m with a 1.8m fence. The garage forms part of the rear boundary with a 1.8m fence. It is therefore considered that the enlargement of the conservatory would not have an adverse impact in terms of overlooking, overbearing or overshadowing.

2) Impact upon the character of the streetscene
No part of the proposed would be visible from the front of the house. No part of the proposed would be clearly visible from the highway as a screen of 4m high conifers lines the road to the side which then turns in at 90 degrees to form a boundary between the garden and the driveway to the detached garage. There is a gap between the end of the conifers and the garage though it is thought that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/7106
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: 32 Duncan Road
Woodley Reading.

APPLICATION NUMBER: F/2002/7106

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 30/7

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓No

2. DESCRIPTION OF SURROUNDINGS

semi detached with garages. open plan.
neighbour with rear ground flr ~~ext~~ garage protrudes from rear to far side

3. DESCRIPTION OF SITE/BUILDING

Semi detached, corner plot. patio to rear
shed next to road boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 19 has 2st rear ext.

5. SITE CONSTRAINTS

TREES X

ACCESS/PARKING X

LEVELS level

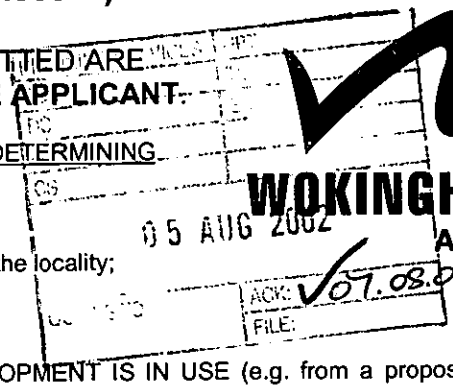
BOUNDARY TREATMENT– 1.8m close boarded panel fence to sides + rear.

OTHERS detached garage to rear.
conifers on side to road, atleast 4m high
and to rear between access to garage + garden



PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7106. (Case Officer:Dawn Hancocks)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**



WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7106

YOUR NAME: Mr. D. Rimes

YOUR ADDRESS: (if these details are incorrect please amend)
30 DUNCAN ROAD
WOODLEY
READING
RG5 4HR

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:
We have no Concerns with the proposed application.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7106. (Case Officer:Dawn Hancocks)

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PLANNING SERVICES RECEIVED
29 JUL 2002
COPIES TO | ACK: ✓ 1 8
FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7106

YOUR NAME: MRS C. NELL. MR G NELL

YOUR ADDRESS: (if these details are incorrect please amend)
32 DUNCAN ROAD
WOODLEY
READING
RG5 4HR

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End. Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number : F/2002/7106	**Map No :** 47
Case Officer : DH.	**Site Area :** 0.05
Valid Date : 12.7.02.	**Received Date: 12/07/2002**

Level : Delegated Application

Description : Proposed enlargement to existing conservatory.

Location : 32, Duncan Road, Woodley, Reading.

Parish : WY **Ward : BUL** 23.7.02 TB.

Applicant : Mr G W Nell C/O R F Hood.

Fee Required: £110 **Fee Received: £110** (3)

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 23-7-02 B

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

OTHERS

No pre-apps.....

.....

.....

.....

.....

.....

NEIGHBOURS

2 S/N + see map.....

1 S/N for each frontage...

.....

Organisation_Name	Building_Name	address1	Postcode
		17DUNCAN ROADREADING	RG5 4HR
		19DUNCAN ROADREADING	RG5 4HR
		30DUNCAN ROADREADING	RG5 4HR
		32DUNCAN ROADREADING	RG5 4HR
		34DUNCAN ROADREADING	RG5 4HS
		35DUNCAN ROADREADING	RG5 4HS
		37DUNCAN ROADREADING	RG5 4HS
		39DUNCAN ROADREADING	RG5 4HS

41 Duncan Road

Received by Wokingham District Council

Application No: F/2002/7106

Proposal:
Proposed enlargement to existing conservatory.

Location:
32, Duncan Road, Woodley, Reading.

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/2002/7106 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/08/2002. 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.

Trevor Watson
Development Control Manager

23 July 2002

7106

Environmental Services

For office use only.
Application number:

12 JUL 2002 7106

12 JUL 2002

WOKINGHAM DISTRICT COUNCIL

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	G.W. NELL 32, DUNCAN ROAD, WOODLEY, READING RG5 4HR. 9690020.
2	Agent's Name Address and postcode Phone number	R.F. HOOD 12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL. 9425277
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	32, DUNCAN ROAD, WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED EXTENSION TO EXISTING 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.	LAC DAPPLE LIGHT FACINGS TO MATCH EXSTG POLYCARBONATE ROOFING " " "
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: N/A	Proposed: N/A
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 G. W. NELL

Date 11/7/02

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7106
CASE OFFICER: Dawn Hancocks

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
41, Duncan Road, Woodley, Reading	21 days	31.7.03

Pc 23 530 032

ADDRESS 32 DUNCAN ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7672 (47)

BUILDER G. Wimpey & Co. Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/260/59	G. Wimpey & Co. Ltd.	Outline	8.3.60	N/A. C/A.
72/60	"	Road & Sewers	12.4.60	App. C/A.
PD/299/60	"	Layout of Rd. & Sewers	11.8.60	App. N/A
151/60	"	Layout - Semi/Det. House	8-9.60	N/A. C/A
R/150/62	Mr. M. J. Anthony	Garage	12-7-62	App. C/A.
PD/541/66	"	Porch & Conservatory	29.9.66	App. N/A.
BR16649	Mr G. W Nell.	S/s extn: dining room	27.4.81	app as relaxed
15638		WC & lobby	3.5.81	App
32030			~~29.12.88~~ 21.12.88.	C/A
BRA6223	"	1st floor Lt.	31.10.88	App

DATE OF COMPLETION

MINISTRY DECISION PD Enq - Conservatory - Mrs Nell 13.7.01 (Y)

SPECIAL ORDERS

DRAINAGE