APPLICATION NO:
F/2000/2743

LOCATION:
9 Chetwode Close, Wokingham.

APPLICANT:
Mr Stoker C/O J White

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

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Stoker
C/O J White
Poachers Pocket
Knights Lane
Ball Hill, Newbury
Berkshire
RG20 ONW

Application Number: F/2000/2743

Parish: **WOKINGHAM**

Location: **9, Chetwode 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/SBE2 and STV1/STV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/12/2000

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2743

Applicant : Mr Stoker C/O J White.

Location : 9, Chetwode Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		8/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8/12/2000

Date Registered : 02/11/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/2000

This application will have expired on: 28/12/2000. 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 :

WTC: No Objection

Neighbours: No comments received

Planning Issues : (Identified settlement)

1) Impact on neighbours

2) Streetscene.

Application Number: F/2000/2743

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey detached house to form a conservatory.

The proposed extension will be 3.6 metres wide and will protrude from the rear elevation of the detached house via the dining room by 4.5 metres. To be constructed in brick to below window levels. It will have a hipped, pitched roof with an eaves height of 2.3 metres and a ridge height of 3.5 metres.

The entire rear garden is bounded with a 1.8 metre high fence.

Due to proposed position of the conservatory, it will not affect neighbouring properties.

2) Impact on street scene /visual impact.

The conservatory will be visible from Chedwode Close and Rances Lane, however the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~Refusal: [ ]~~
(tick appropriate box)

Application Number F/2000/2743
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	External Finishes to Match

RECORD OF SITE VISIT

SITE ADDRESS: 9 Chetwode Close Wokingham.

APPLICATION NUMBER: F/2000/2743

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 8/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes front tree

2. DESCRIPTION OF SURROUNDINGS residential / cul-de-sac
No 8, 2 storey, large detached house, double garage no flank windows.
open plan front gardens

3. DESCRIPTION OF SITE/BUILDING Large 2 storey detached + double garage, on end plot completely enclosed rear garden with mature trees on rear boundary
Redbrick, white UPVC windows, + wooden door at front.
Brown tiled roof, white fascia boards + blk guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan on end plot, backing on to Rances Lane

5. SITE CONSTRAINTS

TREES — Not affected

ACCESS/PARKING — As existing at front

LEVELS — No 8, slightly lower, 0.2m lower,

BOUNDARY TREATMENT — No 8, 1.8m fence + shrubbery on boundary, no flank windows, garage / study room

OTHERS — Side + rear boundary 1.8m high boundary fence.

Nb conservatory will be seen from Rances Lane.

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

Tel: 0118 974 6441

Date: **14 November 2000**

My ref: F/2000/2743

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2743
9, Chetwode 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2743**
9, Chetwode 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 Wyatt

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

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

Tel: 0118 974 6441

Date: **14 November 2000**

My ref: F/2000/2743

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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
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John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/2743**
9, Chetwode 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 Green

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

Received by Wokingham District Council

Application No: F/2000/2743

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

Location:
9, Chetwode 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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

14 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2743
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 [illegible] 00	Map No. 76 Site 007
Officer: ~~[illegible]~~ AT	Application No. F 2000 2743

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: 9 CHETWODE CLOSE

Parish: WOKINGHAM Ward: Wescott 14.11.2000 TB.

Applicant: MR STOKER

Fee Received ~~190-00~~ 95-00 Required ~~[illegible]~~ Additional ..... Refund ~~[illegible]~~

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	~~Signed on behalf of agent~~		
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 : 14.1.2000 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:

.....
.....
.....

NEIGHBOURS:

1-5, 8 Chetwode Close
1 Rances Lane
197 London Road

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/2743

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

Site Address: 9 Chetwode, Close, Wokingham

Applicant: Mr Stoker C/O J White

Your observations are required in respect of this application by **08/12/2000**

No objection

SIGNED: _____ **DATE:** 13/12/2000

CLERK TO Wokingham Town Council

ADDRESS 9 CHETWODE CLOSE PARISH BOKINGHAM

PLOT No. 9 SITE OF CHETWODE REST HOME ORD. SHEET No. SU. 8267 7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/43/68	MISSES MURRAY & MISS HILTON	O/APP. 9 DWELLINGS & GARAGES	9.1.69	C/
6/33/69 7783	SOMERLEE ESTATES LTD.	DEMOLISH CHETWODE - RES DEV	27.11.69	APP. C/
6/4/70 3013	"	DET. HOUSE, GARAGE, CAR PORT	9.7.70	APP. C/
4140	MR C. C. NEALE	EXTENSION TO FORM UTILITY ROOM	30.11.72	APP.
BR17367	MR. D STOKER	BREAKFAST ROOM & GARAGE	8.8.81	APP. N/
16203	"	"	24.9.81	N/A C/
16638	"	RESITE BOUNDARY FENCE	17.12.81	N/A C/
36097			15.7.90	C/
BRA 9158	MR. D. STOKER	1ST FLOOR EXT/CHIMNEY STACK	26.6.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 02.NOV.2000* 2743

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 STOKER
	Address and postcode	9 CHETWODE CLOSE WOKINGHAM
	Phone number	
2	Agent's Name	J WHITE
	Address and postcode	POACHERS POCKET KNIGHTS LANE BALL HILL NEWBURY RG20 0NW
	Phone number	01635-254757
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.	9 CHETWODE CLOSE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	RED BRICK DWARF WALLS TO MATCH EXG & WHITE UPVC FRAMES & ROOF	
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

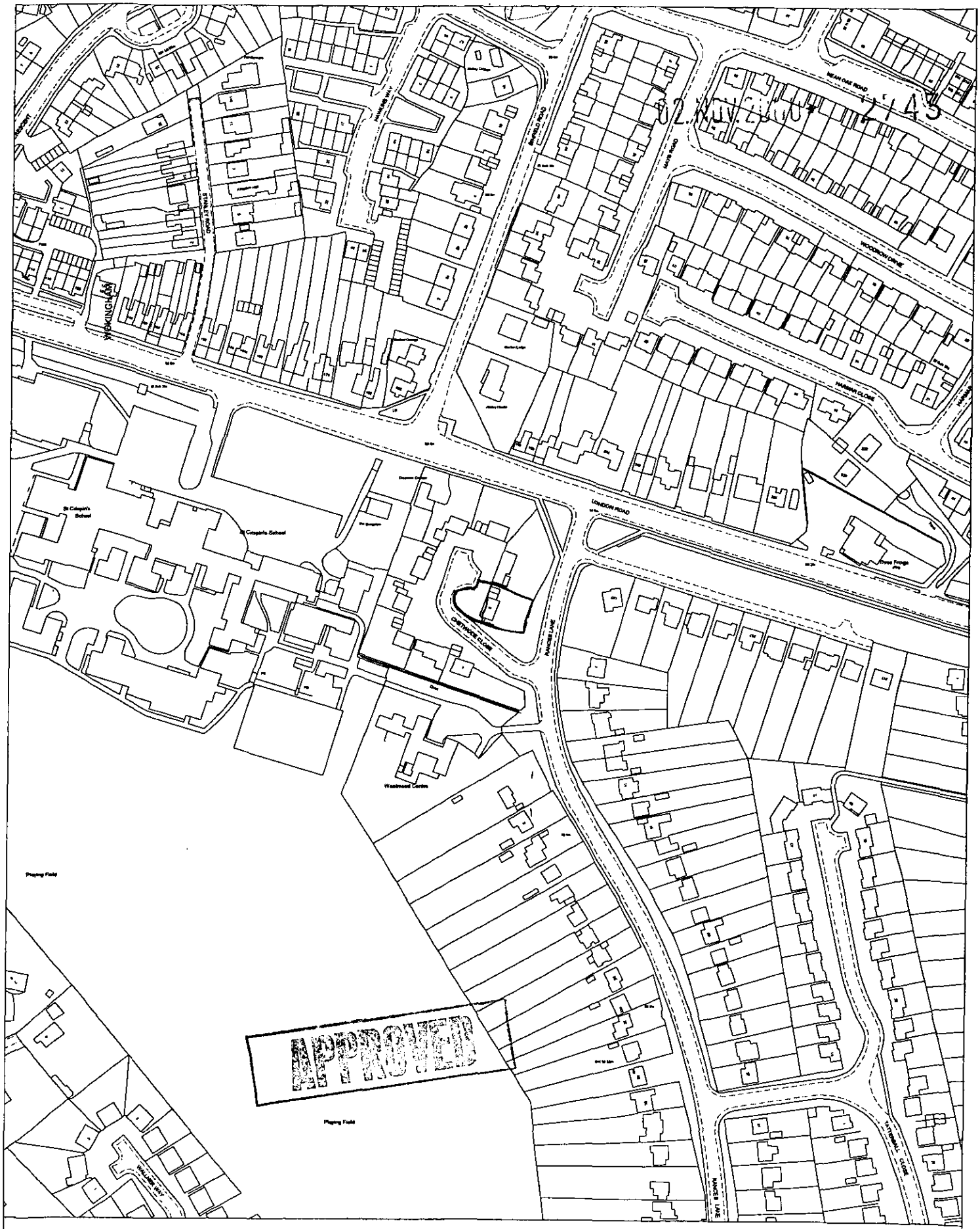
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of ~~[illegible]~~ MC STORES

Date 31/10/20

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



Site Plan, Scale: 1 to 2500

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Date: 24 October 2000

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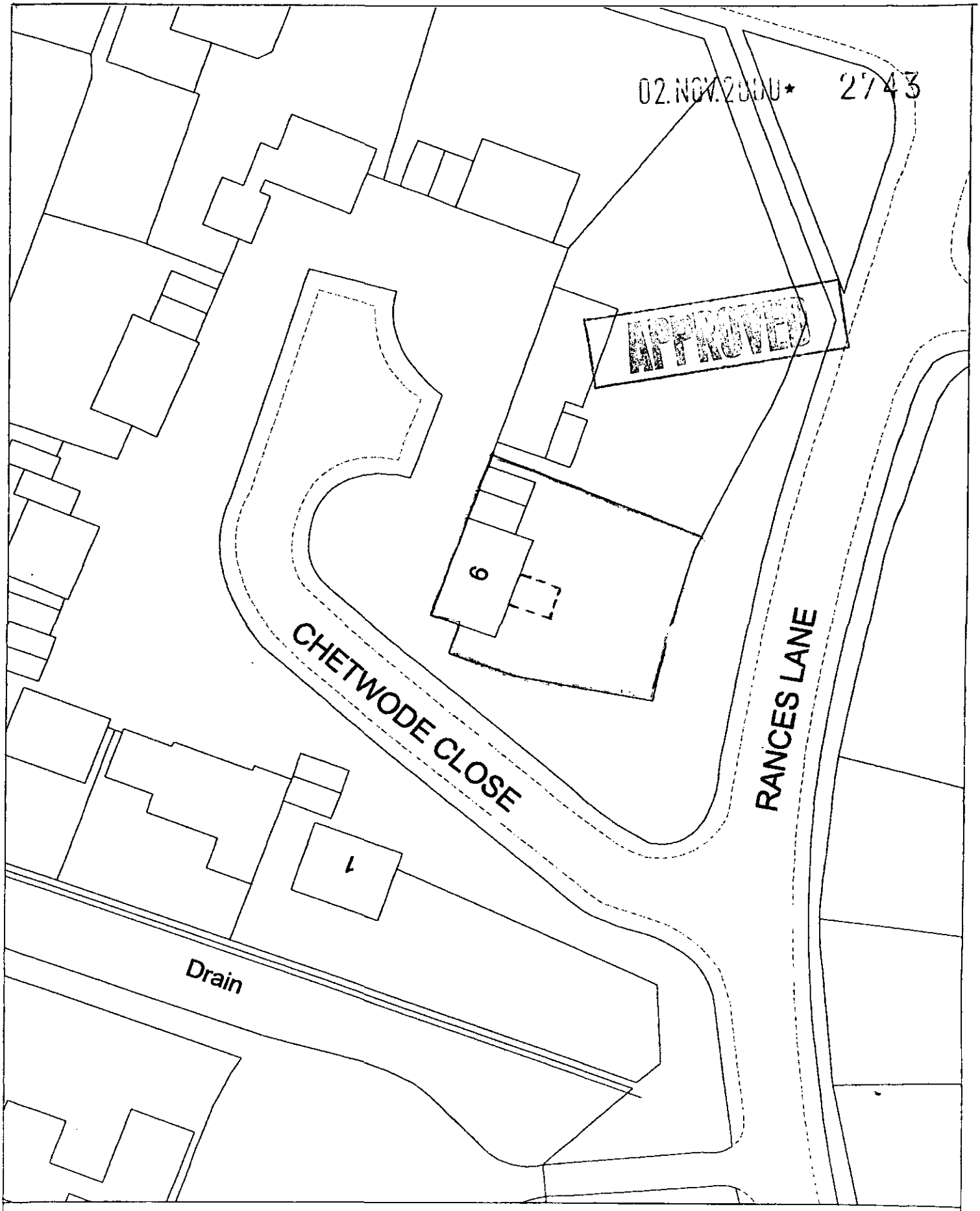

Site Plan, Scale: 1 to 500

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Date: 24 October 2000

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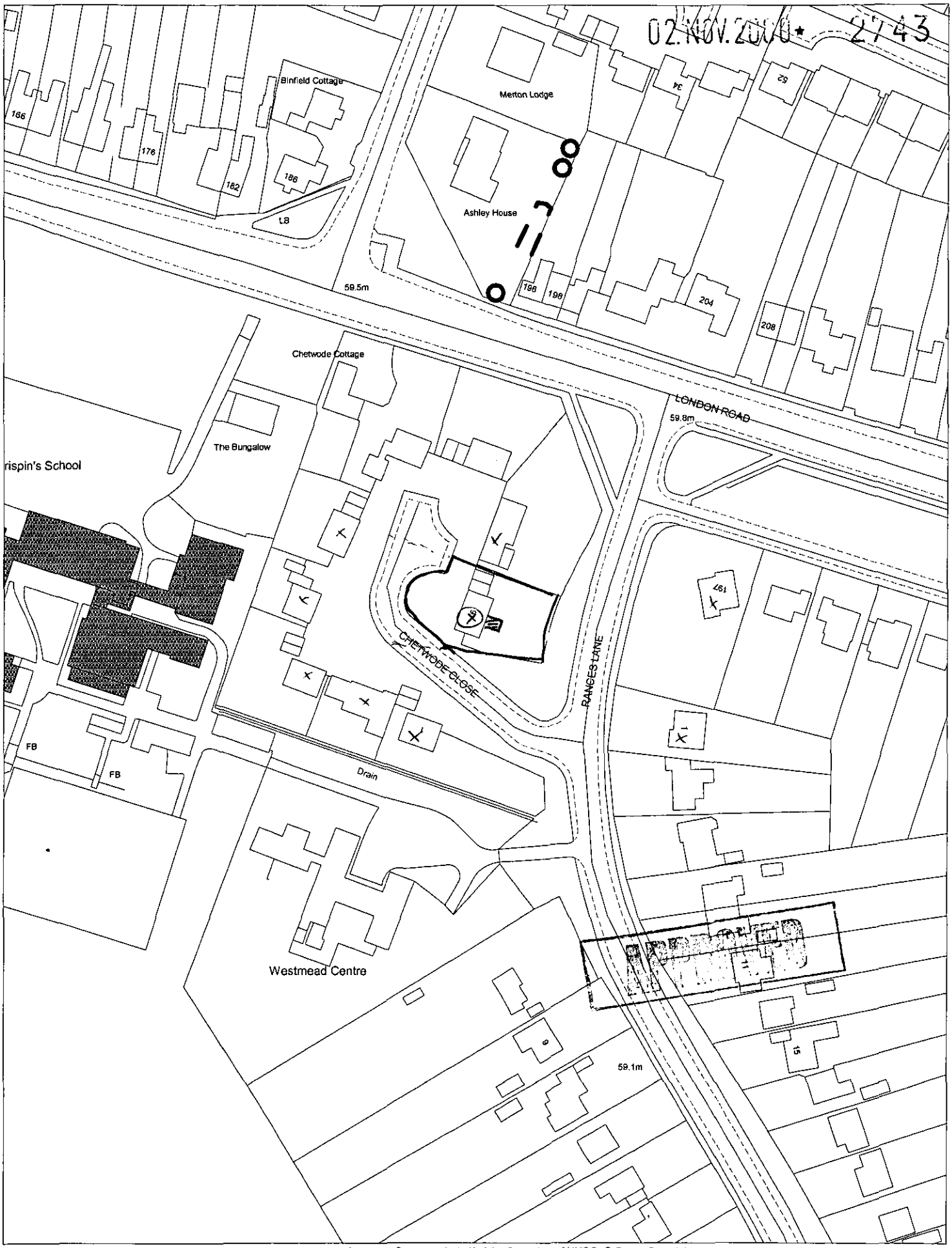

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Development Control Section, Environmental Services, Wokingham District Council.
8 November 2000 Scale: 1 : 1250

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