APPLICATION NO:

F/2002/7971

LOCATION:

43 Simons Lane, Wokingham.

APPLICANT:

Mr & Mrs G Wright C/O Richard Fenn Designs Ltd

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **08/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Wright
C/O Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Berkshire
RG5 4PE

Application Number: F/2002/7971

Parish: **WOKINGHAM**

Location: **43, Simons Lane, 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. This permission relates to the application as amended with revised plans number GW.100 submitted to the Local Planning Authority on 6 December 2002, showing the north west facing elevation of the conservatory and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative

3. 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.

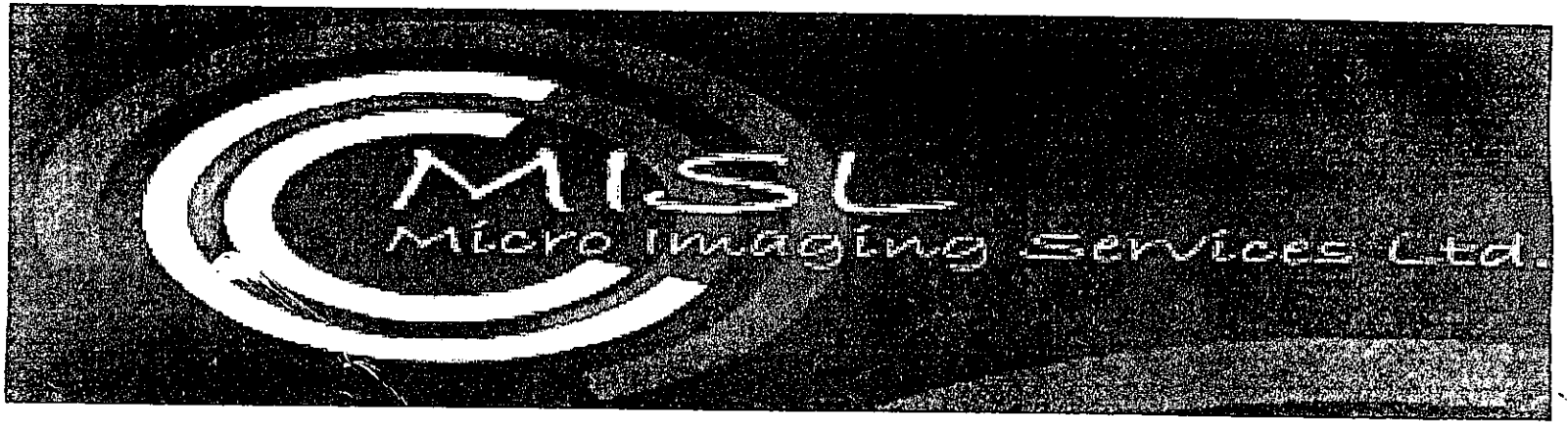
T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: C Hurst

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7971	DG
BUILDING CONTROL NUMBER.	FP 2003/3837	Caroline
~~APPLICANT~~/AGENT	Richard Fern Designs Ltd.	
ADDRESS OF SITE	43 Simons Lane WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear conservation ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	GW.10a	GW:10
ELEVATIONS	— "	— "
FLOOR PLANS	- "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/1/03	

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	

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4544	DC
BUILDING CONTROL NUMBER	FP2001/2145	Central
APPLICANT/AGENT	Peter H Watkins	
ADDRESS OF SITE	43 Simons Lane WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 21129	PW 21129
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	1/10/01	

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/2001/4544

Proposal:
Proposed single storey rear extension to dwelling.

Location:
43, Simons Lane, , 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 take this letter with you or quote application number F/2001/4544 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Ledger P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/08/2001. 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 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

07 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 JUL 2001

Officer: DL | Application No. F/2001/4544

Map No: 68 Site 0.09

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 43 SIMONS LANE

Parish: WOKINGHAM Ward: Evendons 7.8.01 B

Applicant: MR | MRS WRIGHT

Fee (8) Received 189-00 95-00 Required 95-00 Additional ..... Refund 94-00

Enforcement Section to be notified ☐ tick if required

B Reqd ✓

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 : 7.8.07 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 : WINNERSH
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 : .....

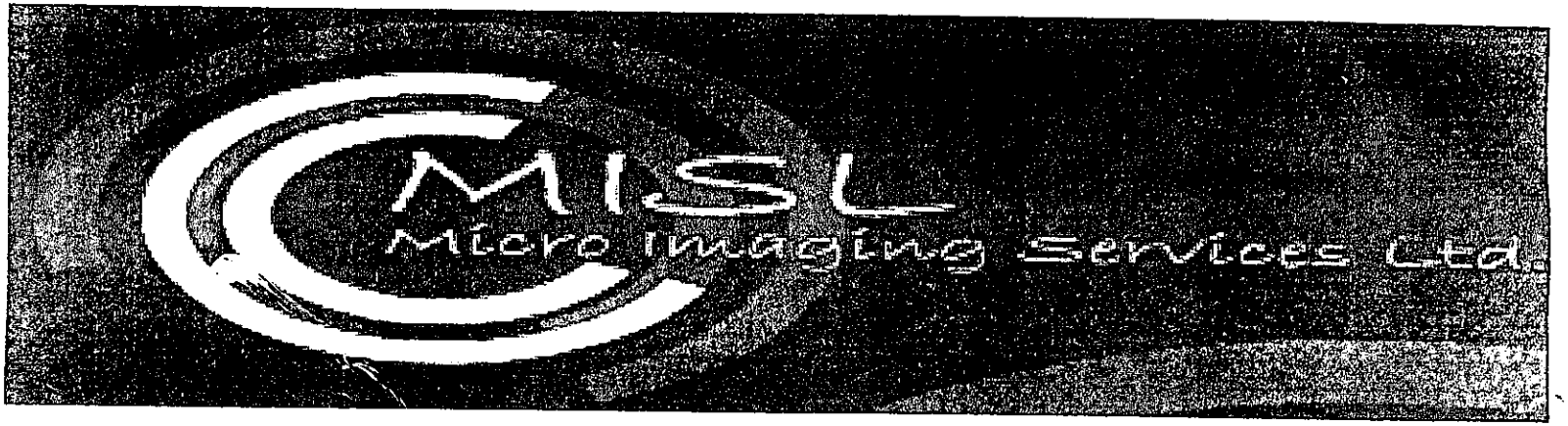
OTHERS:

No Pre Apps.

NEIGHBOURS:

Site notice & see map for neighbour notices

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Environmental Services

For office use only. Application number: 30.JUL.2001 * 4544

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. WRIGHT 43 SIMONS LANE WOKINGHAM 9789610
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	43 SIMONS LANE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXT
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.	CLAY TILES & BRICK TO MATCH
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: 4
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.	£95-00	
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. Wright

Date 27-7-2001

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

WORK SHEET FOR : Daniel Ledger

Application Number : F/2001/4544

Applicant : Mr & Mrs Wright C/O Peter H Watkins.

Location : 43, Simons Lane, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
/		12-9-01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 30/07/2001

***Earliest Date for Decision* : 30/08/2001**

Latest Consultation Date/Site Notice Expiry Date : 30/08/2001

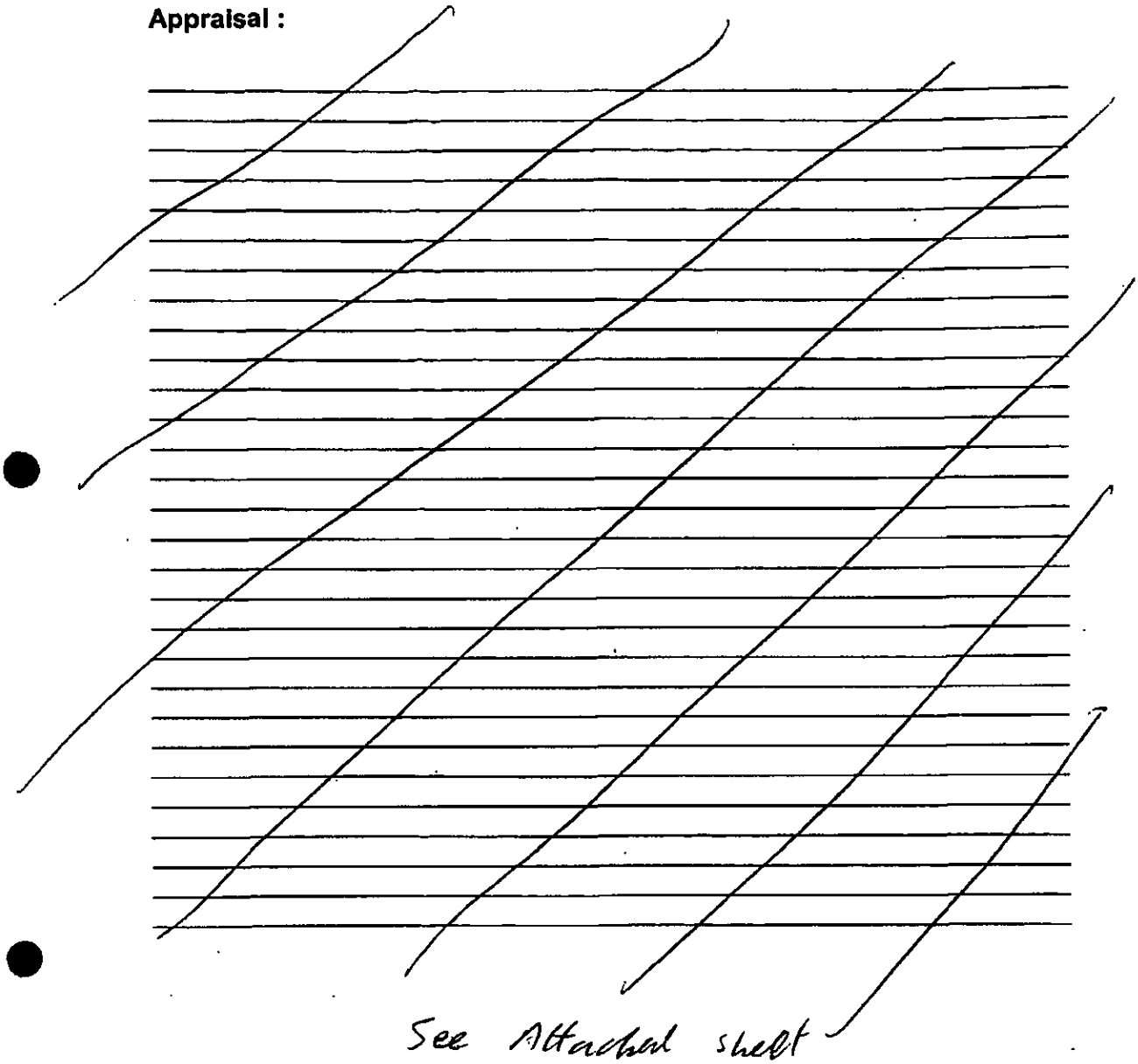
This application will have expired on: 24/09/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/4544

Appraisal :



See Attached sheet

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

Application Number F/2001/4544
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	INSERT - 'ROOF OF THE BUILDING'
4	C049	R049	
5	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 43 Simons Lane Wokingham.

APPLICATION NUMBER: F/2001/4544

OFFICER: Daniel Ledger

DATE OF SITE VISIT: 12/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Ind Estt Bungalows
nothing on other side of road

3. DESCRIPTION OF SITE/BUILDING Bungalow - detached drive & garden to front, patio & garden to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES No side windows proposed; extension will touch boundary with N° 45 however garage remains flat roof
No adverse impact on street scene

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING New Garage

LEVELS N° 41 slightly lower N° 45 same

BOUNDARY TREATMENT wooden fencing surrounding rear garden

OTHERS
ridge light will increase slightly

Application Number: F/2001/~~4565~~ 4544

Appraisal:

The proposed development is for a single storey rear extension. It would be 8.4m wide, 3m deep and have a pitched roof, 2.3m to the eves and 5.5m to the ridge.

The property is a single storey detached bungalow, with wooden fencing enclosing the rear garden, and a drive and garden to the front.

1. Impact upon neighbouring properties

The proposal would be located 1m from the boundary of No.41 and would lead to an increase in height but as it is a single storey structure and there are no flank windows proposed there would be no overlooking. No 45 would not be adversely affected as there is an existing garage on the border of the two properties and the increased ridge height will not adversely affect this property.

2. Impact upon the character of the street scene

The proposal would be visible from Simmons Lane, however, as one side of the pitch is kept within the plane of the existing roof the impact is reduced, and the increased ridge height is set back from the front of the property.

Approval: ✓ **~~Refusal:~~**

MLT

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

Tel:

Date: **07 August 2001**

My ref: F/2001/4544

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/2001/4544
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling.

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 **Daniel Ledger** on .

Yours faithfully,

Daniel Ledger

Development Control Officer

LISTING FORM

Case officer: **Daniel Ledger** Application Number: **F/2001/4544**
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
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:

Date: **07 August 2001**

My ref: F/2001/4544

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/2001/4544
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Daniel Ledger** on .

Yours faithfully,

Daniel Ledger

Development Control Officer

LISTING FORM

Case officer: **Daniel Ledger** Application Number: **F/2001/4544**
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel:

Date: **07 August 2001**

My ref: F/2001/4544

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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/2001/4544
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling.

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 **Daniel Ledger** on .

Yours faithfully,

Daniel Ledger

Development Control Officer

LISTING FORM

Case officer: **Daniel Ledger** Application Number: **F/2001/4544**
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

Tel. 0118 974 6446 (Direct Line)
E-mail: Daniel.Ledger@wokingham.gov.uk
Date. 23 October, 2001
My ref. BC/DC/2001/4544

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Wright
c/o Peter Watkins
48 Broomfield Road
Tilehurst
Reading
RG30 6AL

Dear Sirs

PLANNING PERMISSION 2001/4544
SITE: 43 SIMONS LANE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/4544 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

DANIEL LEDGER
Technical Assistant

APPLICATION NO:
F/2001/4544

LOCATION:
43 Simons Lane, Wokingham.

APPLICANT:
Mr & Mrs Wright C/O Peter H Watkins

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **30/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/09/2001

CASE OFFICER: **Daniel Ledger**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

975

01

(DL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wright
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2001/4544

Parish: **WOKINGHAM**

Location: **43, Simons Lane, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling.**

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. 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 roof of the building hereby permitted except for any which may be shown on the approved drawing(s).

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. 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.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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 LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 19/09/2001

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.

HIGHWAYS CONSULTATION SHEET

From: Daniel Ledger **Date:** 07 August 2001

Application Number: F/2001/4544

Proposal: Proposed single storey rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
43, Simons Lane, , Wokingham.

Applicant:
Mr & Mrs Wright C/O Peter H Watkins.

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).

C04A, R04A.
C122, R122.
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins 9/8/01

Tel.

Date: 07 August 2001

Your Ref:

My Ref: Daniel Ledger / F/2001/4544

- 8 AUG 2001

Winnersh Parish Council

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

WORK:
FILE:

Dear Sir/Madam

ADJOINING PARISH CONSULTATION

Application Number: F/2001/4544

Parish: WOKINGHAM

Site Address: 43, Simons Lane, , Wokingham.

Proposal: Proposed single storey rear extension to dwelling..

I enclose details of the above application which is **not** within your parish area but is close to the boundary and would be grateful to receive your observations within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/4544** in all communications and any response should be addressed to **Daniel Ledger** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Daniel Ledger

Development Control Officer

No comments

22.08.01

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

Informatives for approvals	
N02	"plans GW.100" "6 December 2002" "the north west facing elevation of the conservatory"
N04	
N06.	
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

WORK SHEET FOR : Daniel Gigg

Application Number : F/2002/7971

Applicant : Mr & Mrs G Wright C/O Richard Fenn Designs Ltd.

Location : 43, Simons Lane, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/11/2002

Earliest Date for Decision : 08/12/2002

Latest Consultation Date/Site Notice Expiry Date : 08/12/2002

This application will have expired on: 03/01/2003. 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 :

Winnersh Parish Council - no comment

Arboriculturalist - no obj. to loss of tree. Replacement not required

Planning Issues :

Impact on character of the area.

Impact on neighbouring properties

Application Number: F/2002/7971 – 43 Simons Lane, Wokingham.

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to form a conservatory. It will project 6.55m, be 7m in width and have a maximum height of 3.45m.

The site lies in the identified settlement.

The proposed falls to be assessed against policies in the South East Area Local Plan (adopted) and Wokingham District Local Plan (deposit).

1. Impact upon neighbouring properties

The impact on the neighbouring properties needs to be assessed in terms of overlooking, overbearing and overshadowing.

In terms of overlooking, there will be no adverse impacts given its location in relation to the neighbouring properties and that views out from the conservatory will be screened. The boundary treatment is as follows:-

- There is a 2m high close boarded fence on the south west boundary and a garage in the neighbouring property will also assist the screening;
- The north east boundary is a 1.8m high close boarded fence; and,
- The south east boundary is marked by a 1.8m high close boarded fence.

There will be no adverse impacts in terms of overbearing or overshadowing given the level of screening and the fact that the conservatory is a lightweight single storey structure.

2. Impact upon the character of the area

The conservatory would be screened from the street given that it is to the rear of the property and as such is not considered to have any adverse impacts on the street scene. Further, the conservatory is a simple design in keeping with the design of the dwellings and the materials would match the existing property.

Approval: ✓ ~~**Refusal:**~~

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

Informatives for approvals	
N02	**"plans GW.100" "6 December 2002" "the north west facing elevation of the conservatory"**
N04	
N16	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

Application Number F/2002/7971
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 31/12/02

Missing elevation

RECORD OF SITE VISIT

SITE ADDRESS: 43 Simons Lane Wokingham. APPLICATION NUMBER: F/2002/7971	OFFICER: Daniel Gigg DATE OF SITE VISIT: 26/11/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. Telegraph pole

2. DESCRIPTION OF SURROUNDINGS
Mix of detached properties
- bungalows and two storey properties

3. DESCRIPTION OF SITE/BUILDING
Raised patio. - about 30-40cm
brick built bungalow.
Concrete tiled roof -

4. RELATIONSHIP TO ADJOINING PROPERTIES
NE - 1.8m high closeboarded fence. Conservatory in neighbouring ~~project~~ property that projects 2.5m ~~[illegible]~~ of boundary
SW - 2m high closeboarded fence. Neighbouring property is has a garage then house beyond.
Fences on both boundarys project about 10m then wire fences
SE - Fence of 1.8m

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Raised patio by 30cm - 60cm

BOUNDARY TREATMENT N/A

OTHERS N/A

Tel. (0118) 974 6296

Date: 14 November 2002

Your Ref:

My Ref: Daniel Gigg / F/2002/7971

WOKINGHAM UNITARY
Aiming for Excellence

Winnersh Parish Council
Mrs J Harlin
Winnersh Community Centre
New Road
Sindlesham
Wokingham
RG41 5DU

20 NOV 2002

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

ADJOINING PARISH CONSULTATION

Application Number: F/2002/7971

Parish: WOKINGHAM

Site Address: 43, Simons Lane, , Wokingham.

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

I enclose details of the above application which is **not** within your parish area but is close to the boundary and would be grateful to receive your observations within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/7971** in all communications and any response should be addressed to **Daniel Gigg** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Daniel Gigg No comments

Development Control Officer

27.11.02

MEMO

DEVELOPMENT CONTROL

Date: 12/12/02

From: Daniel Gigg

To: Neil Etherington

Subject: F/2002/7971
43 Simons Lane, Wokingham
Proposed erection of conservatory

Comments:

Please could you assess the impact on the tree in the rear garden of no. 43 Simons Lane?

For your information, the application expires on 3 January 2003.

The tree to be removed is a small specimen. It is not significant in the surrounding landscape or in views from public places (the road).

I have no objection to its removal or to planning permission being granted.

As the tree is primarily of amenity to the property it is growing in I do not consider it appropriate to require a replacement to be planted.

Neil Etherington

17/12/02

Application Number : F/2002/7971	Map No : 68
Case Officer : DPG	Site Area : 0.09
Valid Date : 8/11/02	Received Date: 08/11/2002

Level : Delegated Application

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

Location : 43, Simons Lane, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr & Mrs G Wright C/O Richard Fenn Designs Ltd.

Fee Required: £110 Fee Received: £110

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	May need front elevation if conservatory roof is higher than garage roof	Fax officer	
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 : Winnersh

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps

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

Tel: (0118) 974 6296

Date: 14 November 2002

My ref: F/2002/7971

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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/2002/7971
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7971**
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

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

Tel: (0118) 974 6296

Date: 14 November 2002

My ref: F/2002/7971

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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

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Application Number: F/2002/7971
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7971**
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Morgan

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

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

Tel: (0118) 974 6296

Date: 14 November 2002

My ref: F/2002/7971

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7971
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7971**
43, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2002/7971

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

Location:
43, Simons Lane, , 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/2002/7971 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2002. 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

14 November 2002

Organisation_Name	Building_Name	address1	Postcode
		41SIMONS LANEWOKINGHAM	RG41 3HG
		43SIMONS LANEWOKINGHAM	RG41 3HG
		45SIMONS LANEWOKINGHAM	RG41 3HG
		34RUBY CLOSEWOKINGHAM	RG41 3TX
		36RUBY CLOSEWOKINGHAM	RG41 3TX
		38RUBY CLOSEWOKINGHAM	RG41 3TX

41A, Simons lane.

neighbours list F/2002/7971

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 www.richardfenndesign.co.uk

7th November 2002.

08. NOV. 2002 7971

Dear Sir/Madam,

REF : Proposed new conservatory to the rear of 43 Simons Lane, Wokingham for Mr and Mrs G.Wright.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Wright which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. GW.10.
3. Six copies of a 1:2500 location plan and 1:500 block plan recently purchased from your department.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £110.00p which we believe is the correct planning fee for a proposal of this type.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr and Mrs G.Wright

08.NOV.2002 7971

Environmental Services

For office use only.
Application number: 08 NOV 2002 7971

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR & MRS G. WRIGHT
	Address	43 SIMONS LANE
	and postcode	WOKINGHAM
	Phone number	
	Agent's Name	RICHARD FENN DESIGNS LTD
	Address	11 HARRIER CLOSE
	and postcode	WOODLEY
		BERKSHIRE
		RG5 4PE
	Phone number	0118-9691684
3	Site	43 SIMONS LANE
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.		WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	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 ☐ NONE TO BE FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL AS 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? N/A	Existing:	Proposed:
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 G. WRIGHT

Date 7/11/02

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

ADDRESS 43 Simons Lane PARISH Woringham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/31/60		O/APP. 2 DWELLINGS LAND ADJ THE POUNDE COTTAGE	9.6.60	C/A
6/34/60 4913	MR. L R. MORTIS	DETACHED BUNGALOW + GARAGE	11 8 60	APP. C/A
4083	MR. R. DAVIE	CONSERVATORY	2.10.72	APP.
BR 10595	MR BROWNS	LOUNGE EXTENSION	23 5 79	APP N/A
BR17307	"	Replacement brick Consv.	17 8 81	APP Mb
16141	"	"	18.8.81	C/A
F/2001/4544	Mr + Mrs. Wright	S/St R.ext	19.9.01	C/A
F/2002/7971	Mr + Mrs Wright	S/St R.ext - Conservatory		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - S/St rear ext. Mr Wright (Y) 18/6/01

DRAINAGE

091074