APPLICATION NO:
F/2000/0596

LOCATION:
326 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr Wingfield

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

EARLIEST DATE FOR DECISION: **18/02/2000**

APPLICATION EXPIRY DATE: **11/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Wingfield
326 Reading Road
Winnersh
WOKINGHAM
Berkshire
RG415EJ

Application Number: F/2000/0596

Parish: **WINNERSH**

Location: **326 Reading Road, Winnersh, 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 external brickwork shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 03 May 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 : Joss Miller

Application Number : F/2000/0596

Applicant : Mr Wingfield .

Location : 326, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		10/4/00 .

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4/00

Date Registered : 15/02/2000

Earliest Date for Decision : 18/02/2000

Latest Consultation Date/Site Notice Expiry Date : 18/02/2000

Application Expiry Date: 11/04/2000

Consultation Responses :

Winnersh PC - No comment
Landscape - No objection.

Planning Issues :

Effect on street scene and neighbouring properties UR21.

Application Number: F/2000/0596

Appraisal :

This application is for a single storey rear extension to form a conservatory.

Street scene.
The conservatory is situated to the rear of the property and is unlikely to be visible to the street scene. Therefore any impact with regard to this will be negligible.

Neighbours
The applicant has a single storey rear extension. The adjoining neighbour has one of a similar depth. The conservatory has a depth of 3.2m and a height of 2.4m. There is a boundary wall of 1.6m. The extension will be situated on the south-west. It is not considered to have sufficient detrimental impact on ~~this~~ no. 324 (adjoining property) with regard to overbearing or overshadowing to warrant a refusal. The boundary wall will prevent any overlooking.

No 328 is situated approx. 4m from the proposal and any impact will be minimised by the 1.8m boundary fence.

All other neighbours are a sufficient distance for any impact to be minimised.

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

Application Number F/2000/0596
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR02	brickwork

RECORD OF SITE VISIT

SITE ADDRESS: 326 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0596

OFFICER: Joss Miller

DATE OF SITE VISIT: 10/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
2 storey detached & semi-d houses on same side as applicant.
Bungalows across road.

3. DESCRIPTION OF SITE/BUILDING
2 storey semi-detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
324 joined s/s extn existing (same as applicant)
328. Positioned approx 4m from side of applicant (with pergola over).

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS \

BOUNDARY TREATMENT 1.6m brick wall to 324

OTHERS 1.8m fence to 328.

Tel: (0118) 974 6463

Date: 20/4/00

My ref: F/2000/0596

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 Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: F/2000/0596
326 , Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling 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 **Joss Miller** on **(0118) 974 6463**. 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 2/5/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0596**
326 , Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

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 6463

Date: 20/4/00

My ref: F/2000/0596

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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 pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0596**
326 , Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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 6463

Date: 20/4/00

My ref: F/2000/0596

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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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Yours faithfully

John Mercer pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0596**
326 , Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

TO: DEVELOPMENT CONTROL
Joss Miller

FROM: Environmental Design

DATE: 3rd March 2000

Location: 326 Reading Road Winnersh

Proposal: Proposed single storey rear extension to dwelling

Application Number: F/2000/0596

In response to your consultation dated 23rd February 2000 for the above application, the landscape comment is as follows:

This application is acceptable.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Joss Miller

DATE: 25 February 2000

MAR 2000

26796

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0596

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

Site Address: 326 , Reading Road, Winnersh, Wokingham.

Applicant: Mr Wingfield .

Your observations are required in respect of this application **by 18/03/2000** .

PLEASE NOTE CHANGE IN DATE FOR OBSERVATIONS

POL	
DC	
APP	
CS	8/3/00
06	
COPIES TO:	ACK:
	FILE:

received

No comments

SIGNED:

CLERK TO

DATE: 07-03-00

new date

Received by Wokingham District Council

Application No: F/2000/0596

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

Location:
326 , Reading Road, Winnersh, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

£37.00

Start date: 15 FEB 2000	
Officer: JM	Application No. F/2000/0596

Map No. 60 Site 9:06

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: 326 READING ROAD

Parish: WINNERSH Ward: WINNERSH ✓ 23.02.00

Applicant: MR WINGFIELD

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement (4) 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 : 23.02.00 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 + 324 & 328 Reading Road.....

.....

.....

.....

.....

.....

.....

.....

.....

By hand 14/2/00.

Environmental Services

For office use only.
Application number:

Householder planning application form

15. FEB. 2000* 0596

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 G. WINGFIELD 326 READING ROAD WINNERSH WOKINGHAM RG41 5EJ 0118 9792107 0118 9781519 (work)
	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS above in NO 1.
4	Give brief details of the proposal for example, two storey side extension. About the application	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.	MATCHING BRICK DWARF WALL WHITE PVC-U FRAME CLEAR PVC 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 6
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: G. Wingfield

on behalf of N/A

Date 10-02-2006

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

ADDRESS 326 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 60 SU.7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR23054	MR. A. KEELING	ENLARGE KITCHEN/LOUNGE	11.7.84	REF	N/A
BR24055	"	"	26.1.85	REF	N/A
BR21365	"	"	/485	APP	N/A
21946	"	"	24.4.85	N/A	CLA
96/63380/F	MR G WINGFIELD	S/S. FRONT EXT.	21.3.96		CLA
FP96/5337	"	"	24.5.96	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Proposed Conservatory - 29.10.99

DRAINAGE

15.FEB.2000* 0596



Site Plan, Scale: 1 to 500

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Date: 11 February 2000

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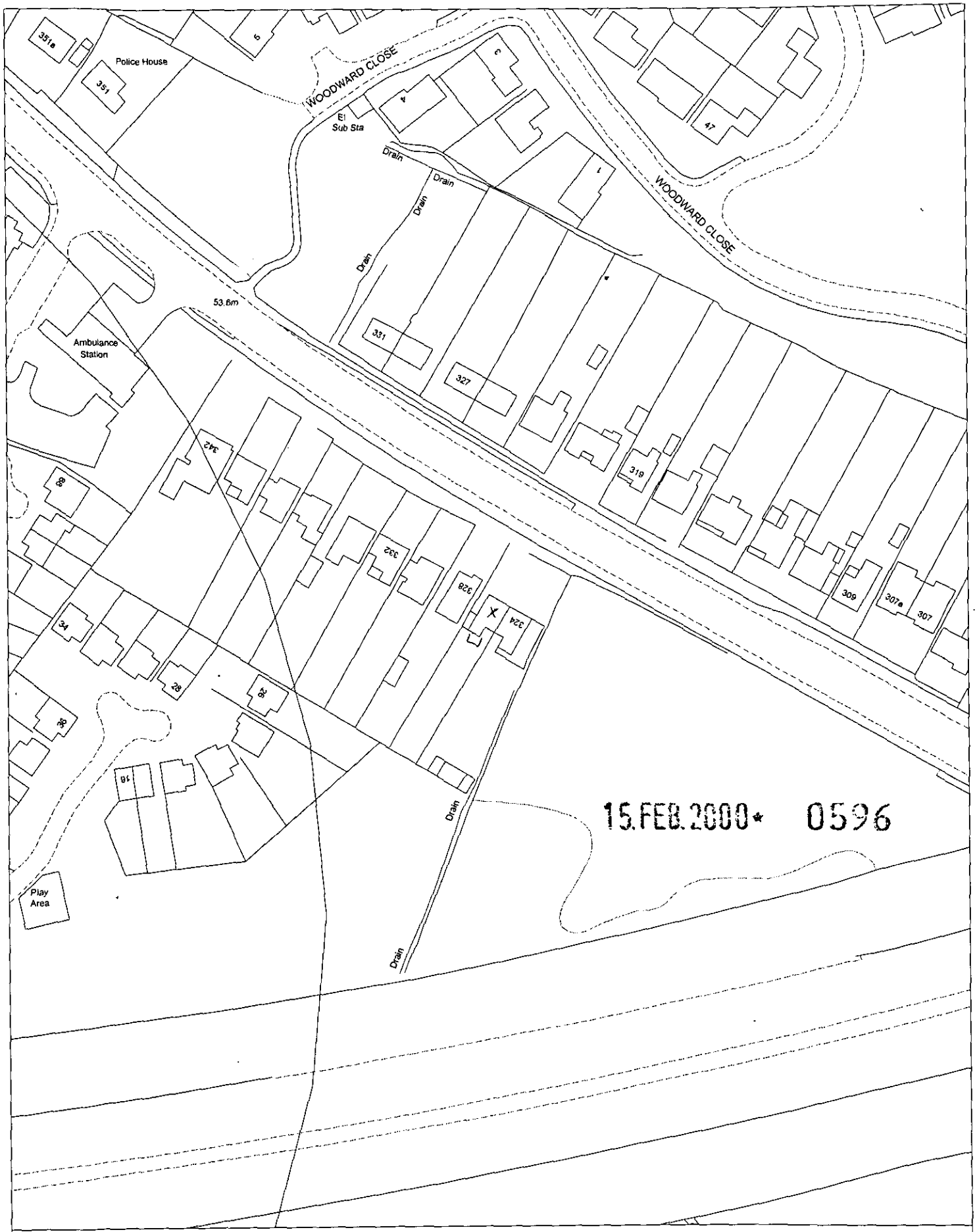

Site Plan, Scale: 1 to 1250

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Date: 18 February 2000

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