115 83

APPLICATION NO:
F/2000/2033

LOCATION:
5 Rembrandt Close, Wokingham.

APPLICANT:
Mr & Mrs A Luck C/O W M Graham Associates

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

EARLIEST DATE FOR DECISION: **21/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/09/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Luck
C/O W M Graham Associates
1
Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/2033

Parish: **WOKINGHAM**

Location: **5, Rembrandt 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 resemble 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:
   South East Area Local Plan Policies SBE1, SBE2, STV1 and STV6.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, and WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 08/09/2000

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.

By hand 21.7.00

24. JUL. 2000 * 2033

CHARTERED WMG ARCHITECTS

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2300/wmg/cm

21 July 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

5 REMBRANDT CLOSE WOKINGHAM RG41 3BL

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Householder Planning Application including Certificate A
b) Fee note for £95 (cheque included)
c) OS extracts
d) Dwg. No. 2300 - 01

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Received by Wokingham District Council

Application No: F/2000/2033

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

Location:
5, Rembrandt 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 21/08/2000. 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

28 July 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2033

Applicant : Mr & Mrs A Luck C/O W M Graham Associates.

Location : 5, Rembrandt Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/08/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 29/08/2000

Date Registered : 24/07/2000

Earliest Date for Decision : 21/08/2000

Latest Consultation Date/Site Notice Expiry Date : 21/08/2000

This application will have expired on: 18/09/2000. 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 Objections
Neighbours : No comments received

Planning Issues : (identified settlement)
1) Impact on neighbours
2) Impact on streetscene / VA of area.

Application Number: F/2000/2033

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a 2 storey, detached house to form a conservatory.

The proposed extension will be 3.3 metres wide, and protrude from the rear elevation by 3.6 metres. It will have a pitched roof with an eaves height of 2.1 metres approximately and a ridge height of 3.1 metres. Constructed of brick to below window level with a pair of double glazed doors located on the north east elevation.

No. 6, to the south west, 1 metre higher, 2 storey, detached neighbour, extended 5 metres to the rear with a single storey conservatory. This property is positioned a metre away behind a 1.8 metre high fence. Therefore it is considered that the occupants of this property will not be affected.

No.4, to the north east, 2 storey, detached neighbour. Main windows at ground floor and at first floor face rear garden. Due to the distance (8 metres) away from proposal behind a 1.8 metre high fence it is considered that the occupants of this property will not be overlooked or overshadowed.

No. 31, Tiffany Close, to the south east, 2 metres approximately lower, 2 storey, detached neighbour, extended to the rear with a single storey conservatory. Main windows at ground floor and at first floor face rear garden. Due to the distance away (over 12 metres) from proposal behind a 1.5 metre high fence and shrubbery on rear boundary, it is considered that the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the boundary treatments and that the position of the houses are built so close together. Therefore no impact upon visual amenity of the area – considered acceptable.

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

Application Number F/2000/2033
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~~ R014	External Finishes to Match.
			Informatives
	N16		Relevant Policies
			DDWDLP: WOS2/WOS3 WBE1
			SEALP: SBE1/SBE2 STV1/STV6

John Mitchell
8/9/02

RECORD OF SITE VISIT

SITE ADDRESS: 5 Rembrandt Close Wokingham.

APPLICATION NUMBER: F/2000/2033

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 29/08/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on garage door

2. DESCRIPTION OF SURROUNDINGS

Residential, modern '1984' detached, 2 storey houses, open plan front gardens, + integral garages

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house, integral garage + drive open plan front garden, enclosed rear garden Yellow brick, brown stained plastic UPVC windows + doors red concrete tile roof brown fascia + black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan

5. SITE CONSTRAINTS

TREES — None

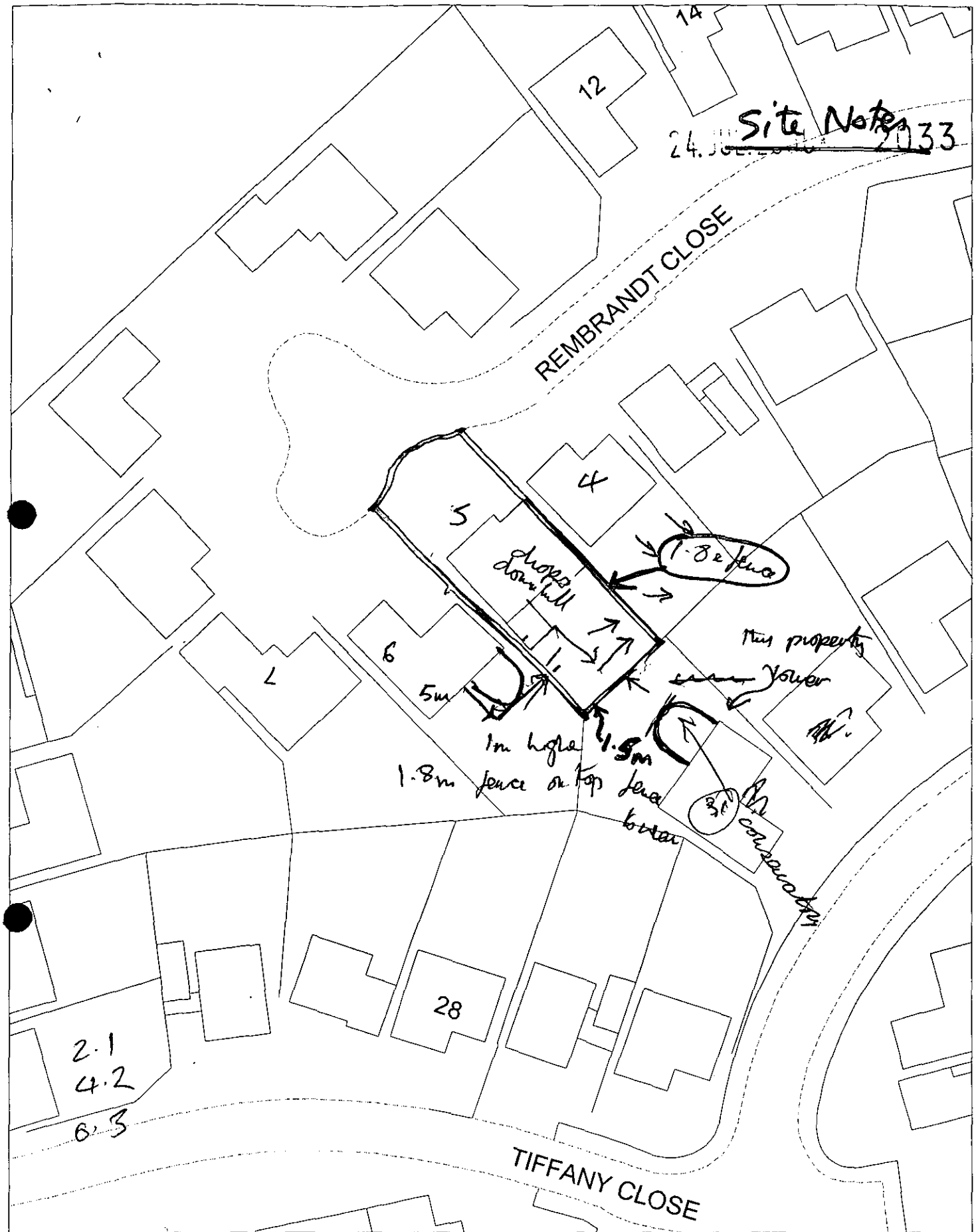
ACCESS/PARKING — As existing at front integral garage + driveway.

LEVELS — Plot drops away to rear, garden boundary 1.5m from No. 6 1.1m higher, 1.8m high fence on top (of brick wall 1m high) single storey conservatory 5m from rear wall of.

BOUNDARY TREATMENT — No change with No 4.

OTHERS — No 31, Tiffany Close to rear ~~2.5m approx~~ 1.5m fence on rear garden already ext to rear with conservatory. Lower than No 5, Rembrandt Close. by 1.5 – 2m approx with only see roof of the conservatory

— not effected



EXISTING Site Plan, Scale: 1 to 500

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Date: 5 July 2000

N
W E
S

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

Tel: 0118 974 6441

Date: **28 July 2000**

My ref: F/2000/2033

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2033
5, Rembrandt 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/2000/2033**
5, Rembrandt 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 Hudson

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

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

Tel: 0118 974 6441

Date: **28 July 2000**

My ref: F/2000/2033

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/2000/2033
5, Rembrandt 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/2000/2033**
5, Rembrandt 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 Morgan

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

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

Tel: 0118 974 6441

Date: **28 July 2000**

My ref: F/2000/2033

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/2000/2033
5, Rembrandt 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/2000/2033**
5, Rembrandt 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 Marinos

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JUL 2000

Officer: AT | Application No. F/2000/2033

Map No. 75A Site ...0.03....

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: 5 REMBRANDT CLOSE

Parish: WOKINGHAM Ward: Evendons 28-7-2000.

Applicant: MR/MRS LUCK

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.7.2006 ✓ Parish Council Informed - YES / NO ✓ 28/7

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 (BABTIE) .....
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:

NOC pre-apps.

NEIGHBOURS: ✓ 28/7

(S)N + 4 + 6 → 11 (odd + Even) Rembrant close

31 + 32 Tiffany Close

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

11 AUG 2000

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/2033

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

Site Address: 5 Rembrant Close, Wokingham

Applicant: Mr & Mrs A Luck C/O W M Graham Associates

Your observations are required in respect of this application by **21/08/2000**

No objections

SIGNED: _____ **DATE:** 09/08//00

CLERK TO Wokingham Town Council

1764

ADDRESS 5 Rembrandt Close PARISH Wokingham

PLOT No. 57 AREA 14 WOOSEHILL ORD. SHEET No. SU 7868 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 21639	LOVELL	DET. HOUSE & GARAGE	24.11.83	APP
22057	"	"	23.8.84	CH
33110			2.6.89	RE
BRA 6454	MR. LUCK	2/St. Ext.	17.6.89	APP
33798	"	"	22.9.89	CL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. - Conservatory - Mrs L Luck - 07/06/00

DRAINAGE

Environmental Services

For office use only.
Application number: 24 JUL 2000* 2033

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on *0118 974 6428 or 0118 974 6429.*

1	Your name	MR & MRS A LUCK
	Address and postcode	5 REMBRANDT CLOSE WOKINGHAM RG41 3BL
	Phone number	977 6820
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	977 0464
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.	5 REMBRANDT CLOSE WOKINGHAM RG41 3BL
4	Give brief details of the proposal for example, *two storey side extension.* About the application	SINGLE STOREY CONSERVATORY TO REAR OF PROPERTY
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.	BRICKS TO MATCH EXISTING WHITE PVC FRAME WITH TINTED GLAZING
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: 5	Proposed: 5
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

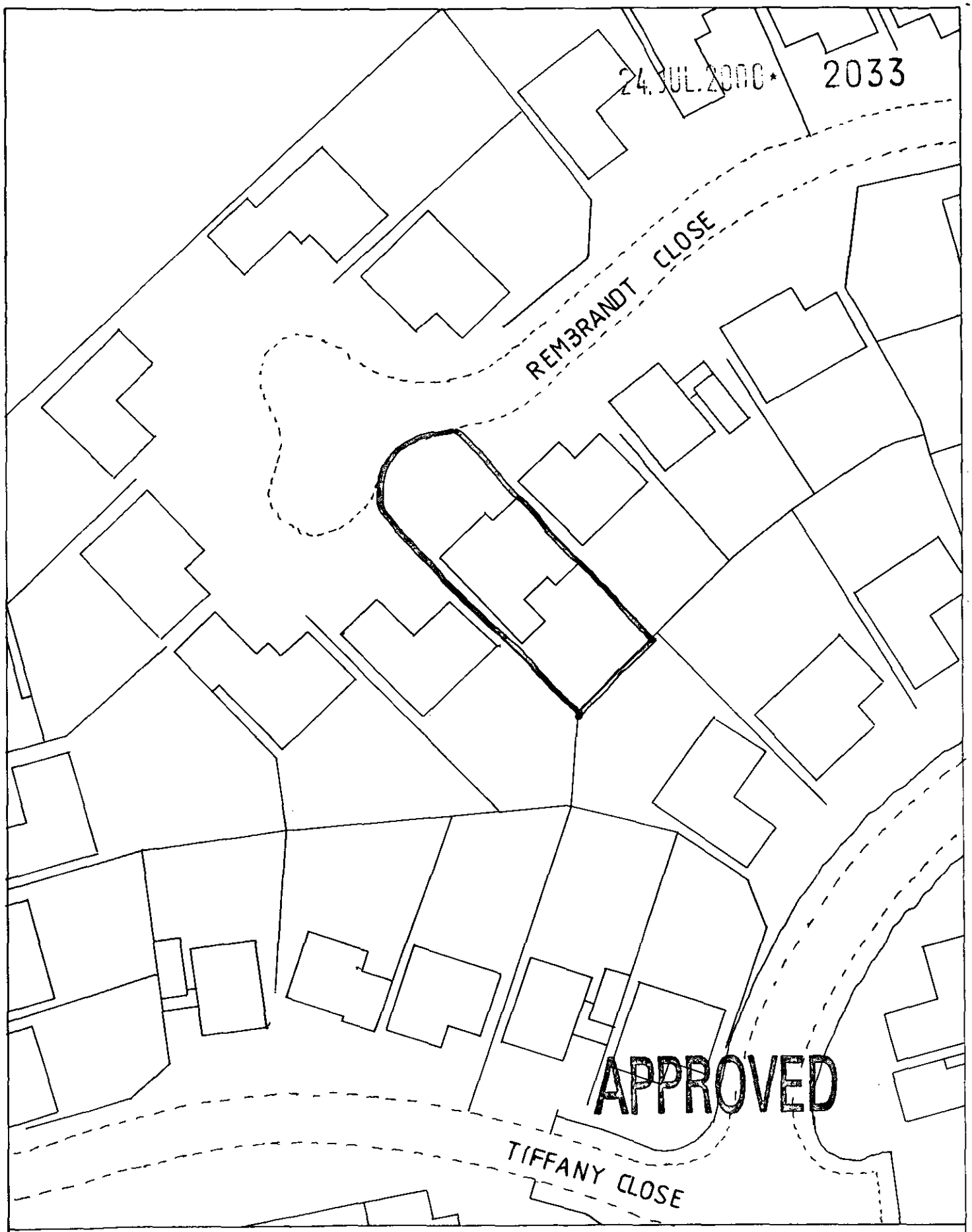
~~None of the land forms part of an agricultural holding.~~

Your signature: W M GRAHAM ASSOCIATES

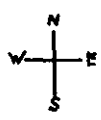
on behalf of MR & MRS A LUCK

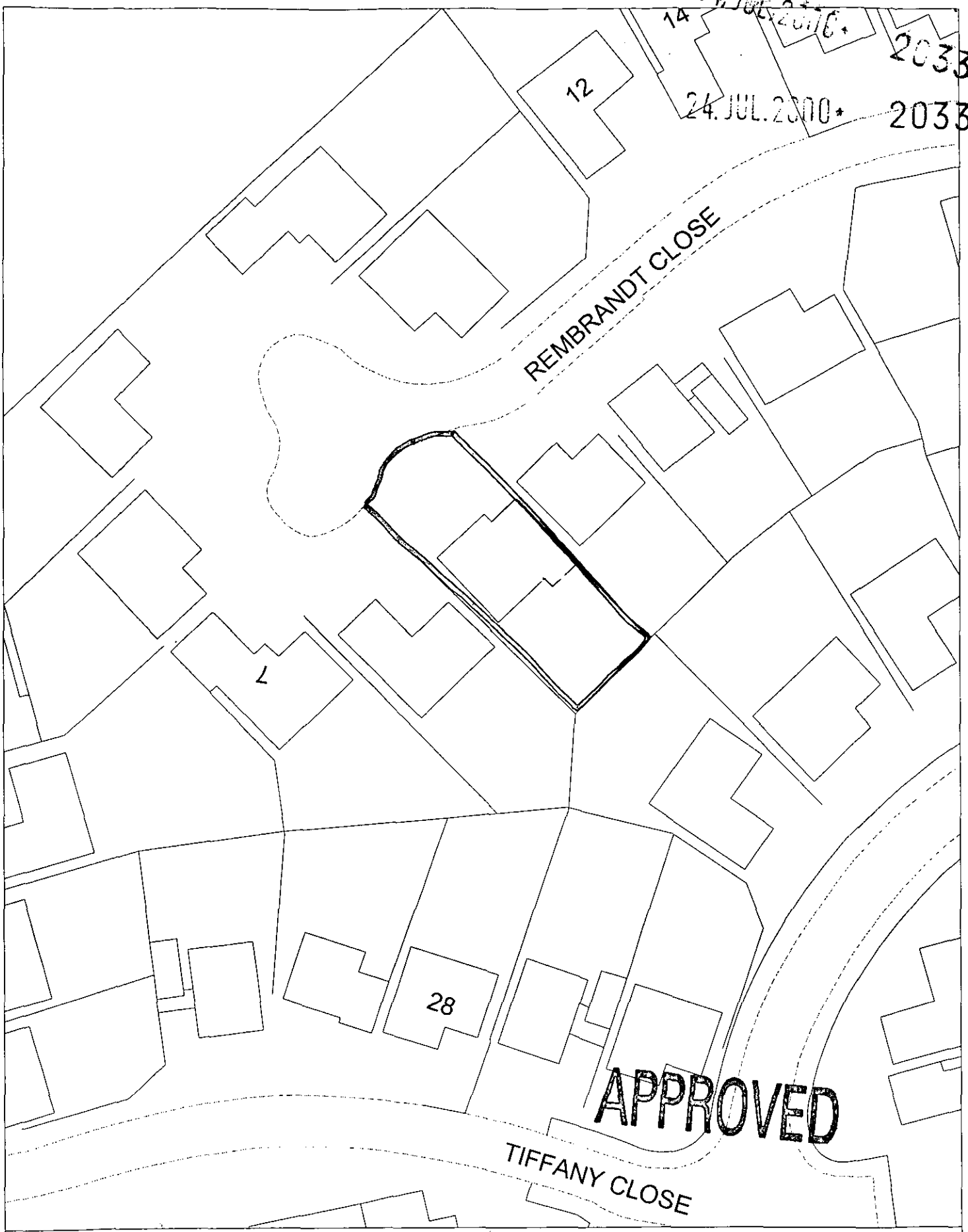
Date 12.07.2000

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



PROPOSED SITE PLAN SCALE 1:500





EXISTING Site Plan, Scale: 1 to 500

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Date: 5 July 2000

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Site Plan, Scale: 1 to 2500

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Date: 5 July 2000

N
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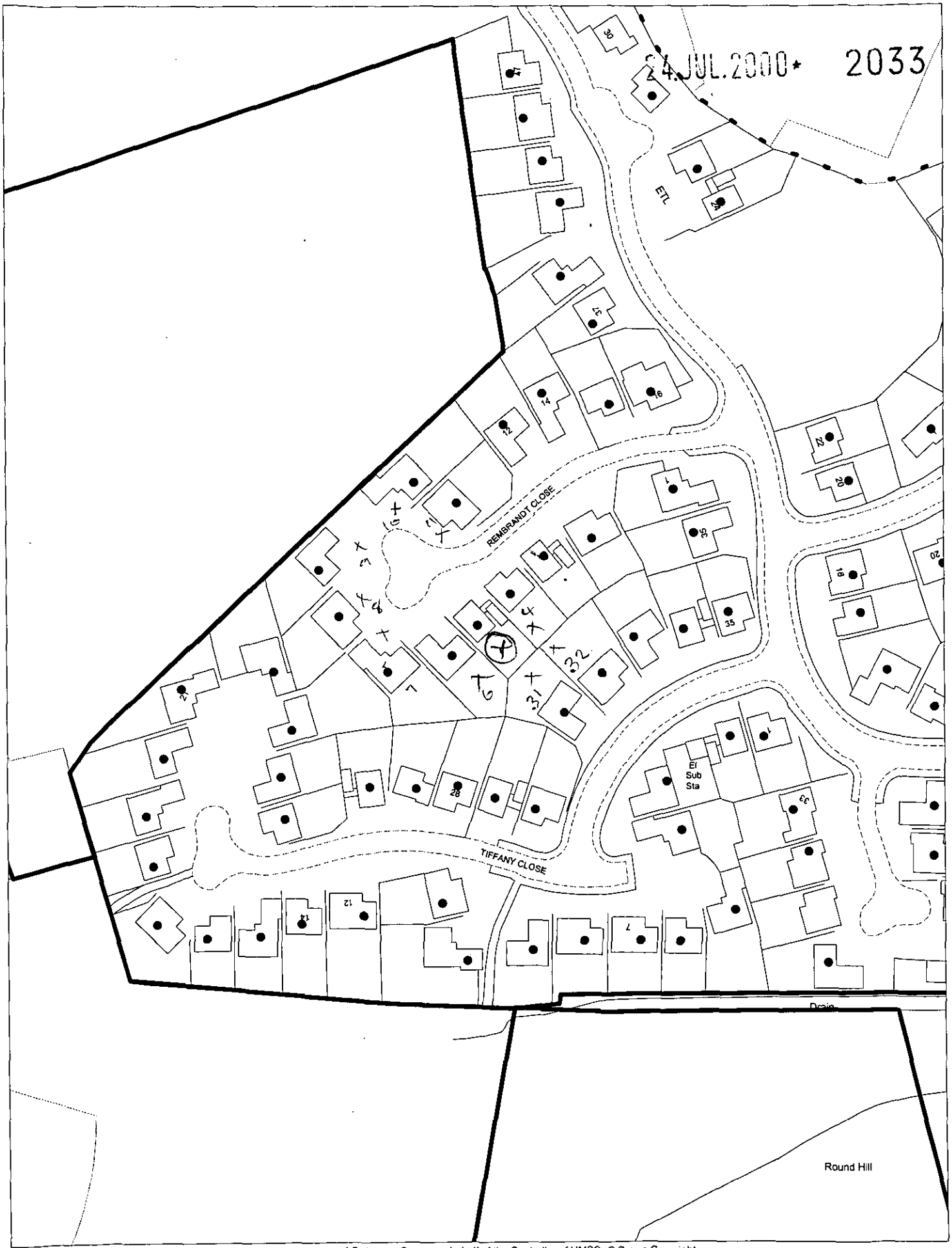

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Development Control Section, Environmental Services, Wokingham District Council.

26 July 2000

Scale: 1 : 1250

N W E S