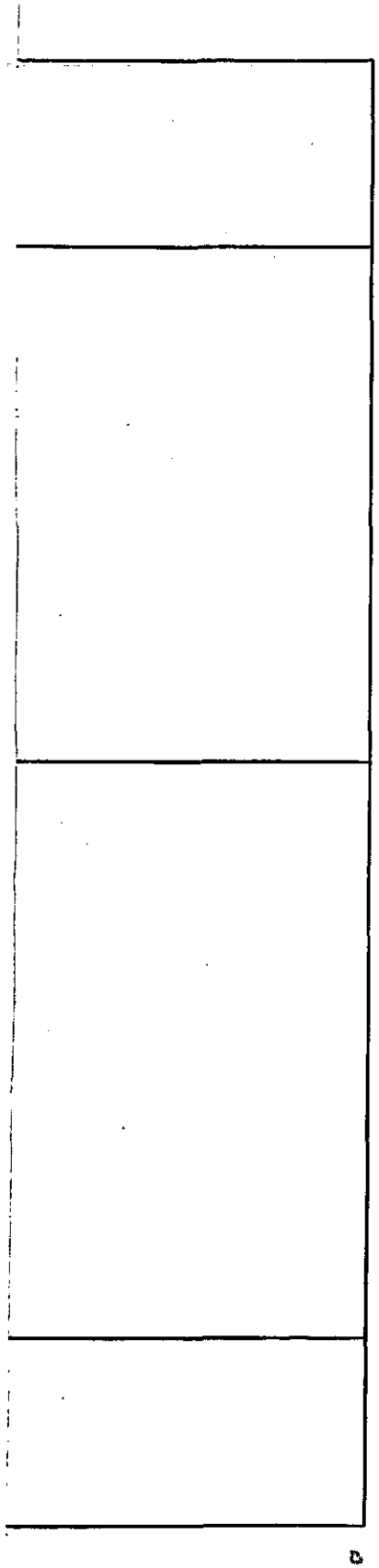


APPLICATION NO:
F/2001/3570

LOCATION:
10 Troutbeck Close, Twyford Reading.

APPLICANT:
Mr & Mrs Otter

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

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2001

CASE OFFICER: **Jackie Emmett**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

1388

D

(JE)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Otter
10, Troutbeck Close
Twyford
Reading
RG109DA

Application Number: F/2001/3570

Parish: **TWYFORD**

Location: **10, Troutbeck Close, Twyford, Reading.**

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.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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.
Loddon Area Local Plan Policy LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WBE1.

John Mitchell
Development Control Manager
Date: 24/05/2001

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.

WORK SHEET FOR : Jackie Emmett

Application Number : F/2001/3570

Applicant : Mr & Mrs Otter .

Location : 10, Troutbeck Close, Twyford, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		19.04.01

Date of Neighbour Notifications : .....

Date of Site Visit : 19.04.01

Date Registered : 15/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 10/05/2001. 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 :

Parish Council : no comments received
neighbours : " " "
Enviro Agency : suggest condition to prevent pollution of groundwater.

Planning Issues :

Street scene : the development is not visible from the street or front of property. There is no highway to the rear of property.

neighbouring properties : The property is a semi-detached the attached neighbour of 9 Trautbeck close is screened by fencing.

Highways : not consulted as this doesn't effect parking or highways.

Application Number: F/2001/3570

Appraisal :

Impact on street scene : The development is to the rear of the dwelling. There is no detrimental impact on street scene

Impact on neighbouring properties: The property is a semi-detached. The adjoining neighbour (No 9) is screened by fencing. The other surrounding properties are all screened by hedge or fencing. The nearest property is approx 20 mtrs away. There does not appear to be any overlooking, overbearing, or overbearing involved here. Therefore this development does not appear to have any detrimental impact on neighbouring properties or amenities

Impact on Highways : The development does not take up any space allocated for parking. It is also not associated with an increase in bedrooms to the property. Therefore there is no adverse detrimental impact to highways because of this development.

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

Application Number F/2001/3570
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	5 years to develope.

RECORD OF SITE VISIT

SITE ADDRESS: 10 Troutbeck Close Twyford Reading.

APPLICATION NUMBER: F/2001/3570

OFFICER: Jackie Emmett

DATE OF SITE VISIT: 19.04.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
Cul-de-Sac residential development. Short quiet road off Amberley road. Open plan front gardens.

3. DESCRIPTION OF SITE/BUILDING
End plot with a previous extension to the side of property.
Building is red brick, UPVC windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi-detached property. End of row of houses with large side plot garden. Property to back of dwelling also has a very similar conservatory - as do other properties in immediate surrounding

5. SITE CONSTRAINTS -

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT trees, hedging and also fencing.

OTHERS -

Our ref: SP\2001\003426\001
Your ref: F/2001/3570
Date: 28th March 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 41902
POL	TLS
DC	ENF
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

FAO: Jackie Emmett
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Single Storey Rear Extension To Form Conservatory
LOCATION: 10 Troutbeck Close, Twyford

Thank you for your letter dated 23 March 2001, which was received on 26 March 2001. You are asked to quote the following reference in any correspondence: **SU77NE/9/41**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 788 765	95m	King Georges Field, Twyford	Household Waste

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:

(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~28 FEB 2001~~ 15 MAR 2001	Map No. 29 Site 007
Officer: JE | Application No. F/2001/3570	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: 10 TROUTBECK CLOSE

Parish: TWYFORD Ward: Twyford 23.3.01-3.

Applicant: MR | MRS OTTER

Fee Received 95-00 (4) 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	mark on cons.	✓ 12/3	✓ 15/3
3	Forms unsigned	Q3 Site address	✓ 12/3	✓ 4
4	Correct S 66 certificate			
(5)	Elevation plans	Other side elevation. Show door	✓ 12/3	✓ 4
(6)	Floor plans	mark position doors on plan	✓ 12/3	✓ 11
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 : 23.3.01 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:

..... No pre-apps .....
.....
..... ✓

NEIGHBOURS:

..... site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

Application for a Conservatory 15.MAR.2001 3570

We understand that because No 10 Trontbeck Close, the dwelling on the site subject to this application, has been extended approximately 3-5 years after it was built, we need planning approval in order to erect a conservatory to the rear. The proposed conservatory is shown in photo ONE and will be dismantled and re-erected at our site. It will be erected immediately outside the French Doors to the rear, South-East, corner of 10 Trontbeck Close – see photo TWO. There already exists a 1.8 metre Garden Fence separating No. 10 Trontbeck's garden from No. 9. Trontbeck – see photo THREE. [NB: No's 10 and 9 are semi-detatched.] The proposed Conservatory will not extend more than 0.3 metre beyond the existing contrete patio – see photo FOUR.

Should it be required, we have shown the photos and plans to the current owner/occupiers of No. 9 Trontbeck Close, Mr and Mrs LAVERTY, who have given their permission, and are happy to confirm this (tel 0118 934 3183).

We hope we have satisfied all the requirements of the application.

Mr and Mrs Randolph and Valerie OTTER

Enc. 6 packs of Sentinel information and cheque for £95.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Jackie Emmett DATE: 9th April 2001

Location:	10, Troutbeck Close, Twyford, Reading
Proposal:	Proposed single storey extension to dwelling to form conservatory
Application Number:	F/2001/3570

In response to your consultation dated 23rd March 2001 for the above application, the tree and landscape comments are as follows:

The proposal to erect a conservatory to the rear of the above property does not affect any landscape features.

The conservatory would create a small additional extension to the existing property which occurs within a built up area and is surrounded on all sides by housing, consequently I do not consider that there is an appreciable increase in visual impact.

I therefore have on objections to the proposal.

ROBERT PETROW
Consultant Landscape Architect

RP

To:
Neil Etherington
Senior Arboricultural Officer

26 MAR 2001

From: Jackie Emmett

Date: 23 March 2001

Application Number: F/2001/3570

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

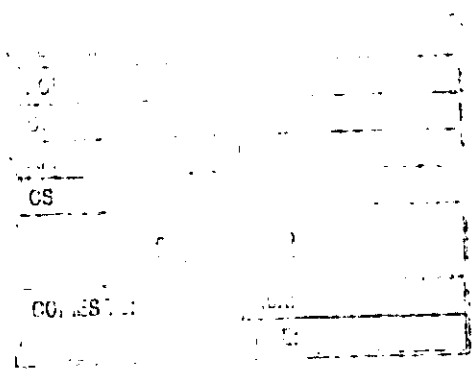
Site Address:
10, Troutbeck Close, Twyford, Reading.

Applicant:
Mr & Mrs Otter .

Your observations are required in respect of this application within **7 days** of the above date.

No TPO.

No comments



1933

ADDRESS 10 TROUTBECK CLOSE PARISH TWYFORD

PLOT No. 42 ORD. SHEET No. 54 TF76 25

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
O/288/61	ADAMS & WADE	O/L.	5.12.61	C/
182/62	"	S/ALT HOUSE & GARAGE	1.1.63	APP C
R/94/68	MR. G. HACK	ADDITIONS	14.3.68	APP A
R/315/68	MRS. G. HACK	PLAYGROUP	5.9.68	30.
R/387/70	"	RENEWAL	3.9.70	30.
308/73	"	PLAYROOM	22.2.73	31.3
1509/73	"	PLAYGROUP	25.10.73	31.10

MINISTRY DECISION

SPECIAL ORDERS

Received by Wokingham District Council

Application No: F/2001/3570

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

Location:
10, Troutbeck Close, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Jackie Emmett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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 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

23 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3570
CASE OFFICER: Jackie Emmett

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

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

Tel: 0118 974 6449

Date: **23 March 2001**

My ref: F/2001/3570

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2001/3570
10, Troutbeck Close, Twyford, Reading.
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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3570**
10, Troutbeck Close, Twyford, Reading.
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 Tomlin

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

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

Tel: 0118 974 6449

Date: **23 March 2001**

My ref: F/2001/3570

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2001/3570
10, Troutbeck Close, Twyford, Reading.
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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3570**
10, Troutbeck Close, Twyford, Reading.
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 C A Ferris

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

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

Tel: 0118 974 6449

Date: **23 March 2001**

My ref: F/2001/3570

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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/2001/3570
10, Troutbeck Close, Twyford, Reading.
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 **Jackie Emmett** on **0118 974 6449**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Jackie Emmett** Application Number: **F/2001/3570**
10, Troutbeck Close, Twyford, Reading.
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 Conway

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

Environmental Services

For office use only.
Application number: 15 MAR 2001 • 3570

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. R.A. OTTER
	Address and postcode	10 TROUTBECK CLOSE TWYFORD READING BERKSHIRE
	Phone number	RG10 9DA 0118 934 1617
2	Agent's Name	N/A
	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.	10 TROUTBECK CLOSE TWYFORD READING BERKSHIRE RG 10 9DA
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO 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 ☐ NONE TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING BRICKS AND UPVC (WHITE) TO MATCH EXISTING DOORS AND WINDOWS
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: 4	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.		
	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

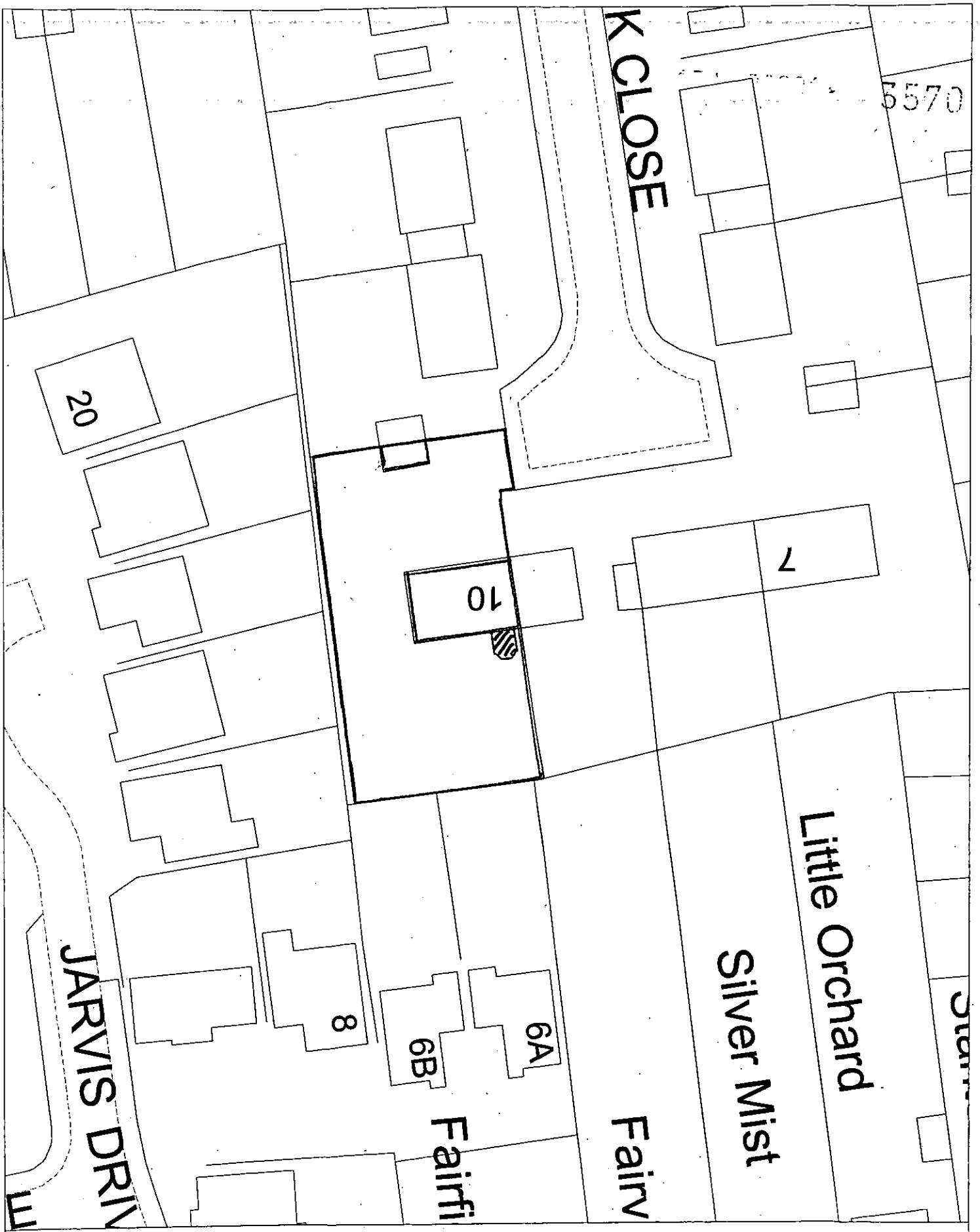
None of the land forms part of an agricultural holding.

Your signature: [signature] 24/2/01

on behalf of N/A

Date 24/2/01

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



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 February 2001

N
W E
S

15.MAR2001 3570



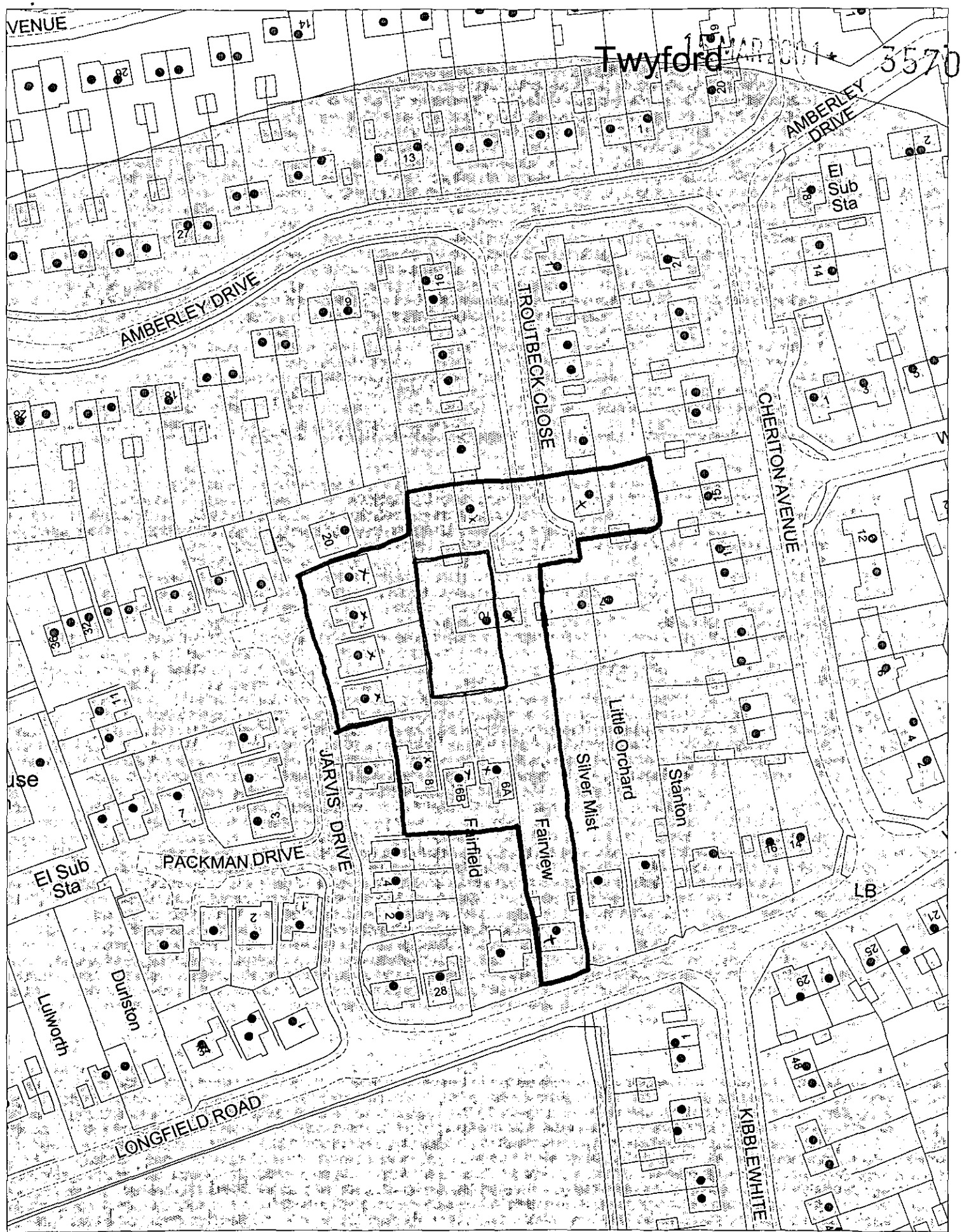
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 February 2001

N W E S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001

Scale: 1 : 1250

N W E S

15 MAR 2001 3570

NORTH

Scale 1:100

NO 10 TROUTBECK INCLUDING 1969 EXTENSION (TO BE RETAINED)

NO 9 TROUTBECK

Complete Beech Hedge

West Boundary

Proposed 3m x 4m Conservatory in UPVC (white) and dwarf wall

1.8 m Garden Fence (existing)

East Boundary

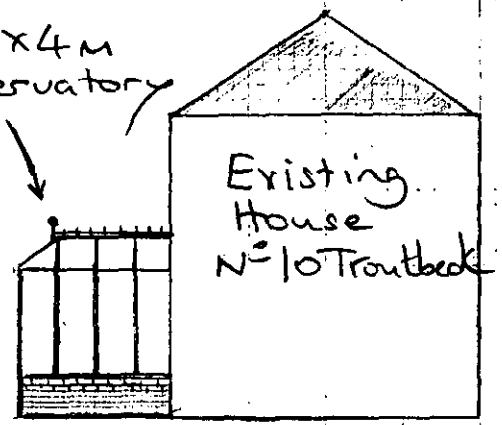
Apple Tree

South Boundary 3.5m Beyond

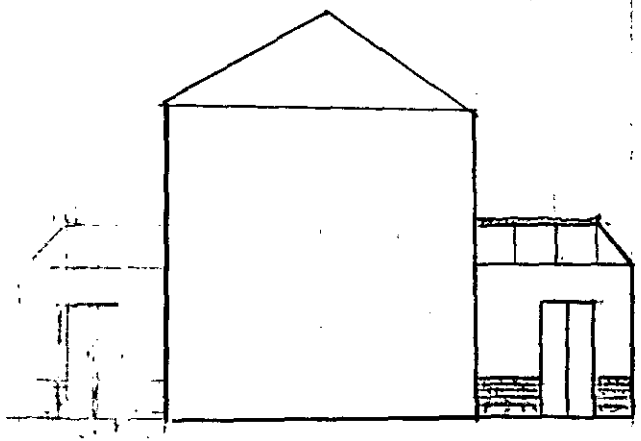
15 MAR 2021

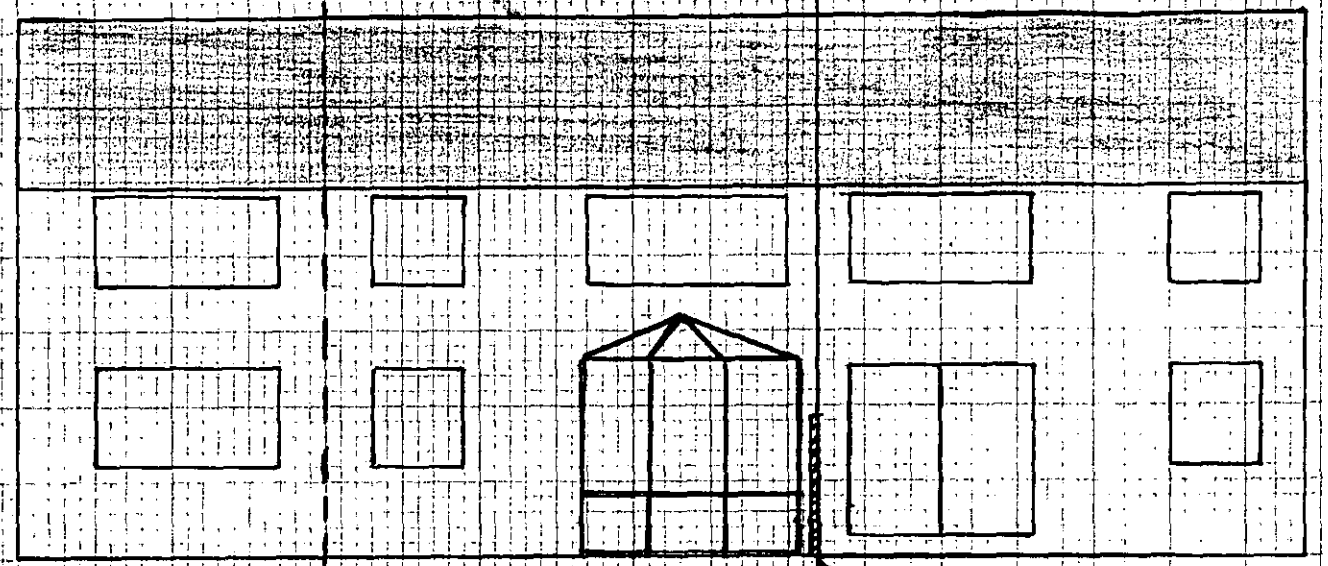
3570

Proposed 3m x 4m Conservatory



Side Elevations East and west would be identical





Rear Elevation (South)

Scale 1:100

boundary existing (1·8m fence)

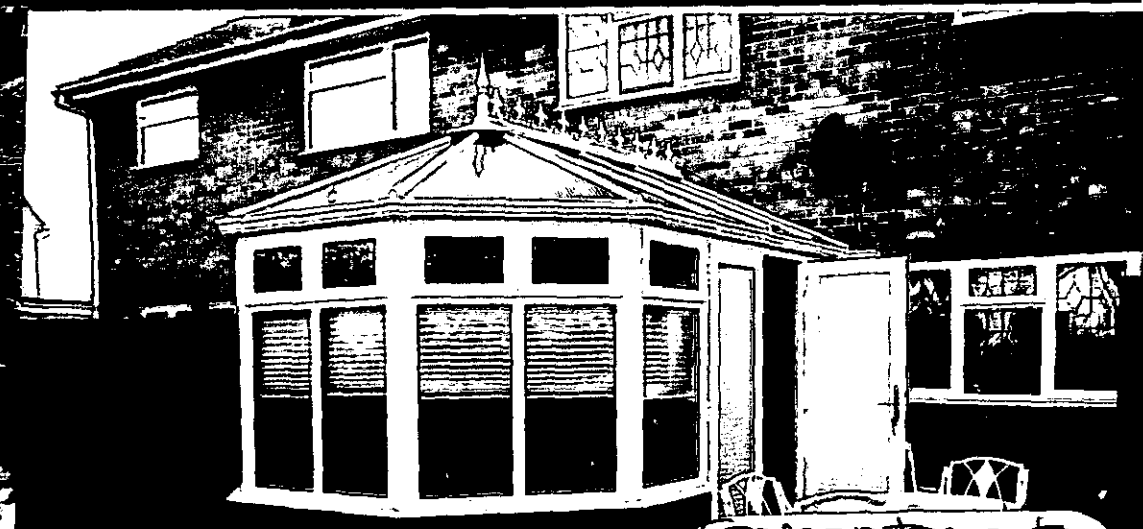




PHOTO 3



PHOTO 2



Conservatory - to be dismantled and erected at 10 Trumbeck

PHOTO 1.