30/5 Contact agent re amendments.
6/5 Plans being sent in.

APPLICATION NO
F/2000/1237

LOCATION:
24 Mays Road, Wokingham.

APPLICANT:
Mr Mrs Davison C/O Simon Dickerson

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

EARLIEST DATE FOR DECISION: **22/05/2000**
28 Day Month Exp: 26/05/2000
APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Davison
C/O Simon Dickerson
Anglian Home Improvements
Admin Dept, P.O. Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1237

Parish: **WOKINGHAM**

Location: **24, Mays Road, 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised plans drawing No. 099/01242A submitted to the Local Planning Authority on 01/06/99 showing the conservatory fixed directly off the end of the existing garage.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. For the avoidance of doubt.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/06/2000

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 : Natalie Brown

Application Number : F/2000/1237

Applicant : Mr Mrs Davison C/O Simon Dickerson.

Location : 24, Mays Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	11/5

Yes

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 13/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

WBC TC: 18/5 - no objections

Neighbours: none received.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon the streetscene.

Revised plans received 1 June 2000.

Application Number: F/2000/1237

Appraisal :

1) Impact upon the neighbouring properties.

The proposed development is for a single storey rear extension to form a conservatory

It will be at the rear of the kitchen/dining room & adjacent to the garage - the garage forms the boundary with NF 26 & is app 2.65m wide (ie the conservatory is this far from the boundary.)

The conservatory will be 4m wide & 3.65m long depth. It will be 2.3m to eaves & 3.4m to ridge (3.65m to top of decorative spike).

The conservatory would be set away from all boundaries (1.8m fencing) & have a pitched roof. There would be no detrimental impacts by virtue of overlooking, overshadowing & through overbearing.

2) Impact upon the streetscene.

The proposed development would not be visible from the cul-de-sacs serving the dwellings.

frames would be white upvc - not considered to be harmful. ∴ no detrimental impact to the streetscene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1237
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	Work.
	SC04	SR04	Permission
			plans - drawing N°: 099/01242A
			1 June 2000.
			the conservatory fixed directly off the end of the existing garage.

John Mattison
6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 24 Mays Road Wokingham.

APPLICATION NUMBER: F/2000/1237

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
established residential
detached.

3. DESCRIPTION OF SITE/BUILDING
Garage will be between proposed conservatory & № 26.
↳ along boundary.
↳ flat roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached

5. SITE CONSTRAINTS

TREES one large tree in rear garden.

ACCESS/PARKING n/a.

LEVELS

BOUNDARY TREATMENT 1.8m fence surrounding

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 APR 2000
Officer: NAB	Application No. F/2000/1237

Map No. 76 Site 004

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: 24 MAYS ROAD

Parish: WOKINGHAM Ward: Norreys 0814

Applicant: MR/MRS DAVISON

Fee Received 95-00 (b) 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 : 28/4 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 + 22, 26 Mays Rd
2c, 4 + 43 Binfield Rd

Anglian Home improvements

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Our ref: SD/CW 099/01242A Davison

Your ref: NB/F/2000/1237

31st May 2000

PLA	
POL	
DC NB	
APP	
CS	
01 JUN 2000	
COPIES TO:	ACK:
	FILE:

Natalie Brown
Wokingham District Council
Enviromental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam,

REF: PROPOSED DEVELOPMENT AT: 24 MAYS ROAD WOKINGHAM

Further to your recent site visit I enclose six copies of the amended plans as discussed with our customer.

To confirm the overall sizes have not changed at all and the only difference is the conservatory is fixed directly off the end of the existing garage and not set back as per the original plans.

Please can you replace the original plans you have with the new enclosures.

I trust this now meets with your requirements and I look forward to your reply.

Yours sincerely,

pp **Mr Simon Dickerson.**
Planning Officer.

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

Tel: (0118) 974 6492

Date: **28 April 2000**

My ref: F/2000/1237

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1237
24, Mays Road, , 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 **Natalie Brown** on **(0118) 974 6492.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1237**
24, Mays Road, , 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 Robertson

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

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

Tel: (0118) 974 6492

Date: **28 April 2000**

My ref: F/2000/1237

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **28 April 2000**

My ref: F/2000/1237

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1237**
24, Mays Road, , 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 Brown

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

Received by Wokingham District Council

Application No: F/2000/1237

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

Location:
24, Mays Road, , 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. 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 TOWN COUNCIL CONSULTATION SHEET

CS

COPIES TO:

Case officer: Natalie Brown

Application Number: F/2000/1237

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

Site Address: 24 Mays Road, Wokingham.

Applicant: Mr & Mrs Davison C/O Simon Dickerson

Your observations are required in respect of this application by **22/05/2000**

No objection

SIGNED: _____ **DATE:** 12/05/00

CLERK TO Wokingham Town Council

ADDRESS 24 MAYS ROAD PARISH WOKINGHAM

PLOT No. 9 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09680	EXECS. OF LATE MISSES L.-V. SIMMONS	O/APP. 5 DET. HOUSES	15.2.79	N/A REF.
09681	EXECS. OF LATE MISSES L.V. SIMMONS	APP. 16 DET. HOUSES	15.2.79	N/A REF.
10218	"	O/APP. 12 "	4.5.79	N/A C/A
10219	"	O/APP. 14 "	15.3.79	N/A REF.
10221	"	O/APP. 13 "	15.3.79	N/A REF.
11747	QUICKSGATE HOMES	DETACHED HOUSE & GARAGE	22.11.79	N/A C/A
BR13181	"	"	1.4.60	APP N/A
		13 APR 2000*	1237	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 158 PD Enq. Repositioning of fence. 6/8/99. (Mr Davison)

DRAINAGE

091074

Anglian Home improvements

Our Ref: SD/AS 099/01242 Davison

10 April, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire RG11 1WR

13.APR.2000* 1257

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 24 MAYS ROAD, WOKINGHAM, RG40 1RW

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

Environmental Services

For office use only.
Application number: 13.APR.2000* 1257

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 DAVISON
	Address and postcode	24 MAYS ROAD, WOKINGHAM, RG40 1RW
	Phone number	
	Agent's Name	SIMON DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMNTS, CONS ADMIN DEPT, PO BOX 65, NORWICH NR6 6EJ
	Phone number	01603 420775
3	Site	24 MAYS ROAD, WOKINGHAM RG40 1RW
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT P.V.C.u 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.	WALLS: WHITE P.V.C.u FRAMES DOUBLE GLAZING ROOF: CLEAR TOUGHENED GLASS
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

1305B

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

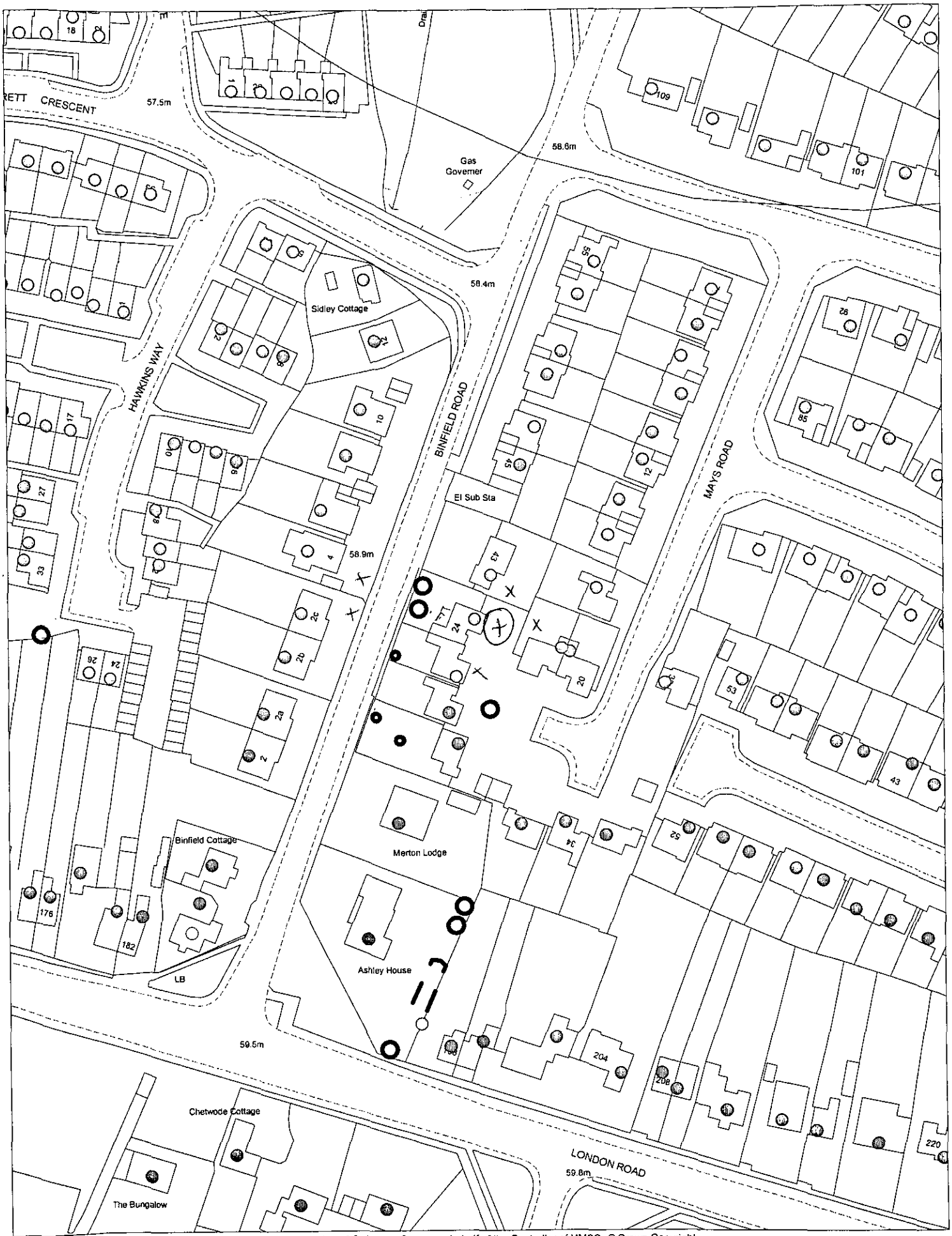
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS DAVISON

Date 11/4/00

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



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Development Control Support Section, Environmental Services, Wokingham District Council.
19 April 2000

Scale: 1 : 1250

N
W E
S

13.APR.2000* 1257

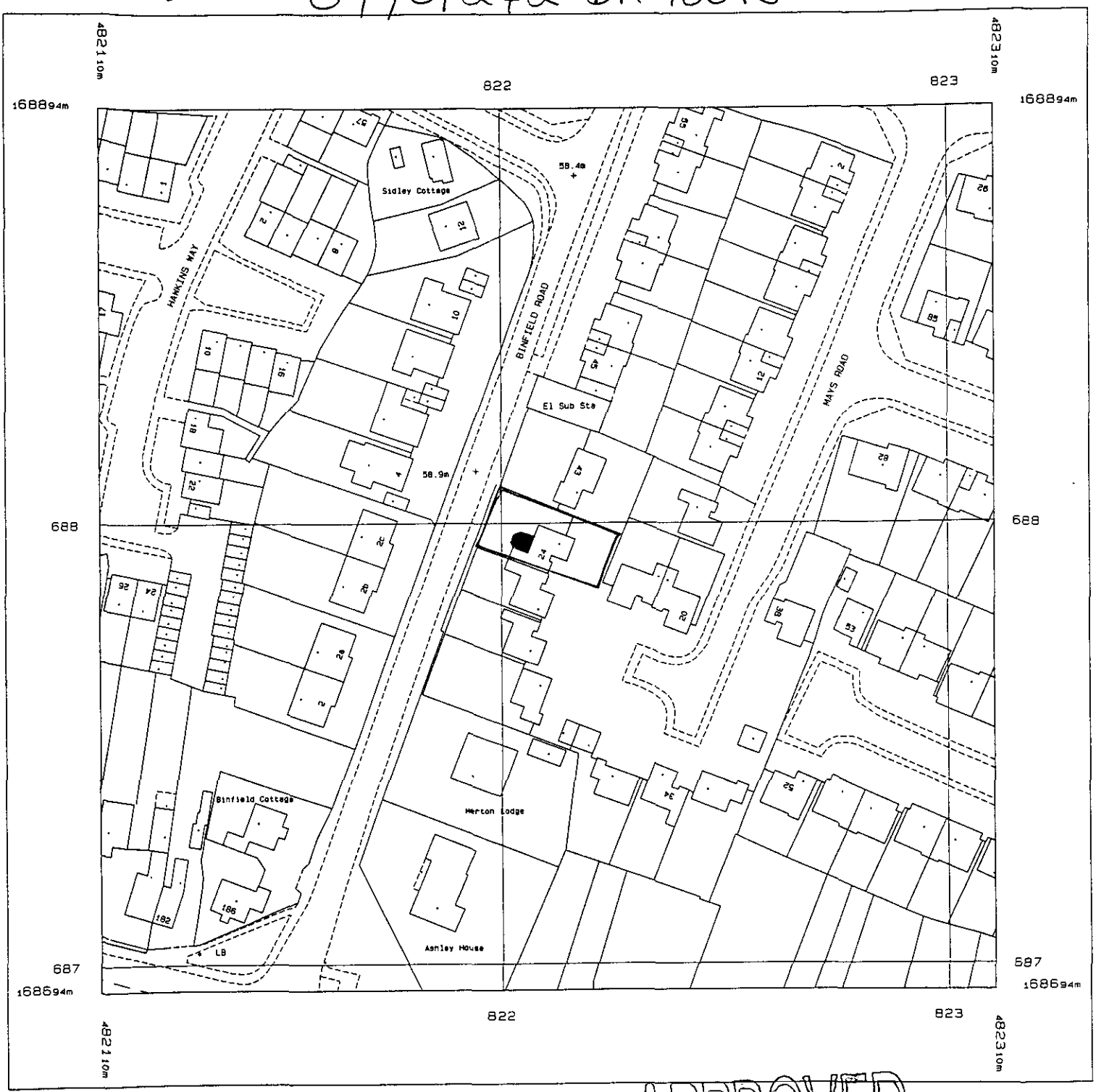
Ordnance Survey®

Superplan

Planning Extract - 1

0990242 DAVISON

Site-centred



APPROVED

13.APR.2000* 1257

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8268NW

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 482210 168794

Supplied by: National Map Centre