SYSTEMS LTD

APPLICATION NO:
F/2000/1897

LOCATION:
32 Seymour Avenue, Shinfield Reading.

APPLICANT:
Mr I Lloyd

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

EARLIEST DATE FOR DECISION: **04/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Lloyd
32, Seymour Avenue
Shinfield
Reading
RG2 9DT

Application Number: F/2000/1897

Parish: **SHINFIELD**

Location: **32, Seymour Avenue, Shinfield, 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.

Condition
2. All new external work 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.

John Mitchell
Development Control Manager
Date: 17/08/2000

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.

Application Number F/2000/1897
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	SC01	SR02	
2	SC53	SR12	"WORK"

08/08/2000

RECORD OF SITE VISIT

SITE ADDRESS: 32 Seymour Avenue Shinfield Reading.

APPLICATION NUMBER: F/2000/1897

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 01/08/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on fence post

2. DESCRIPTION OF SURROUNDINGS

Residential, 1970s type development. open plan front garden, integral garages

3. DESCRIPTION OF SITE/BUILDING open plan front garden (small) 2 storey semi detached house. white UPVC windows + doors, reddish brown pantile roof. Brown coloured brick, white cladding at first + ground floor Enclosed rear garden (medium)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location / block plan.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, integral garage + drive way.

LEVELS — No 10; Goddard Close slightly lower.

BOUNDARY TREATMENT — No 10, Goddard Close 1.8m high fence on boundary at side.

OTHERS — No 30, neighbour not affected, 1.6m fence.

— No 8, Goddard Close rear boundary 1.6m fence not affected.

Nb. Previous extensions block view of conservatory from No 30. neighbour.

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1897

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/1897
32, Seymour Avenue, Shinfield, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1897**
32, Seymour Avenue, Shinfield, 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 Bryant

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

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1897

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1897**
32, Seymour Avenue, Shinfield, 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 Patman

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

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1897

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/1897
32, Seymour Avenue, Shinfield, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1897**
32, Seymour Avenue, Shinfield, 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 Pollock

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

Received by Wokingham District Council

Application No: F/2000/1897

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

Location:
32, Seymour Avenue, Shinfield, 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.

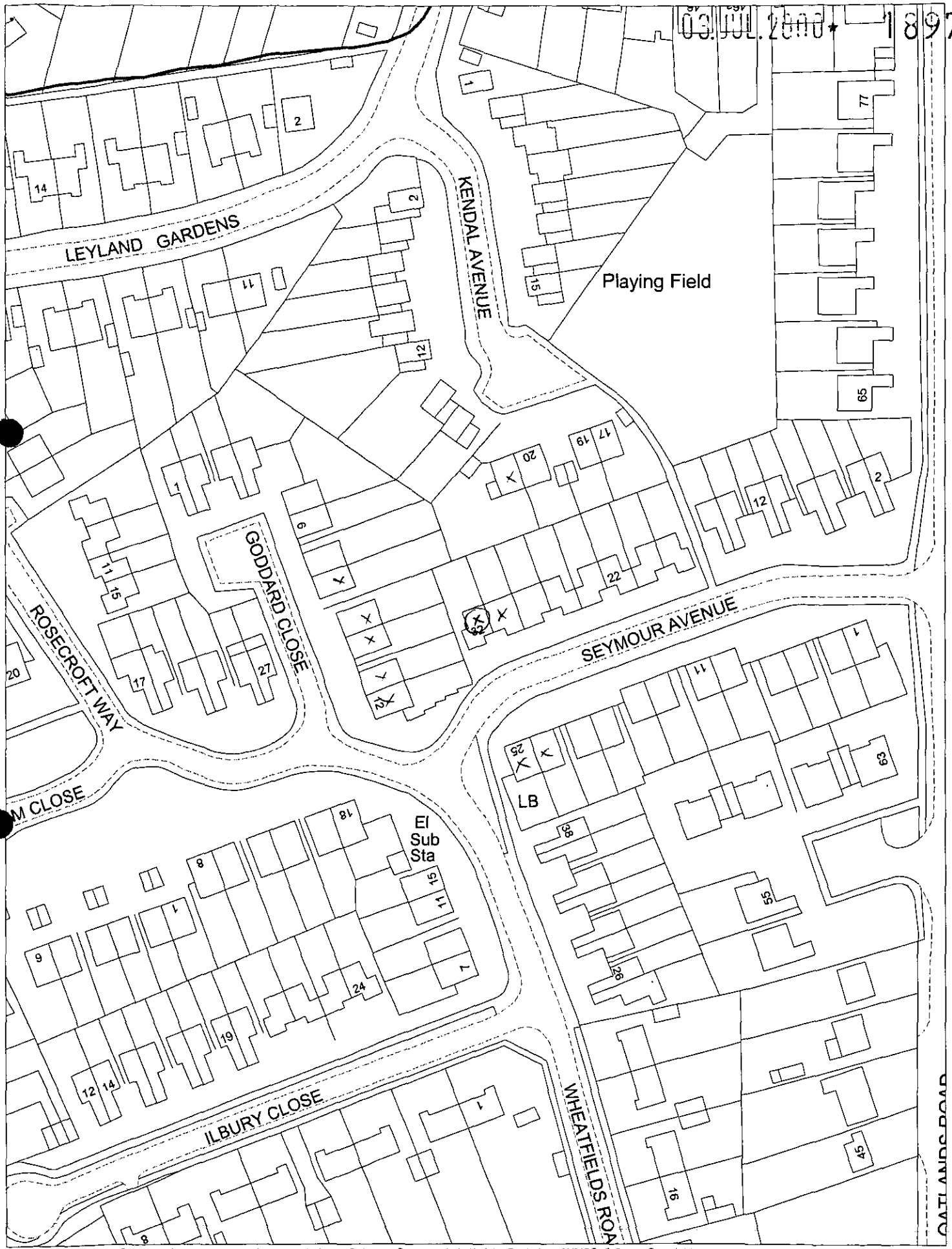
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. Written comments submitted will become available for public inspection.

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

11 July 2000

03 JUL 2000



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Development Control Section, Environmental Services, Wokingham District Council.
4 July 2000 Scale: 1 : 1250

N
W E
S

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1897

Applicant : Mr I Lloyd .

Location : 32, Seymour Avenue, Shinfield, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		01/08/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 01/08/2000

Date Registered : 03/07/2000

Earliest Date for Decision : 04/08/2000

Latest Consultation Date/Site Notice Expiry Date : 04/08/2000

This application will have expired on: 28/08/2000. 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 :

Neighbours : None received.
Parish Council: No comment

additional plans received 04/08/2000.

No objections received to additional plans

Planning Issues : (identified Settlement)

1) Impact on neighbours
2) Impact on streetscene

Application Number: F/2000/1897

Appraisal:

1) Impact on neighbouring properties

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

The proposed conservatory will be 2.6 metres wide, and protrude from the rear elevation by 3.4 metres. It will fill in the gap between the existing kitchen and lounge area extensions. It will have a pitched roof with an eaves height of 2.1 metres and a ridge height of 2.7 metres approximately. To be constructed with brick to below window level.

No.30, to the east, 2 storey, semi detached, neighbour, main windows at ground and at first floor face the rear garden. Due to the position of No.32's, existing lounge extension the occupants of this property will not be affected.

No.10, Goddard Close, to the west, slightly lower, 2 storey, semi detached dormer bungalow. Due to its position and distance away from the proposal, over 16 metres behind a 1.8 metre fence the occupants of this property will not be affected.

No.8, Goddard Close, to the north west, slightly lower, 2 storey, semi detached dormer bungalow. Due to its position and distance away the occupants of this property will not be affected.

2) Impact on street scene /visual impact.

The roof of the conservatory may be visible from the road. However the materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2000	Map No. 72 Site 0.03
Officer: AT / Application No. F/2000/1897	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: 32 SEYMOUR AVE

Parish: ~~32~~ SHINFIELD Ward: Shinfield 11.7.2000

Applicant: MR I LLOYD

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

Enforcement Section (17) 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	Show other side elevation, as conservatory roof is higher than existing lounge roof.	11.7. Send out with SN	~~Not~~ required?
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is there an outside door to conservatory? None shown on floor plan/elevations.	?	

No. Internal doors

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.7.2000 ✓ 11/7

Parish Council Informed - YES ✓ / NO ✓ 11/7

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:

.....
.....
..... No pre-apps on file .....

NEIGHBOURS:

S/N + 8, 9, 10, 11, 12 Goddard close ✓
✓ 11/7 18 Kendal Avenue
25, 30, 23 Seymour Avenue

Date: 07 August 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1897

Location: 32, Seymour Avenue, Shinfield, Reading.

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

Applicant: Mr I Lloyd.

Case Officer: Andrew Thorley

The new plans show the following: Front elevation and side elevation from 30 Seymour Avenue.

Comments are required by 14/08/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2000/1897 (Planaps) / (Ludhouse) Date Rec. 04/08/2000

Location: 32, Seymour Avenue

Parish Shinfield

Applicant: Mr I. Lloyd

Description of attached plans

Front Elevation + Side Elevation from No. 30 Seymour Ave

Drawing No's: ~

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 30, Seymour Avenue.

_____ Date for Responses 7days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 07.08.PS

Yellow - Part One Copy
Green - Officer's Copy

F.A.O. ANDREW THORLEY Rec'd 2.50PM 4.8.00

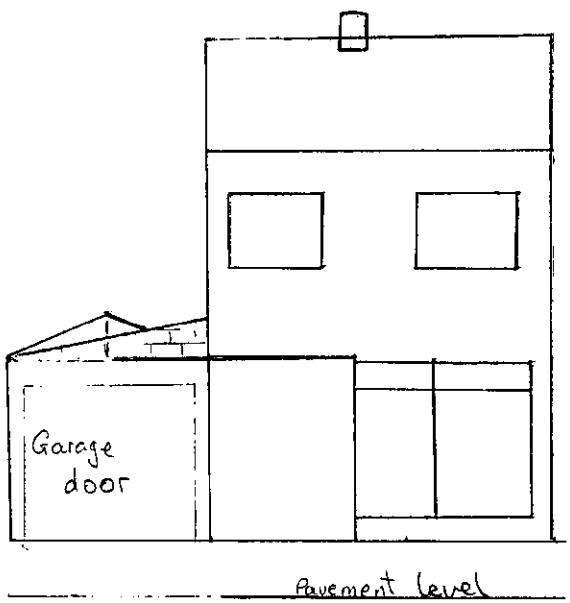
PLANNING SERVICES	PT 3266
POL	S
DC	
APP	
CS	AT
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

32 Seymour Avenue, SHINFIELD

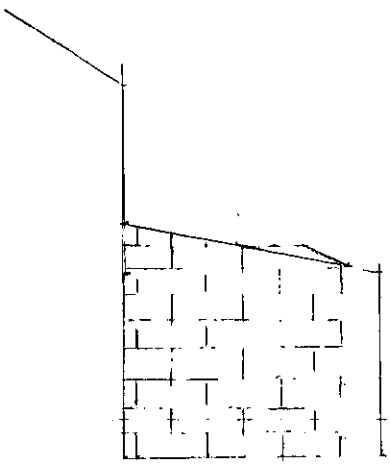
App E/2000/1897

ADDITIONAL PLAN

1897



Front Elevation Scale 1:100



Side Elevation From No. 30 Seymour Ave.

FROM: Andrew Thorley

DATE: 11 July 2000

COPIES TO:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/1897

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

Site Address: 32, Seymour Avenue, Shinfield, Reading.

Applicant: Mr I Lloyd .

Your observations are required in respect of this application **by 04/08/2000** .

NO COMMENT

SIGNED: J Barnes

Clerk To Shinfield Parish/Town Council

SHINFIELD PARISH COUNCIL

DATE: 3 Aug 2000

0118 954 7115

FROM: Andrew Thorley

DATE: 11 July 2000

DELETED

SHINFIELD PARISH CONSULTATION SHEET

Application Number: F/2000/1897

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

Site Address: 32, Seymour Avenue, Shinfield, Reading.

Applicant: Mr I Lloyd .

Your observations are required in respect of this application **by 04/08/2000** .

PLANNING SERVICES
PCL
DC
APP
CS
04
COPIES TO:
ACK:
FILE:

NO COMMENT

SIGNED: J Barnes

Clerk To Shinfield Parish/Town Council

SHINFIELD PARISH COUNCIL

DATE: 3 Aug 2000

Andrew Thorley
From: Andrew Thorley
Sent: 31 July 2000 13:01
To: 'Ian Lloyd'
Subject: RE: Ref. F/2000/1897

Dear Mr. Lloyd,

Thank you for sending me the front elevation of your proposed conservatory. However I would be most grateful if you could also send me a copy of the side elevation, as seen from No. 30, Seymour Avenue rear garden as explained on the telephone.

Thank you,

Andrew Thorley
Planning Assistant

-----Original Message-----
From: **Ian Lloyd [SMTP:i.lloyd@psilink.co.uk]**
Sent: 31 July 2000 11:24
To: andrew.thorley@wokingham.gov.uk
Subject: Ref. F/2000/1897

Andrew,
Attached is a front elevation of 32 Seymour Avenue, Shinfield, as requested.
I will drop an original by in the next day or so. My architect has been
very slow in drawing the precise dimensions of the roof of the conservatory,
I have taken his estimated hight for the purpose of this diagram.

regards
Ian Lloyd << File: house front2.tif >>

Andrew Thorley
From: Ian Lloyd [i.lloyd@psilink.co.uk]
Sent: 31 July 2000 11:24
To: andrew.thorley@wokingham.gov.uk
Subject: Ref. F/2000/1897

Andrew,
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regards

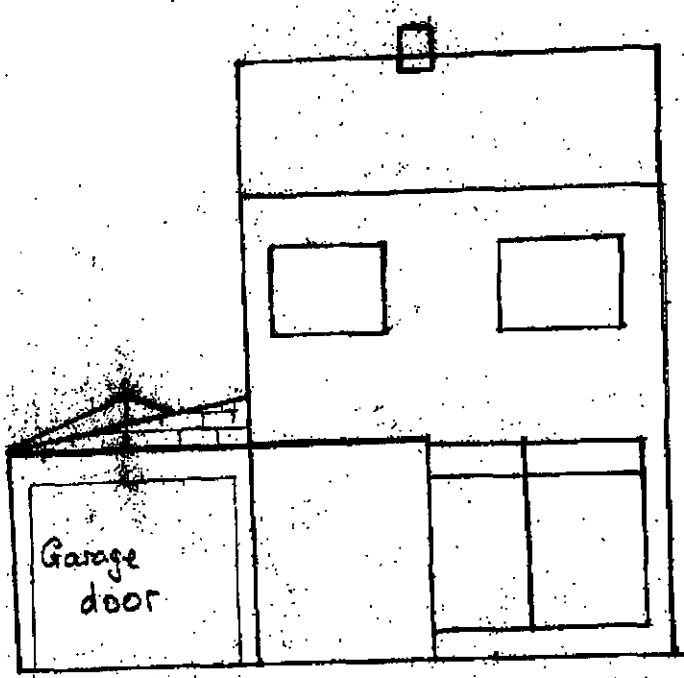


house front2.tif

Ian Lloyd

32 Seymour Avenue, SHINFIELD

App F/2000/1897



Front Elevation Scale 1:100

Pavement level

32 Seymour Avenue
Shinfield
Berkshire
RG2 9DT

03.JUL.2000*

2nd July 2000

Dear planning officer,

Following your instructions we are now submitting a planning application for a conservatory. Please note that we have had a six week wait for the result of your initial deliberation. I was prepared to submit an application at the start of this process, but at your request I started with a query.

I trust everything is in good order and await the outcome of your deliberations.

Yours sincerely

Ian Lloyd

IAN LLOYD

EMM

2000/1897

AT

Ian Lloyd rang re

32 Seymour Avenue Shanfield

He says you asked for an additional elevation - but he says you can't see the conservatory from there. Also there is no external door to the conservatory.

He - on holiday next week but you can contact him on his mobile 07050159968

(9882084 = home)

re the He will be sending a side elevation plan.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Environmental Services

For office use only.
Application number:
03.JUL.2000* 1897

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	IAN LLOYD 32 SEYMOUR AVENUE SHINFIELD BERKSHIRE RG2 9DT 0118 988 2084
2	Agent's Name Address and postcode Phone number	N/A Mobile No. 07050 159968
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.	32 SEYMOUR AVENUE SHINFIELD BERKSHIRE RG2 9DT
	Give brief details of the proposal for example, two storey side extension. About the application	TO ADD A CONSERVATORY TO THE SIDE OF THE CURRENT EXTENSION
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 ☐ NO DAMAGE AS NEAREST TREE IS 4m AWAY
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK FOR DWARF WALL TO MATCH EXISTING BRICKS, PVC & 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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: Ian Lloyd

on behalf of

Date 2nd July 2000

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

ADDRESS 32 SEYMOUR AVENUE PARISH SHANKILL

PLOT No. 0/63/66 UR 114/67 C/R ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 10123	MR J WALLACE	REAR EXTENSION	26.1.79	APP N/A
10001	"	"	15.3.79	N/A GC

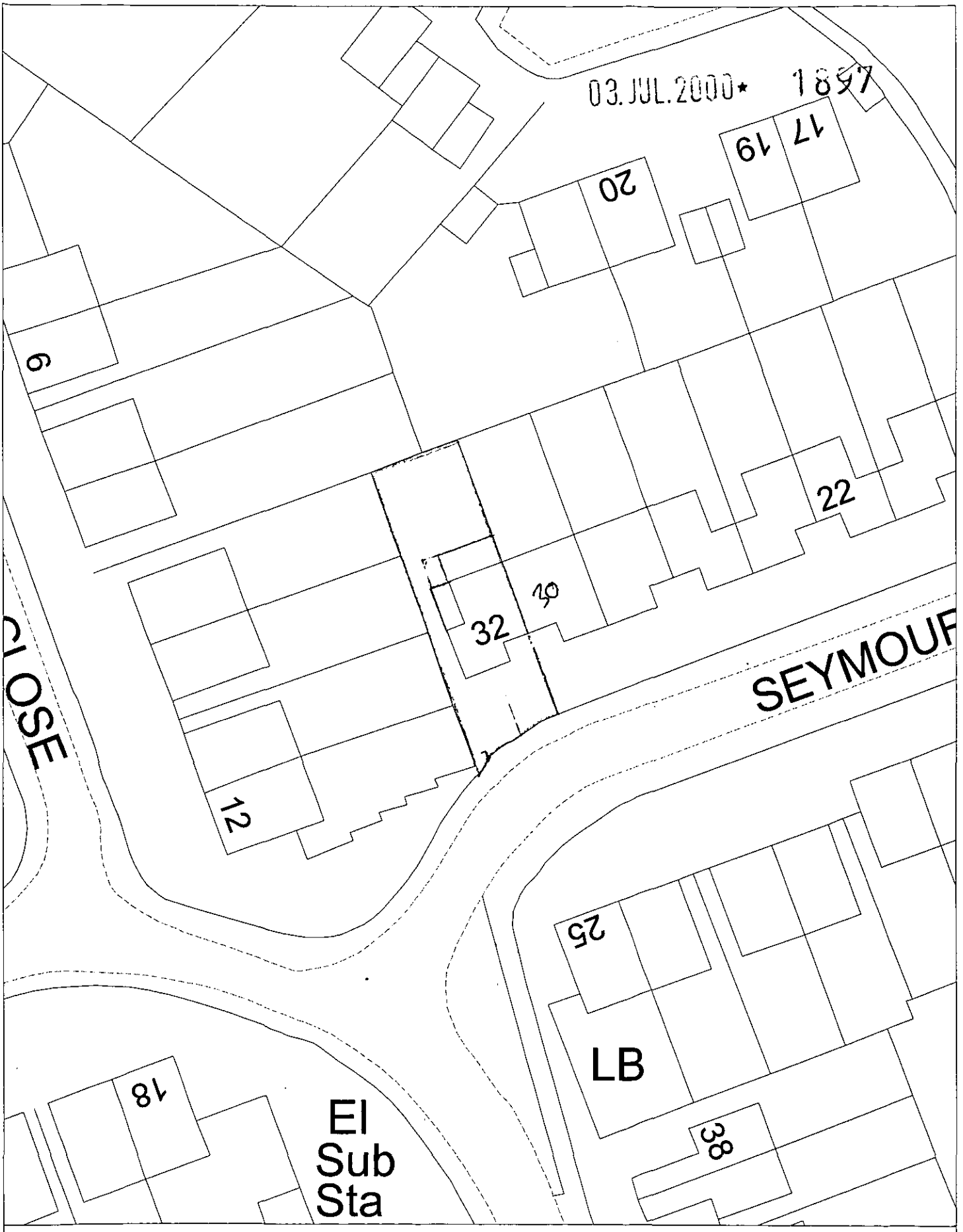
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEnq - Extension - I Lloyd - 19/06/00

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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Date: 3 July 2000

N
W E
S

APPROVED



Site Plan, Scale: 1 to 2500

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Date: 3 July 2000

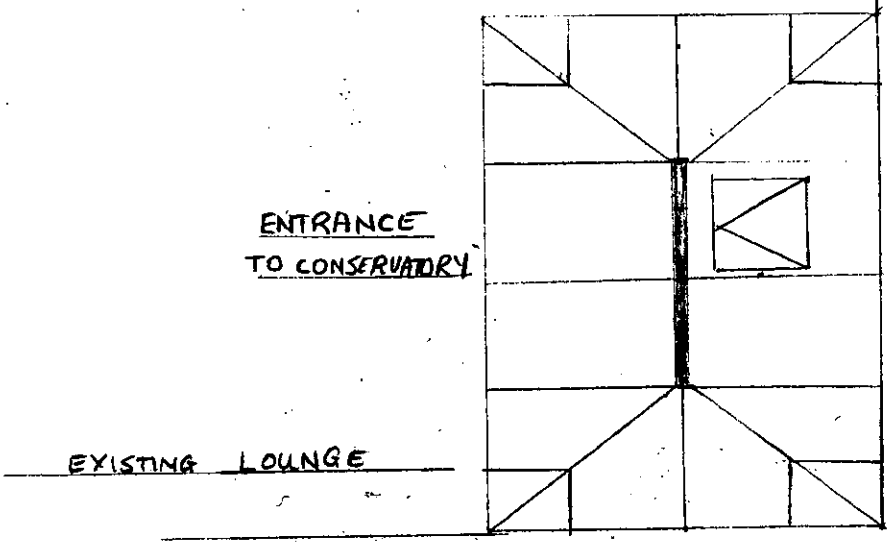
N W E S

AMENDED

32 SEYMOUR AVENUE, SHINFIELD

03. JUL. 2010* 1657

EXISTING KITCHEN

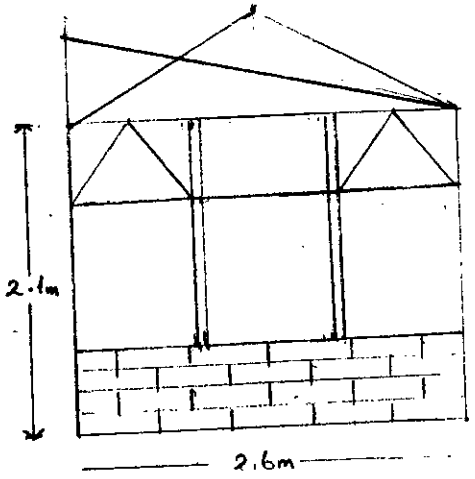


ENTRANCE TO CONSERVATORY

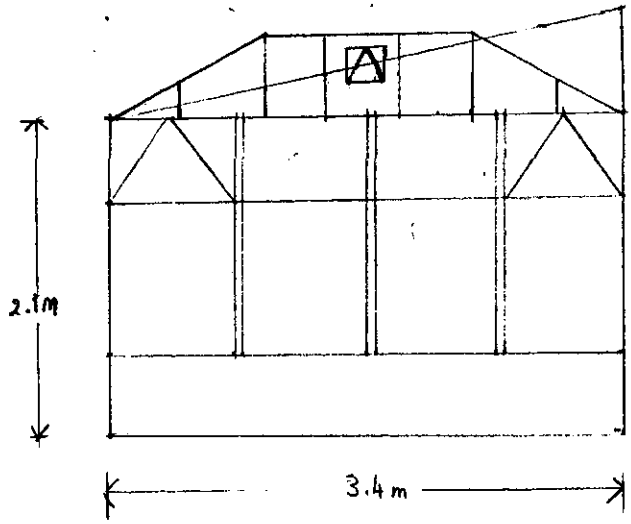
EXISTING LOUNGE

PLAN VIEW

N



REAR ELEVATION



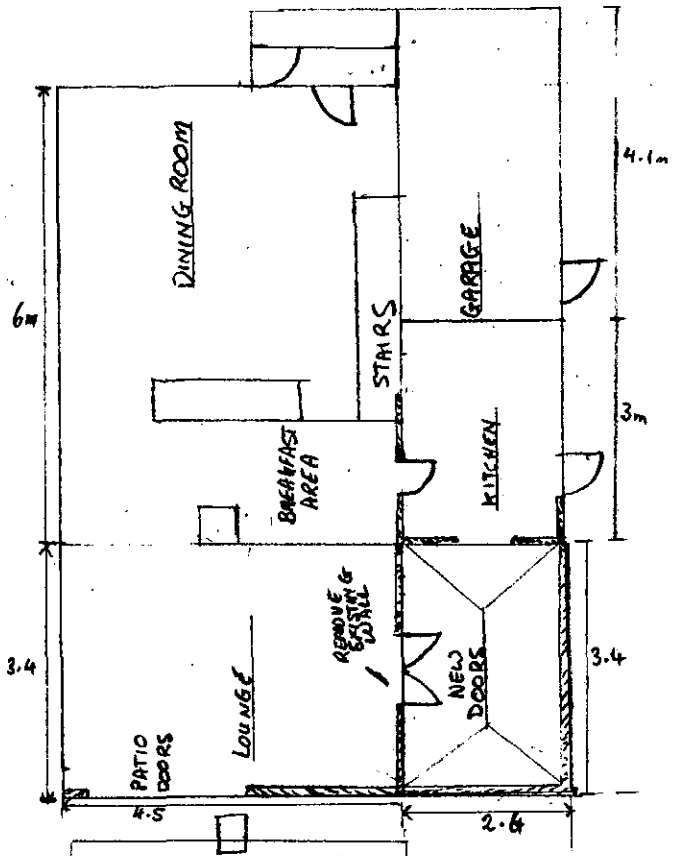
SIDE ELEVATION

SCALE 1:50

32 SEYMOUR AVENUE, SHINFIELD

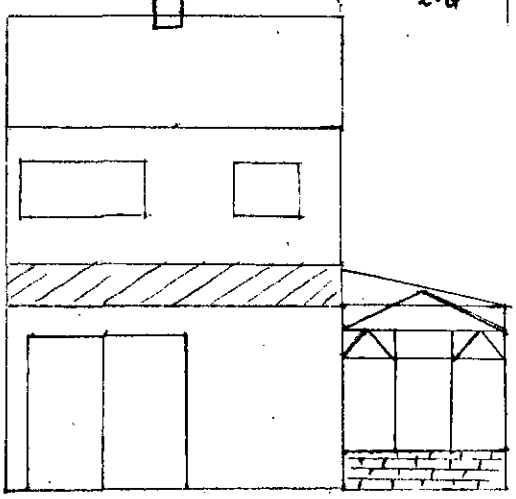
13 JUL 2010 1697

SCALE 1:100

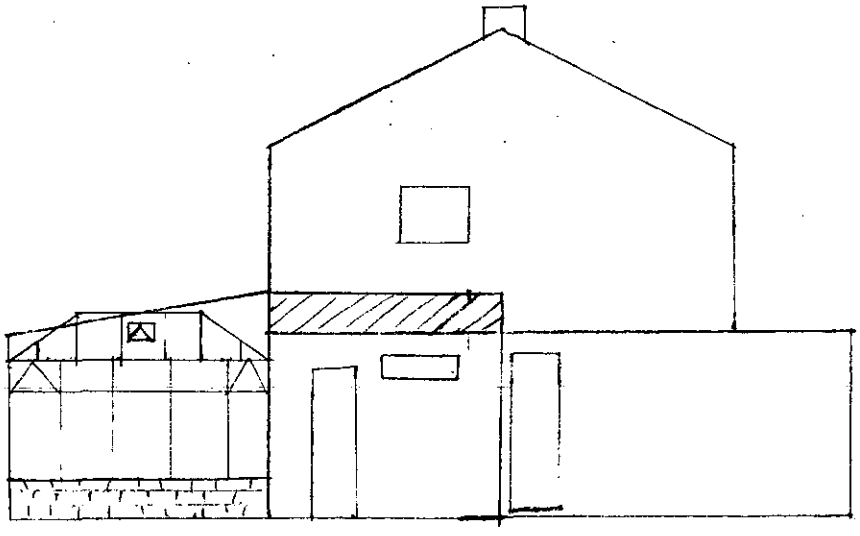


PLAN VIEW

APPROVED



REAR ELEVATION



SIDE ELEVATION