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X SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/4053

LOCATION:
40 Keephatch Road, Wokingham.

APPLICANT:
Mr D Rapley C/O Crown Conservatories

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory plus rear dormer extension (Retrospective)

EARLIEST DATE FOR DECISION: **23/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/07/2001

CASE OFFICER: **John Leggett**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Rapley
C/O Crown Conservatories
25 Highland Drive
Fleet
Hants
GU13 8TH

Application Number: F/2001/4053

Parish: **WOKINGHAM**

Location: **40, Keephatch Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory plus rear dormer extension (Retrospective)**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match 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:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 13/07/2001

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 : John Leggett

Application Number : F/2001/4053

Applicant : Mr D Rapley C/O Crown Conservatories.

Location : 40, Keephatch Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory plus rear dormer extension (Retrospective)

Site Notice Displayed ? :

YES	NO	DATE
✓		17/07

Date of Neighbour Notifications : .....

Date of Site Visit : 17/07

Date Registered : 21/05/2001

Earliest Date for Decision : 23/06/2001

Latest Consultation Date/Site Notice Expiry Date : 23/06/2001

This application will have expired on: 16/07/2001. 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 :

Planning Issues :

1) Impact upon neighbouring properties.

2) Impact upon Street Scene.

Copy of decision
Notice to
Enforcement
Please

✓ Sent



Application Number: F/2001/4053

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory, and a retrospective rear dormer window. The proposed conservatory would be 6.1m wide, 5.1m deep and have a hipped roof, 2.5m to the eves and 3.5m to the ridge. The dormer window is 1.1m wide with a pitched roof in keeping with the existing two rear dormers.

The property is detached, with a 1.8m wall forming the boundary with No.38 Keephatch road and 1.8m mesh fence and vegetation to the rear and other side boundary.

1. **Impact upon neighbouring properties**

It is not considered that there would be any adverse effects upon neighbouring properties from conservatory as it would be total obscured from 36 Budgers Road by an existing extension is set away from the boundaries and is single storey. The retrospective dormer window is also considered to have no impact upon the neighbouring properties as it is rear facing and the closest property is more that 90m away.

2. **Impact upon the character of the street scene**

Both the conservatory and dormer would not be visible from Keephatch Road. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4053
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C000	R000	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 40 Keephatch Road Wokingham.

APPLICATION NUMBER: F/2001/4053

OFFICER: John Leggett

DATE OF SITE VISIT: 17/07

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes – on front post

2. DESCRIPTION OF SURROUNDINGS
Residential → Dormer bungalows.

3. DESCRIPTION OF SITE/BUILDING
Dormer bungalow – 2 dormers to front 3 to rear
(Including 1 include retrospectively in this application)

4. RELATIONSHIP TO ADJOINING PROPERTIES
See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3 driveway.

LEVELS N/A.

BOUNDARY TREATMENT 1.8m wall to 38.

OTHERS

open to rear.
No 38 has no side windows
retro. dormer no impact.
Con. no impact.

CROWN
CONSERVATORIES

PC
DC
CS
JL 44574
COPIES TO:
ACK:
FILE:

26th September 2000

Wokingham Borough Council
Planning Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Crown Conservatories
25 Highland Drive
Fleet
Hampshire
GU13 8TH
Phone 01252 816265

Dear Mr John Legget:

RE: Mr & Mrs Rapley, 40 Keephatch Road, Wokingham, Berkshire RG40 1QJ

Following your correspondence with regard to above property, please find attached floor plans for dormer extension as requested.

Yours sincerely

Mr R G Winter
Design Consultant

19 Chopin Road
Brighton Hill, Basingstoke
Hants. RG22 4NJ
ROY WEATHERSBEE
Tel: 01256 463457

SHOW ROOM AND FACTORY
Units 6, 7, Bilton Industrial Estate
Lovelace Road, Bracknell
Berks. RG12 4YT
Tel: 01344 305050

36 Waterside Court
Old Cove Road, Fleet
Hants. GU13 8RH
WAYNE WINFORD
Tel/Fax: 01252 617385

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

Tel: 0118 974 6502

Date: **30 May 2001**

My ref: F/2001/4053

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/2001/4053
40, Keephatch Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory plus rear dormer extension (Retrospective)

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 **John Leggett** on **0118 974 6502.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/4053**
40, Keephatch Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory plus rear dormer extension (Retrospective)
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 6502

Date: **30 May 2001**

My ref: F/2001/4053

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/4053**
40, Keephatch Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory plus rear dormer *extension (Retrospective)*
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6502

Date: **30 May 2001**

My ref: F/2001/4053

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/4053**
40, Keephatch Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory plus rear dormer extension (Retrospective)

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 MAY 2001	Map No. 69.. Site ..011.....
Officer: JL | Application No. F/2001/4053	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 PLUS REAR DORMER EXTENSION (RETROSPECTIVE)

Location: 40 KEEPHATCH ROAD

Parish: WOKINGHAM Ward: NORREYS

30.05.01

Applicant: MR D RAPLEY

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

(3)

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	for dormer extension	30.05.01	
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 : 30.05.01 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

Plot 2

40 KEEPHATCH ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/25/60		17/6/60	Erect 1 detached bungalow & garage	14/7/60 C			
B/0/28/73		18.3.73	Erection of one dwelling and garage ~~Land between 34 & 36 Budges Road, rear~~ of 40 Keephatch Road.				
96/64541/L			ROOF CONV./C/O/USE PART GARAGE + S/ST EXT.	10.12.96	C/A		
			(MR & MRS RAPLEY)				
97/64905/L			ROOF CONV./PORCH/CONSERVATORY "	20.02.97			
LP96/6012			ROOMS IN ROOF/EXT. "		21.01.97	APP	

Environmental Services

For office use only.
Application number: 21.MAY2001 * 4353

Householder planning application form

21.MAY2001 * 4353

WOKINGHAM DISTRICT COUNCIL

DEL

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. D. RAPLEY
	Address and postcode	40 KEEPHATCH ROAD WOKINGHAM BERKS RG40 1QJ.
	Phone number	01189 770789
	Agent's Name	CROWN CONSERVATORIES
	Address and postcode	25 HIGHLAND DRIVE FLEET HANTS GU13 8TH
	Phone number	01252-816265
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.	40 KEEPHATCH ROAD WOKINGHAM BERKS RG40 1QJ.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CONSERVATORY TO REAR DORMER TO REAR (APROVAL IN RETROSPECT)
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MATCHING BRICKWORK-WHITE UPVC CONSERVATORY
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]

on behalf of MR. D. RAPLEY

Date 16/5/01.

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



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Development Control Section, Environmental Services, Wokingham District Council.
23 May 2001

Scale: 1 : 1250

N
W E
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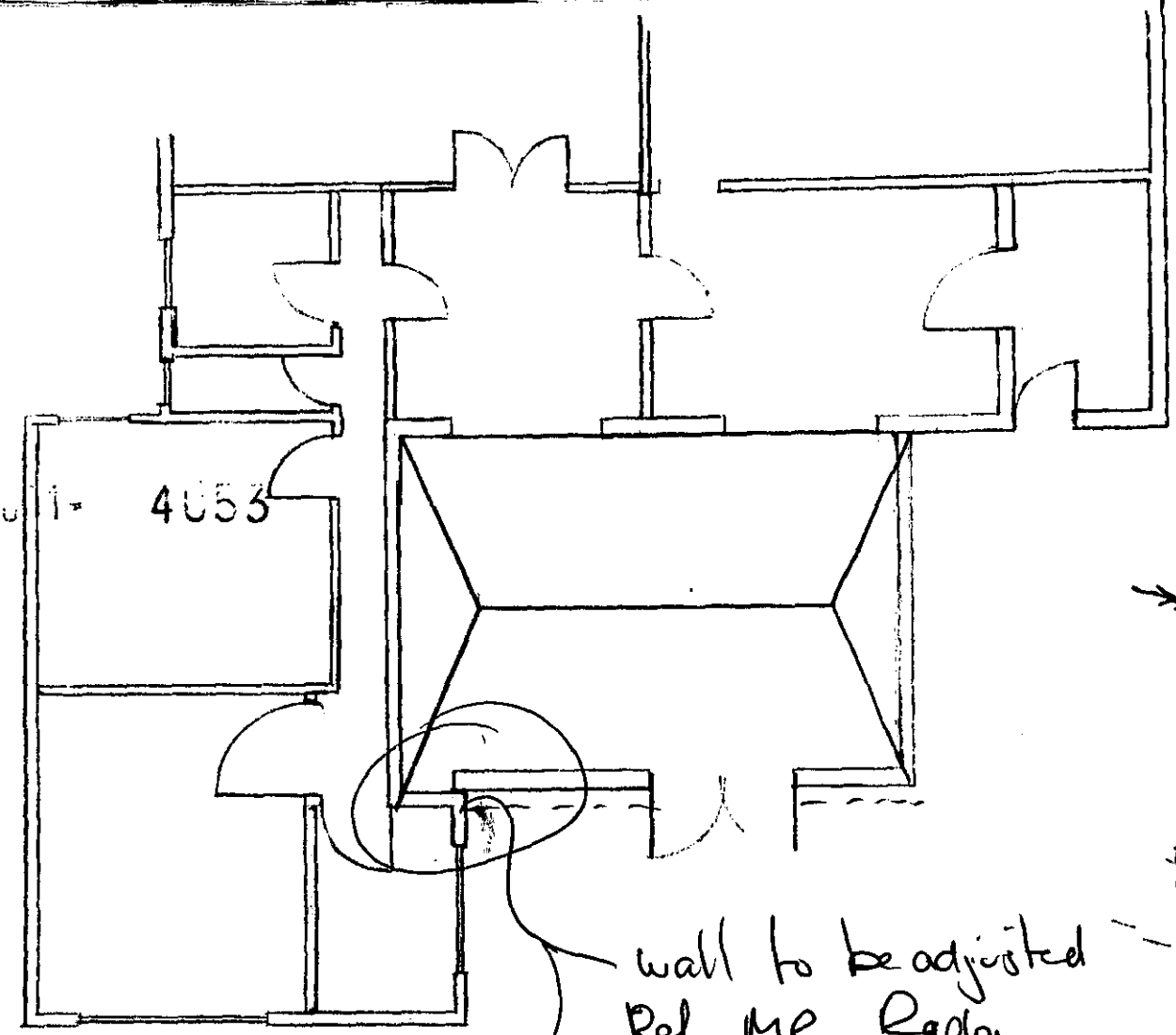
21. MAY 2011 - 4053

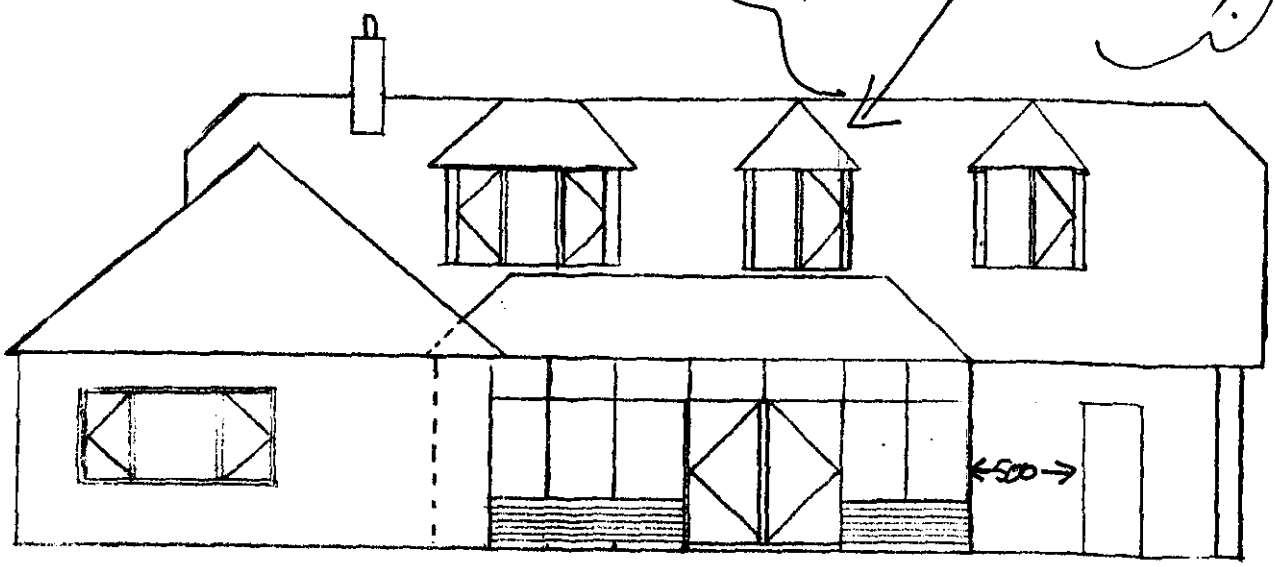


wall to be adjusted
Ref. ME. Replan

See letter.

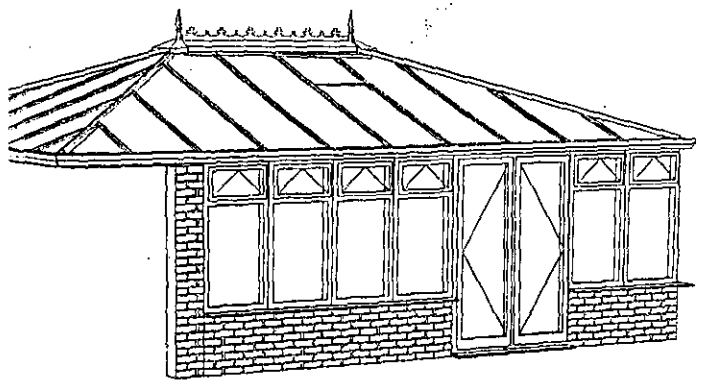
KEVIN

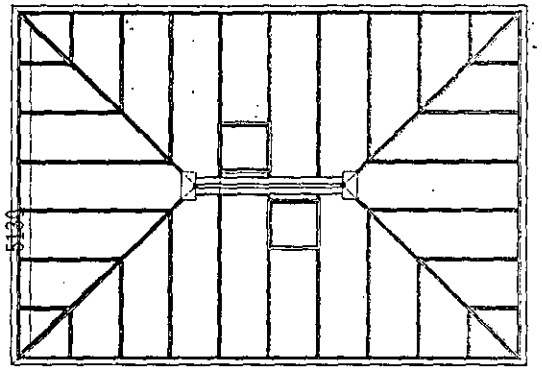
NEEDS TO BE INCLUDED IN PLANNING RETROSPECTIVELY

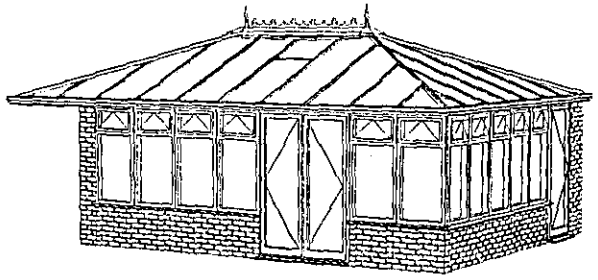


ALL PLAN VIEWS

DELEGATED

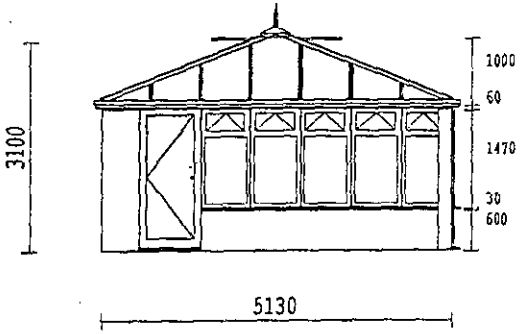


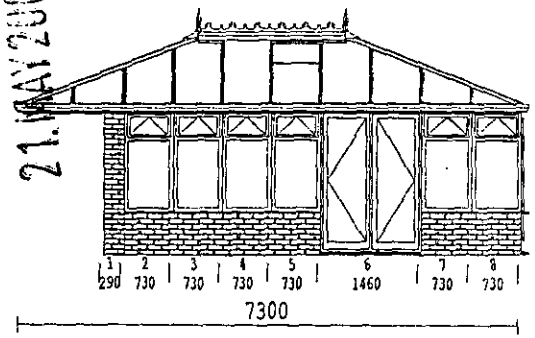


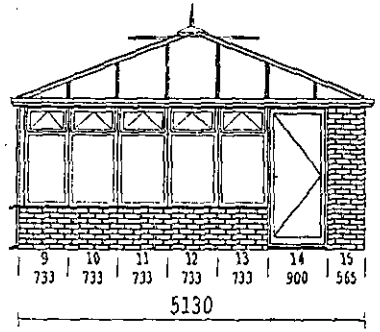


4053

21 MAY 2001*





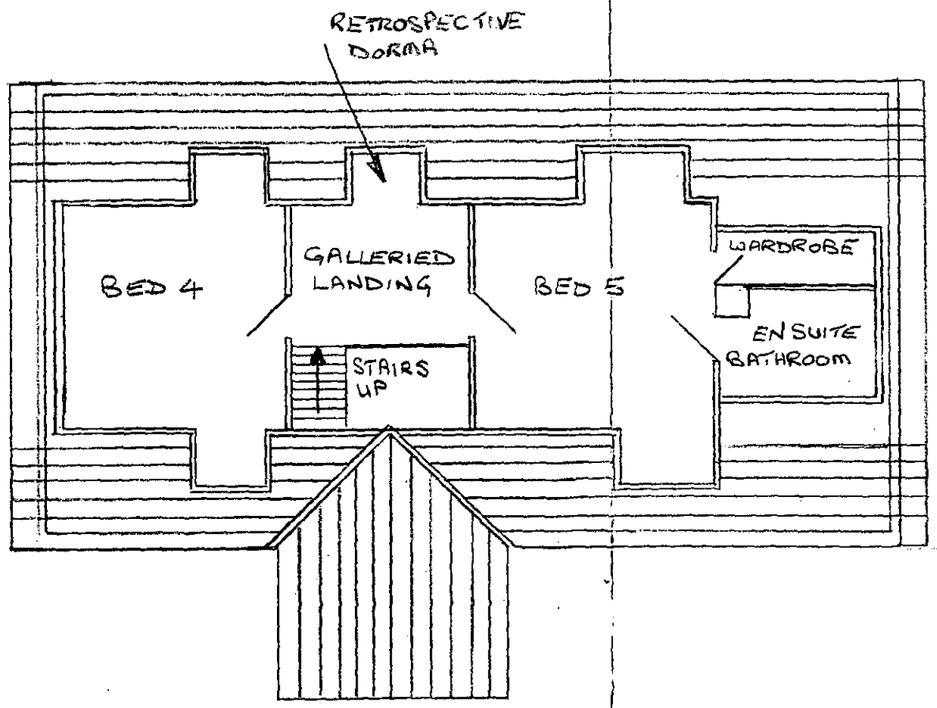


R.G.W. DESIGN SERVICES
for
CROWN CONSERVATORIES
& WINDOWS LIMITED
Tel: 01252 816265

PLEASE NOTE ALL DIMENSIONS IN MM
DIMENSIONS TO INTERNAL RING BEAM
FRAMES CONFORM TO BS5750
ALL GLAZING TO BS6262
ROOF LOADING TO CONFORM WITH BS6399

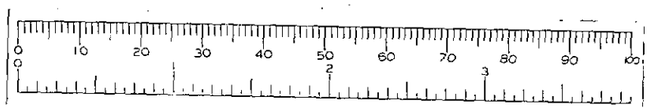
DOUBLE HIPP TO WALL
MR & MRS RAPLEY
40 KEEPHATCH
WOKINGHAM
BERKSHIRE
01189 770789

DRAWN BY	ROBIN
DATE	20.04.01
SCALE	1: 115
DRAWING NO.	1059A



SCALE 1:100

FIRST FLOOR PLAN



PLANNING SERVICES
POL
DC
APP
CS
13 JUN 2001
COPIES TO:
ACK:
FILE:

40, KEEPHATCH ROAD
WOKINGHAM
BERKS
RG40 1QJ.

11/6/01