APPLICATION NO:

F/2001/3247

LOCATION:

15 Stonehaven Drive, Woodley Reading.

APPLICANT:

Mr & Mrs Hobart C/O Anglian Home Improvements (Mrs Dickerson)

PROPOSAL:

Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **24/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/03/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hobart
C/O Anglian Home Improvements (Mrs Dickerson)
P O Box 65
Norwich
Norfolk
NR6 6EJ

Application Number: F/2001/3247

Parish: **WOODLEY**

Location: **15, Stonehaven Drive, Woodley, Reading.**

Proposal: **Proposed single storey side 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. 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.

Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 22/03/2001

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 : Helen Pollock

Application Number : F/2001/3247

Applicant : Mr & Mrs Hobart C/O Anglian Home Improvements (Mrs Dickerson).

Location : 15, Stonehaven Drive, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	06/02/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01.

Date Registered : 26/01/2001

Earliest Date for Decision : 24/02/2001

Latest Consultation Date/Site Notice Expiry Date : 24/02/2001

This application will have expired on: 23/03/2001. 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 :

Woodley T.C.: No Comment

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2000/3247

Appraisal:

The proposed development is for a single storey side extension to form a conservatory. It would be 2.5m wide, 4.5m long and have a pitched roof, 2.3m to the eves and 3.7m to the ridge.

The property is detached, with a 2m high wall along the boundary with Buckden Close and a 1.8m fence to the rear and side bounding 11 Stonehaven Drive.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory is proposed on the side elevation well away from the neighbouring boundaries.

2. Impact upon the character of the street scene

Only the roof of the conservatory would be visible from Stonehaven Drive and Buckden Close above the 2m high solid wall. 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/2001/3247
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C015	R015	

One side window in nº 11/13?

2m high wall to side + vegetation → V. little side view would be seen.

Shed in bottom corner of garden.

rear of nº 13/11? in line with rear of 15.

1.8m standard fence to rear + side adjoining 11/13.

- bathroom + bedroom 1st floor windows in property to rear - good distance away.

RECORD OF SITE VISIT

SITE ADDRESS: 15 Stonehaven Drive Woodley Reading.

APPLICATION NUMBER: F/2001/3247

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/02/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Residential, detached + Semi-detached 1970's houses.

3. DESCRIPTION OF SITE/BUILDING

Detached 2 Storey family house with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Courner plot

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 1 driveway

LEVELS N/A

BOUNDARY TREATMENT 2m Wall to rd, 1.8m fence to side + rear.

OTHERS

N/A.

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

Tel: 0118 974 6480

Date: **31 January 2001**

My ref: F/2001/3247

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/3247
15, Stonehaven Drive, Woodley, Reading.
Proposed single storey side 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3247**
15, Stonehaven Drive, Woodley, Reading.
Proposed single storey side 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 Thair

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

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

Tel: 0118 974 6480

Date: **31 January 2001**

My ref: F/2001/3247

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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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Development Control Manager

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

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6480

Date: **31 January 2001**

My ref: F/2001/3247

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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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John Mitchell

John Mitchell
Development Control Manager

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Proposed single storey side 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 Clacey

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

Received by Wokingham District Council

Application No: F/2001/3247

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

Location:
15, Stonehaven Drive, Woodley, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2001. Written comments submitted will become available for public inspection.

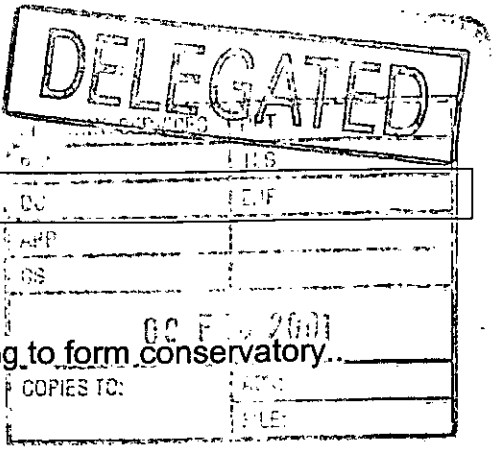
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

31 January 2001

FROM: Helen Pollock

DATE: 31 January 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3247

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

Site Address: 15, Stonehaven Drive, Woodley, Reading.

Applicant: Mr & Mrs Hobart C/O Anglian Home Improvements (Mrs Dickerson).

Your observations are required in respect of this application **by 24/02/2001** .

The committee had no comment to make on this application.

SIGNED: Helen DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 JAN 2001
Officer: HP	Application No. F 2001 3247

Map No. 47 **Site** 0.03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 15 STONEHAVEN DRIVE

Parish: WOODLEY Ward: Loddon. 31-01-01 D

Applicant: MR/MRS HOBART

Fee Received 95-00 (2) 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 : 31-01-01 D 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 and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

26. JAN. 2001 47

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

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

24th January 2001

Our ref: CW 099/04538 Hobart

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT: 15 STONEHAVEN DRIVE WOODLEY READING BERKSHIRE RG5 4DE

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

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 *Fax: 01603 420576* Email: cons.planning@anglian-windows.com PA1

(1)

ADDRESS 15 STONEHAVEN DRIVE PARISH WOODLEY

PLOT No. 20 Phase I ORD. SHEET No. SU 7772 4

BUILDER P.H. Smith (Reading) LTD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/14/62	B.C.C.	Proposed Playing Field W.C.M. Sched		
M/1/63	Adwest Properties Ltd	mineral working sands gravel	13.11.63	N/A C/A
M/1/64	"	amendment M/1/63	11.3.64	N/A C/A
O/119/64	Woodley Devel Ltd	Outline Resi Devel	28.2.66	N/A Refus
O/150/65	Adwest Properties Ltd	"	24.9.65	N/A Refus
948/71	Crest Homes Ltd	Layout	30.9.71	N/A Refus
1371/71	"	Detach House	30.12.71	App Refus
401/72	"	"	13.4.72	N/A C/A
300/73	P.H. Smith (Reading) LTD	Detach Hse & Garage	22.2.73	- C/A
784/73	"	"	14.6.73	- Refus

DATE OF COMPLETION

MINISTRY DECISION O/150/68 Appeal Allowed 3.1.71

SPECIAL ORDERS

DRAINAGE

(2)

ADDRESS 15 STONEHAVEN. DRIVE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU7772

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15188	Mr D. L. Edwards	Dem boundary wall		
		Erect new wall on new line	9.4.81	N/A R.

DATE OF COMPLETION

MINISTRY DECISION 15188 - APPROVAL GRANTED - 9.3.82

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number 26.JAN.2001 * 3247

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 HOBART
	Address and postcode	5 STONEHAVEN DRIVE WOODLEY READING BERKSHIRE RG5 4DE
	Phone number	
	Agent's Name	MRS DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS P.O. BOX 65 NORWICH NORFOLK NR6 6EJ.
	Phone number	01603 420780 EXT 3475
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.	15 STONEHAVEN DRIVE WOODLEY READING. BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT P.V.C.U. CONSERVATORY TO SIDE 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.	WHITE P.V.C.U. WALLFRAMES DGLAZING. BRONZE POLYCARBONATE ROOF.	
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:	Proposed: N/A
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]

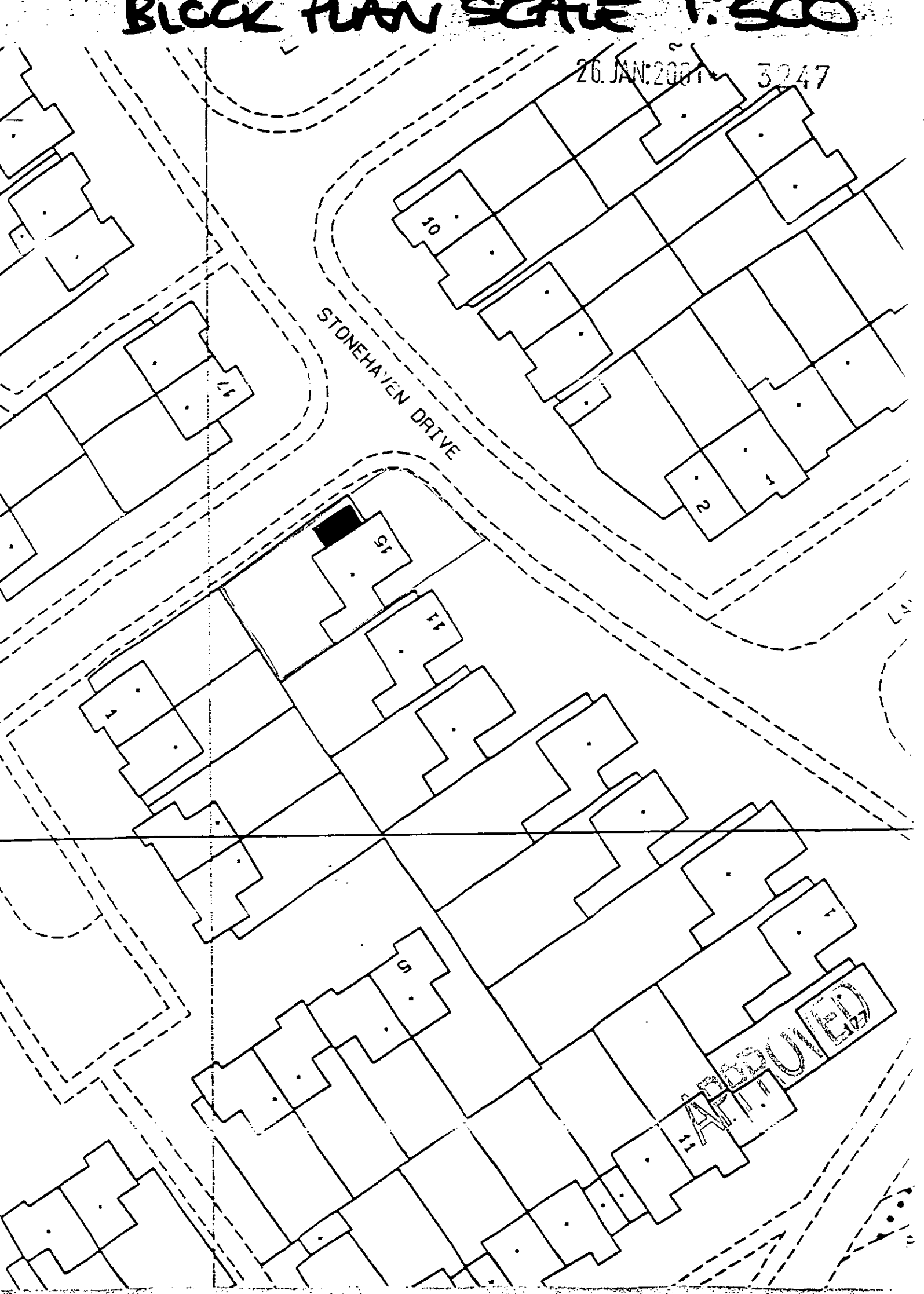
on behalf of MR & MRS HOBART

Date 29/1/11

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

BLOCK PLAN SCALE 1:500

26. JAN. 2001 3247



APPROVED

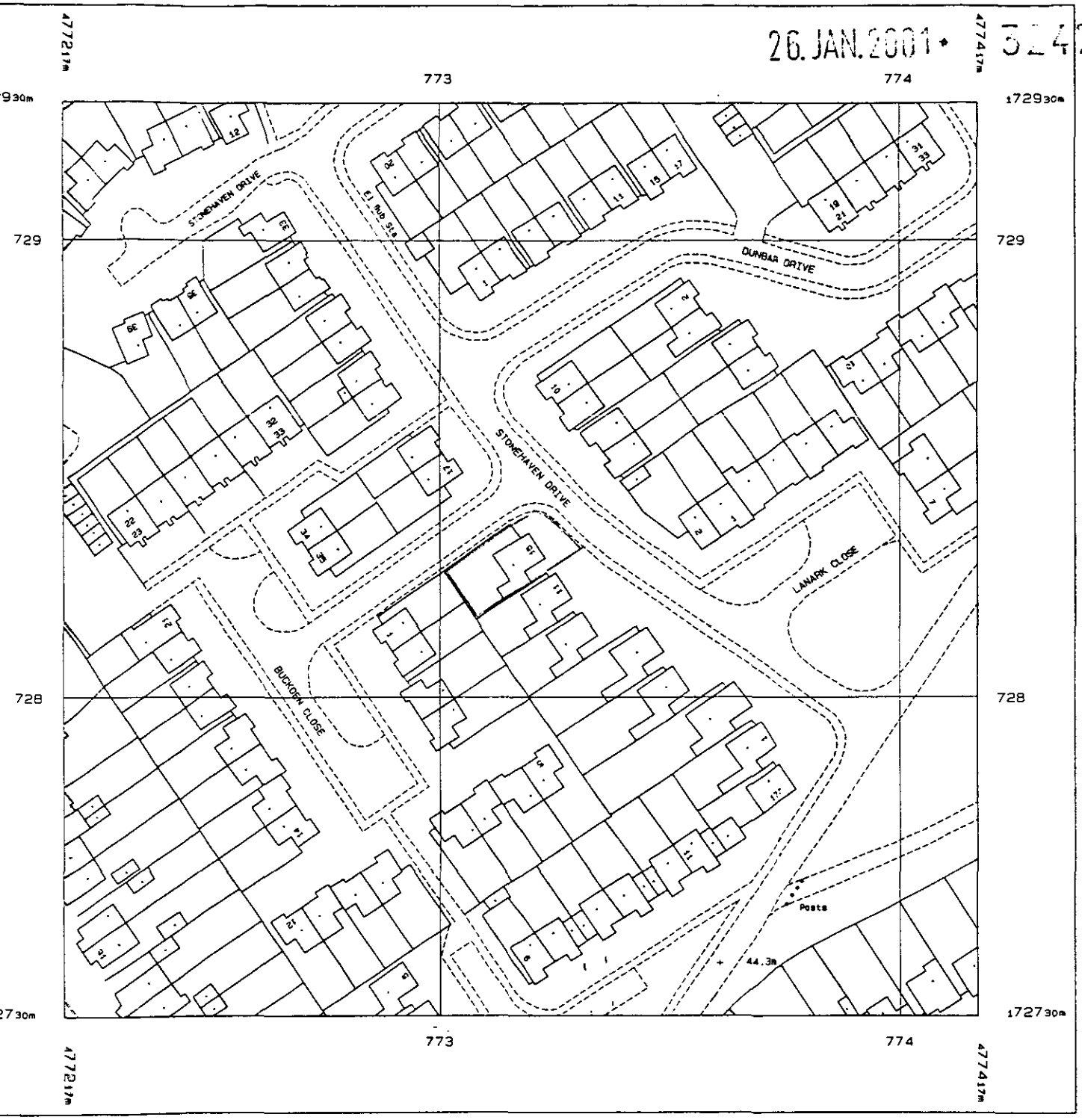
Survey
Superplan®

15 JAN 2001

Planning Extract - 1

Site-centred

26.JAN.2001 * 3247



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Scale 1: 1250

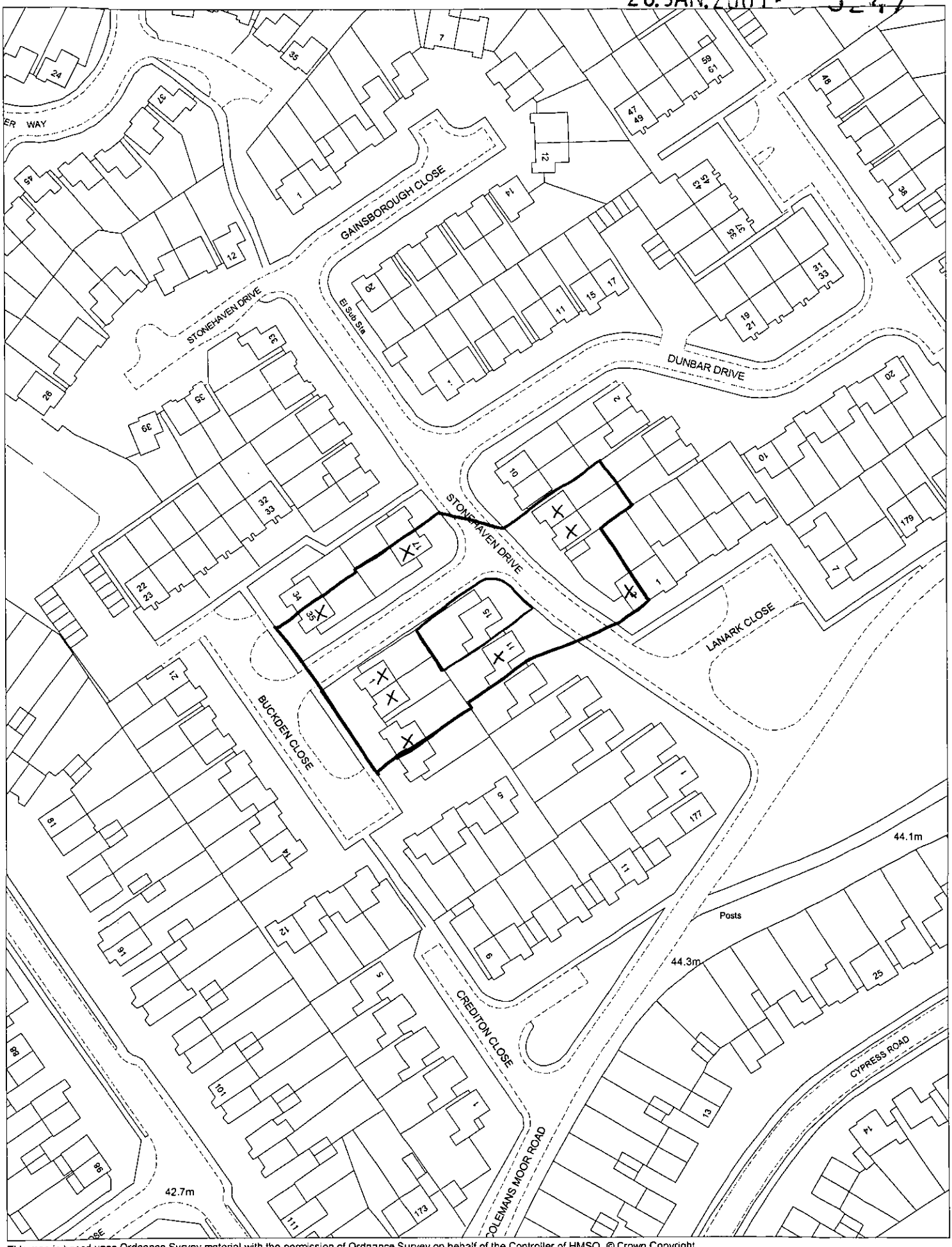
National Grid sheet reference at centre of this Superplan: SU7772NW

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

Superplan product does not contain recorded map information.

Centre Coordinates: 477317 172830
Supplied by: National Map Centre
Serial Number: 41475

26. JAN. 2001 * 5247



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Development Control Section, Environmental Services, Wokingham District Council.
29 January 2001 Scale: 1 : 1250

N
W E
S