APPLICATION NO:
F/2000/0579

LOCATION:
38 Clifton Road, Wokingham.

APPLICANT:
Mr D J Davies C/O Crown Conservatories

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

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D J Davies
C/O Crown Conservatories
36 Waterside Court
Old Cove Road
Fleet
Hants
GU13 8RH

Application Number: F/2000/0579

Parish: **WOKINGHAM**

Location: **38, Clifton 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the south east elevation.

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. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 04 April 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.

Received by Wokingham District Council

Application No: F/2000/0579

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

Location:
38 , Clifton 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)

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 13/03/2000. 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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0579

Applicant : Mr D J Davies C/O Crown Conservatories.

Location : 38, Clifton Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	24/2.

Yes 29/2

Date of Neighbour Notifications : .....

Date of Site Visit : 29/2

Date Registered : 14/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 10/04/2000

Consultation Responses :

Wokingham TC: 6/3/2000 : concerns (see file)

Neighbours/SN: **none received**.

Planning Issues : (10'a sett)

① Impact upon neighbouring properties } WBE1, SBE1/SBE2

② Impact upon the street scene

Application Number: F/2000/0579

Appraisal :

① Impact upon neighbouring properties:
The proposed development is for a single storey rear extn to form a conservatory.
It will be of width app 2.8m and be set 0.1m from the boundary with Nº 36. It will be 5m in length (with a solid wall facing Nº 36 so no overlooking), and be 2.4m to eaves & 3.2m to ridge.
The property has an existing lounge extn, the conservatory will be 2.2m beyond this. (has a flat roof)
- There is a 1.8m fence surrounding the rear of Nº 38.
- At the rear of the garden with Nº 36 there is low fencing with trellising
- Nº 36 is set back the width of a single garage (app 3m) from the boundary with Nº 38.
- Therefore there will be no overlooking (no side windows, plus a condition to ensure no windows in the future) and no overbearing/overshadowing effects - only part of the extn + roof will be visible above the 1.8m fence.
(The parish council was concerned over the size & bulk to Nº 36 if there wasn't a fence, which there is plus Nº 36 is set away from the boundary)

② Impact upon the street scene.
Materials will match the existing. no detrimental impact to the street scene.

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

Application Number F/2000/0579
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK
	SC08	SR05	SOUTH EAST

RECORD OF SITE VISIT

SITE ADDRESS: 38 Clifton Road Wokingham. APPLICATION NUMBER: F/2000/0579	OFFICER: Natalie Brown DATE OF SITE VISIT: 29/2

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 29/2 stake in f-garden

2. DESCRIPTION OF SURROUNDINGS
linked semi-D's
residential. driveway in front of
Garages on side of properties (flat roof)
open plan f-gardens.

3. DESCRIPTION OF SITE/BUILDING
existing bdn.
1.8m fence surrounding
patio area in front of building & grassed area.
At rear of garden with Nº 36: low fencing/trellis.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi-D with Nº 40.
Nº36 (2x single garages between props). w/ well set back from boundary
no overlooking

5. SITE CONSTRAINTS

TREES shrubs etc along boundary.

ACCESS/PARKING Garage & two on hard standing

LEVELS

BOUNDARY TREATMENT as above

OTHERS

NB proposed conservatory-side will be solid wall facing Nº 36.

Tel: (0118) 974 6492

Date: 17/08/2000

My ref: F/2000/0579

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

CONFIDENTIAL

Councillor J Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2000/0579
38 , Clifton Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27/08/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0579**
38 , Clifton Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Earnshaw

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 17/08/2000

My ref: F/2000/0579

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

CONFIDENTIAL

Councillor R Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2000/0579
38 , Clifton Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29/08/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0579**
38 , Clifton Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Eke

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 17/08/2000

My ref: F/2000/0579

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

CONFIDENTIAL

Councillor B Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

Dear Councillor

Application Number: F/2000/0579
38 , Clifton Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29/08/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0579**
38 , Clifton Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Whyte

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 FEB 2000	Map No. 68A Site 0:03
Officer: NAB / Application No. F/2000/0579	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

14.FEB.2000* 0579

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

Location: 38 CLIFTON ROAD

Parish: WOKINGHAM Ward: Emmbrook
18-2-2000

Applicant: MR DAVIES

Fee Received 95-00 (10) 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 : 18.2.2000 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 + 37 & 39 Copse Drive, Wokingham .....

NB.

26688

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/0579

Proposal: Proposed single storey rear extensions to dwelling to form conservatory

Site Address: 38 Clifton Road, Wokingham

Applicant: Mr D J Davies c/o Crown Conservatories

Your observations are required in respect of this application by **13/03/2000**

APP
CS
COPIES TO:

Recommendations:

That the side of the conservatory might be overpowering to neighbours (36) by its size and bulk, unless there is already a fence between them.

SIGNED: _____ **DATE:** 1 March 2000

CLERK TO Wokingham Town Council

38, CLIFTON ROAD Plot 100 LAING HOMES

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DA COM
0/16/58			Res Dev	10/7/58c			
B/37/61	~~[illegible]~~ 5155	26.10.61	Erection of 175 Dwellings (plus 30 flats to be submitted as a separate application later).	26.10.61C			
	8853X	15.5.72	Erection of garage		13.6.72		
B/52/62			Lounge House substitution	20/12/62 app			
BR 2190			S/storey ext. (Mr G F Bradford)	~~5.3.75A~~ 5 3 75 App			
02248			" " " "	17.4.75 C/B			
	BR22207		PORCH & EXTENSION (MR D DAVIES)		22.2.84 APP		

Environmental Services

For office use only.
Application number: 14.FEB.2000* 0579

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 D. J. DAVIES
	Address and postcode	38 CLIFTON ROAD WOKINGHAM BERKS RG41 1NB
	Phone number	0118 9 787788
2	Agent's Name	CROWN CONSERVATORIES
	Address and postcode	36 WATERSIDE COURT OLD COVE ROAD FLEET HANTS GU13 8RH
	Phone number	01252 617385
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.	38 CLIFTON ROAD WOKINGHAM BERKS RG41 1NB
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE UPVC
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: 3	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: Mrs. T. Baldry

on behalf of Mr Davies

Date 10/02/2000

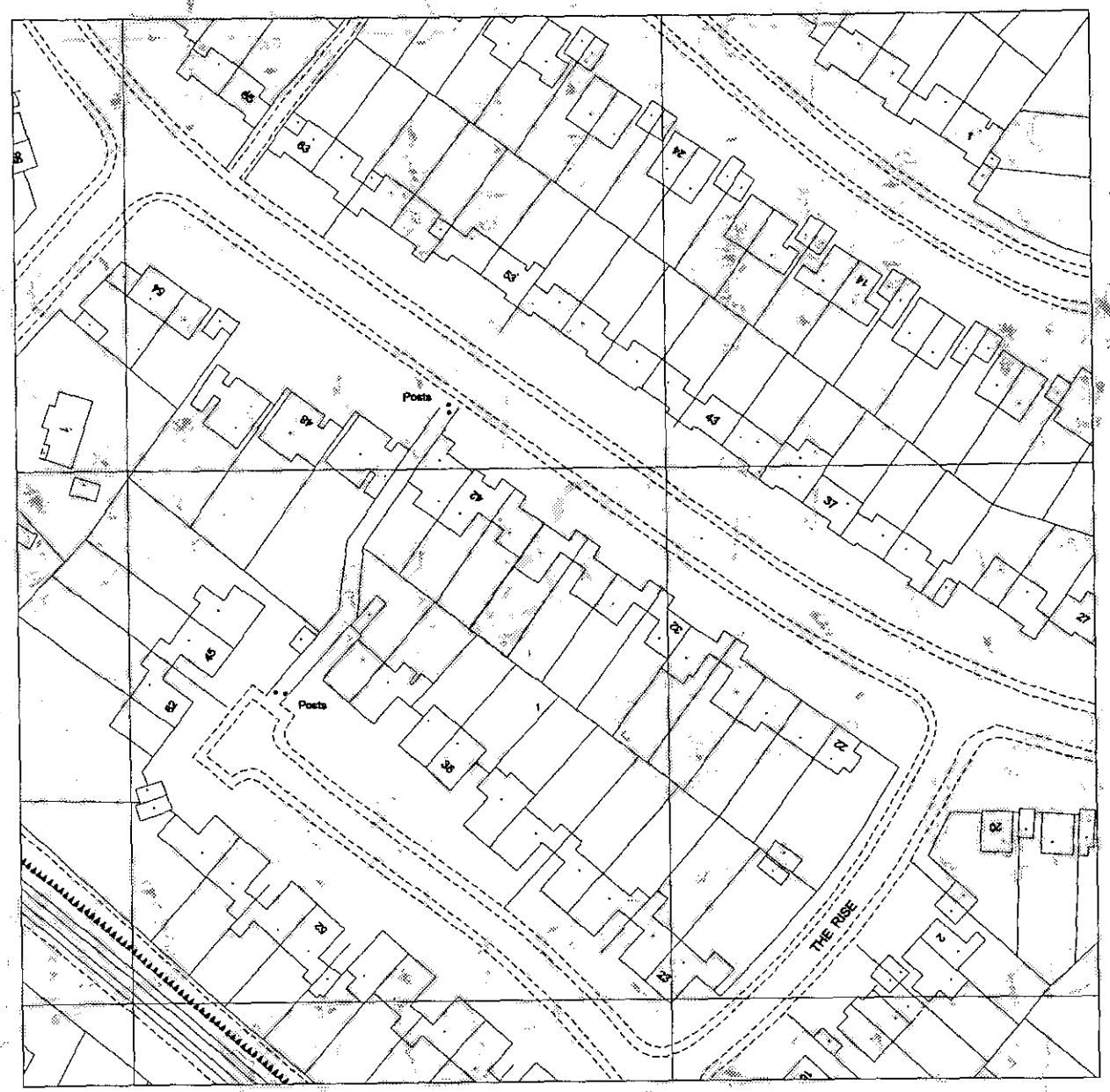
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

Ordnance Survey

14.FEB.2000* 0579

Siteplan

1:1250 Scale



Produced 27 Jan 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

38 CLIFTON ROAD, WOKINGHAM
RG41 1NB

Centre coordinates : 480179mE 169484mN

National Grid sheet reference at centre of this Siteplan: SU8069SW.

Supplied by : Dome, Guildford
Serial Number : 2830

Ordnance Survey

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JIKALAMAZOO 10378923 v