X SYSTEMS LTD

APPLICATION NO:
F/2000/1156

LOCATION:
45 Gadd Close, Wokingham.

APPLICANT:
Dr Murray C/O Anglian Home Improvements Conservatory Admin Dept

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory. (Amendment t design of dwelling on consent 98/67669/RM)

EARLIEST DATE FOR DECISION: **11/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr Murray
C/O Anglian Home Improvements Conservatory
Admin Dept
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1156

Parish: **WOKINGHAM**

Location: **45, Gadd Close, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory. (Amendment to design of dwelling on consent 98/67669/RM)**

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: 24/05/2000

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/2000/1156
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC53	SR12	Work.

RECORD OF SITE VISIT

SITE ADDRESS: 45 Gadd Close Wokingham.

APPLICATION NUMBER: F/2000/1156

OFFICER: Natalie Brown

DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓Yes – stake - edge of app. boundary

2. DESCRIPTION OF SURROUNDINGS
New residential (some still being built).
Detached with garages.

3. DESCRIPTION OF SITE/BUILDING
Detached, with detached triple garage
Foundations & draft wall already built ~ app 3m beyond b'line
to set back from edge building.
Main dwelling app 1m from boundary with 43.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached – № 43 occupied – small conservatory at rear
Props at rear occupied app 1m beyond № 45
→ large property off of Binfield Rd?

one 1st floor obs glazed window facing № 45

5. SITE CONSTRAINTS

TREES Some trees in garden area.

ACCESS/PARKING as above

LEVELS —

BOUNDARY TREATMENT 1.8m fencing surrounding

OTHERS —

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1156

Applicant : Dr Murray C/O Anglian Home Improvements Conservatory Admin Dept.

Location : 45, Gadd Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory. (Amendment to design of dwelling on consent 98/67669/RM)

Site Notice Displayed ? :

YES	NO	DATE
✓		2/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....2/5.....

Date Registered : 31/03/2000

Earliest Date for Decision : 11/05/2000

Latest Consultation Date/Site Notice Expiry Date : 11/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

Env Health : 2014 - no objections

Env Agency : none received.

Wokingham TC : 10/5 - no objections.

Neighbours/SN. none received

Planning Issues : (ID'd set)

1) impact upon ~~the stre~~ neighbouring properties

2) impact upon the street scene.

Application Number: F/2000/1156

Appraisal :

1) Impact upon neighbouring properties:-
The proposed development is for a single storey rear extension forming a conservatory.
It would be set back from the existing side b'uries by 0.85m. It will be 3.05m width & extend beyond the rear b'line by 3.5m. It would have a pitched roof (2.3m to eaves + 3.3m to the ridge).
Boundaries:- 1.8M fence surrounding
It is not considered that the proposed extn would cause any detrimental impact to neighbouring dwellings by overlooking/overshadow or ~~by~~ by overbearing

2) Impact upon the streetscene
Materials (brick) will match existing..
It is considered that the proposed development would not have any adverse impact upon the streetscene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAR 2000	Map No. 69 176 Site 0:06
Officer: NAB Application No. F/2000/1156	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY ~~FRONT~~ REAR EXTENSION TO DWELLING TO FORM CONSERVATORY (AMENDMENT TO DESIGN OF DWELLING ON CONSENT 98/67669/RM)

Location: 45 GADD CLOSE

Parish: WOKINGHAM Ward: Norreys 17.4.2000

Applicant: DR MURRAY

Fee Received 190-00 (8) Required ~~190-00~~ Additional ~~[illegible]~~ 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	Scale? - road names? 1:500	✓	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Is house built? (partially)		
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 : 17.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill
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:

SIN? + officer check to see if anyhomes occupied + neighbour notifications necessary

515 Bear Oak Farm, Binfield Road.
25 + 43 Gadd Close

[illegible]VICES	HPT
[illegible]L	TLS
DC	ENF
PP	
CS	

10 MAY 2000

COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1156

Proposal: Proposed single storey rear extension to dwelling to form conservatory.
(Amendment to design of dwelling on consent 98/67669/RM)

Site Address: 45 Gadd Close, Wokingham.

Applicant: Dr Murray C/O Anglian Home Improvements Conservatory Admin Dept.

Your observations are required in respect of this application by **11/05/2000**

No objections

SIGNED: _____ **DATE:** 08/05/00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

APP
CS
20 APR 2000
COPIES TO: JRM
ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Natalie Brown

Date: 18/04/00

---

45 CADD CLOSE, WOKINGHAM. F/2000/1156

Having considered the above application I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

Received by Wokingham District Council

Application No: F/2000/1156

Proposal:
Proposed single storey rear extension to dwelling to form conservatory. (Amendment to design of dwelling on consent 98/67669/RM)

Location:
45, Gadd Close, , 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 11/05/2000. 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

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

Tel: (0118) 974 6492

Date: **17 April 2000**

My ref: F/2000/1156

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/2000/1156
45, Gadd Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory. (Amendment to design of dwelling on consent 98/67669/RM)

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/2000/1156**
45, Gadd Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory. (Amendment to design of dwelling on consent 98/67669/RM)

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: **17 April 2000**

My ref: F/2000/1156

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
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My ref: F/2000/1156

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Head of Planning and Transportation

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45, Gadd Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory. (Amendment to design of dwelling on consent 98/67669/RM)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ *Date:* _____
Councillor Brown

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

Anglian Home improvements

31.MAR2000 1156

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

Our ref: SD/AM 014/71811 Murray

29th March 2000

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sir/Madam,

REF: PROPOSED DEVELOPMENT AT: 45 GADD CLOSE WOKINGHAM R640 5PQ

Please find enclosed our completed application to apply for planning permission to amend a house type to include a conservatory.

I enclose a cheque for £190.00

Yours faithfully,

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

c.c. Reading Branch

Environmental Services

For office use only.
Application number: 31.MAR2000* 1156

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	DR MURRAY
	Address and postcode	45 GADD CLOSE WOKINGHAM RG40 5PQ
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN. DEPT. PO BOX 65 NORWICH NR6 6EJ
	Phone number	01603 420775 SIMON DICKERSON
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.	45 GADD CLOSE WOKINGHAM RG40 5PQ
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATION TO HOUSE TYPE TO INCLUDE 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.	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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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]

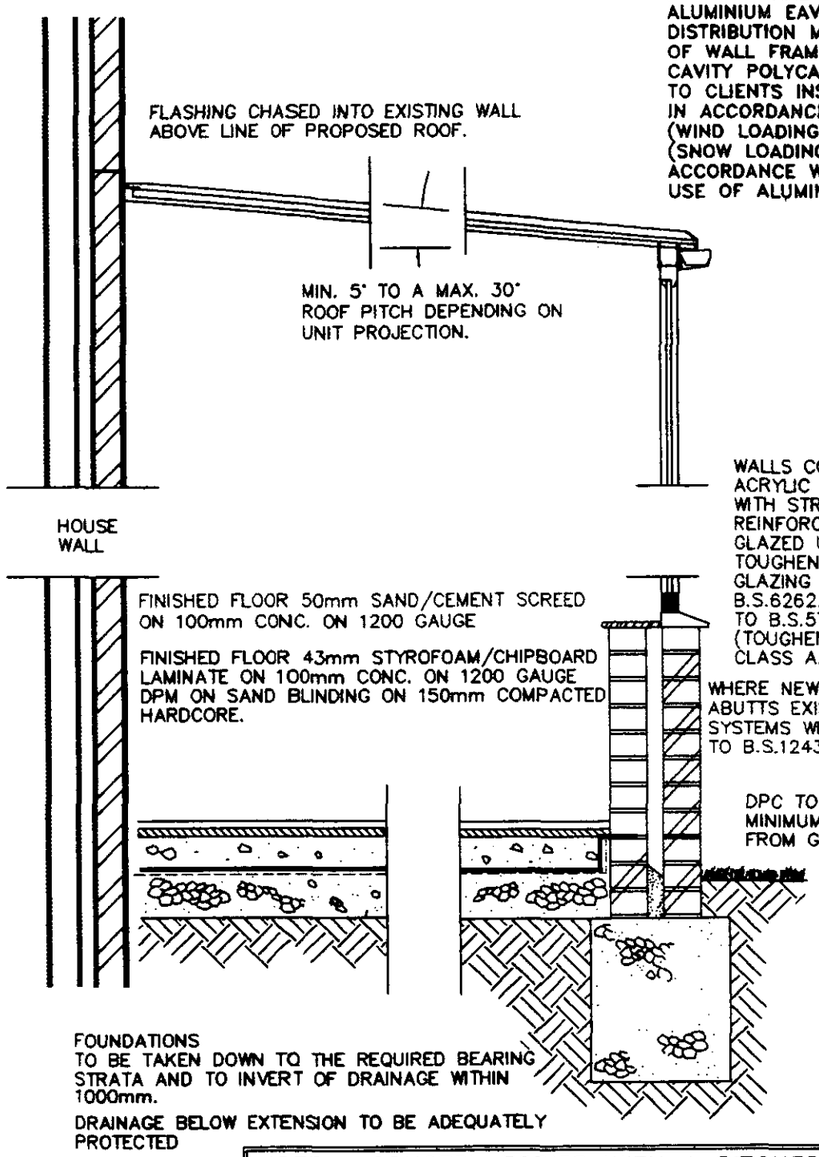
on behalf of DR MURRAY

Date 29/03/2000

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

31.MAR2000* ~~1156~~

Anglian Home improvements



ROOF COMPRISES
STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

NOTE:- CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NCBW REV: D

PROPOSED . PVCu Conservatory
AT . . . . . 45 Gadd Close
Wokingham
R640 5PQ

FOR . . . . Dr. MURRAY

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ☐

DATE.	REVISIONS.	BY.
7/1/00	Montin Bars Put in Roof.	SPH

DRAWING No. 014-71811	DRAWN BY..	DATE 14-12-99	
BRANCH NAME Reading	SURVEYOR.. S.P. HORTON	DATE 7-1/~~99~~ 00	

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature ..... Date 19.1.00

Expected Installation Date
ASAP Foundations before 31st March

Comments on deferred installation
.....

Method of payment
Cheque

Code
.....

Confirmed with customer as:
Cheque
(Anglian does not accept final balance payment by credit card.)

APPROVAL REQUIRED ☑ Where applicable

PLANNING PERMISSION	YES ☐	NO ☒	RESTRICTIVE COVENANTS	YES ☐	NO ☒
BUILDING REGULATION	YES ☐	NO ☒	HOUSING ASSOC. CONSENT	YES ☐	NO ☒
LISTED BUILDING CONSENT	YES ☐	NO ☒	BUILDERS CONSENT	YES ☐	NO ☒
CONSERVATION AREA	YES ☐	NO ☒	LANDLORDS CONSENT	YES ☐	NO ☒

APPROVED

31.MAR2000* 1156

PRODUCT CHECK SHEET.

☑ Where applicable

PRODUCT: EXCALIBUR ☐ PVCu ☒ DUAL KNIGHT ☐ CRUSADER * ☐

EXCALIBUR COLOUR: N/A OUT/WHITE IN.

ROOF COLOUR: WHITE OUT/WHITE IN.

ROOF MATERIAL: POLYCARBONATE ☐ GLASS ☑ TIMBER ☐ GRP ☐

ROOF MATERIAL COLOUR: CLEAR /SPEC. (Glass) PILKINGTON 'K'

ROOF VENT: YES ☐ NO ☑

HANDLE COLOUR: GOLD STRAIGHT

SPECIAL GLASS TO FRAMES: PILKINGTON 'K' (If required)

OBSCURE GLAZING PATTERN: NONE (If required)

EXTRA TIMBER: YES ☐ NO ☑ IF YES PLEASE SUPPLY TIMBER SHEET.

EXTRA FRAMES: YES ☐ NO ☑ IF YES PLEASE SUPPLY MATRIX OR TOSHIBA PRINT.

* NOTE:- ALL CRUSADER CONSERVATORIES ARE GLAZED EXTERNALLY.

NOTE:
IF NO TIMBER SHEET OR MATRIX/TOSHIBA PRINT SUPPLIED , IT IS THE RESPONSIBILITY OF THE BRANCH TO ORDER EXTRA ITEMS AS REQUIRED.

NUMBER OF DOWNPIPES: 2

POSITION OF DOWNPIPE(S) L/H ☑ R/H ☑ INTERMEDIATE ☐
(AS VIEWED FROM OUTSIDE).

BRANCH SURVEYORS No. ☐

☑ Where applicable

LOCAL COUNCIL ☐ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHERS ☐

ADDRESS –

PRODUCT POSITION : REAR ☑ SIDE ☐ FRONT ☐ BALCONY ☐

FLOOR SYSTEM : INSULATED BOARDS (FOR SOFT COVERINGS) ☑
SCREED (FOR CERAMIC TILES) ☐

SOAKAWAY REQUIRED YES ☑ NO ☐ Position Left/Right

R.W. LINK TO EXISTING SYSTEM YES ☐ NO ☑

REMOVE SITE OBSTRUCTION YES ☐ NO ☑ Type:_____ Dims:_____

TREES (mature) YES ☐ NO ☑ Type: _____ Height: _____ Proximity: _____

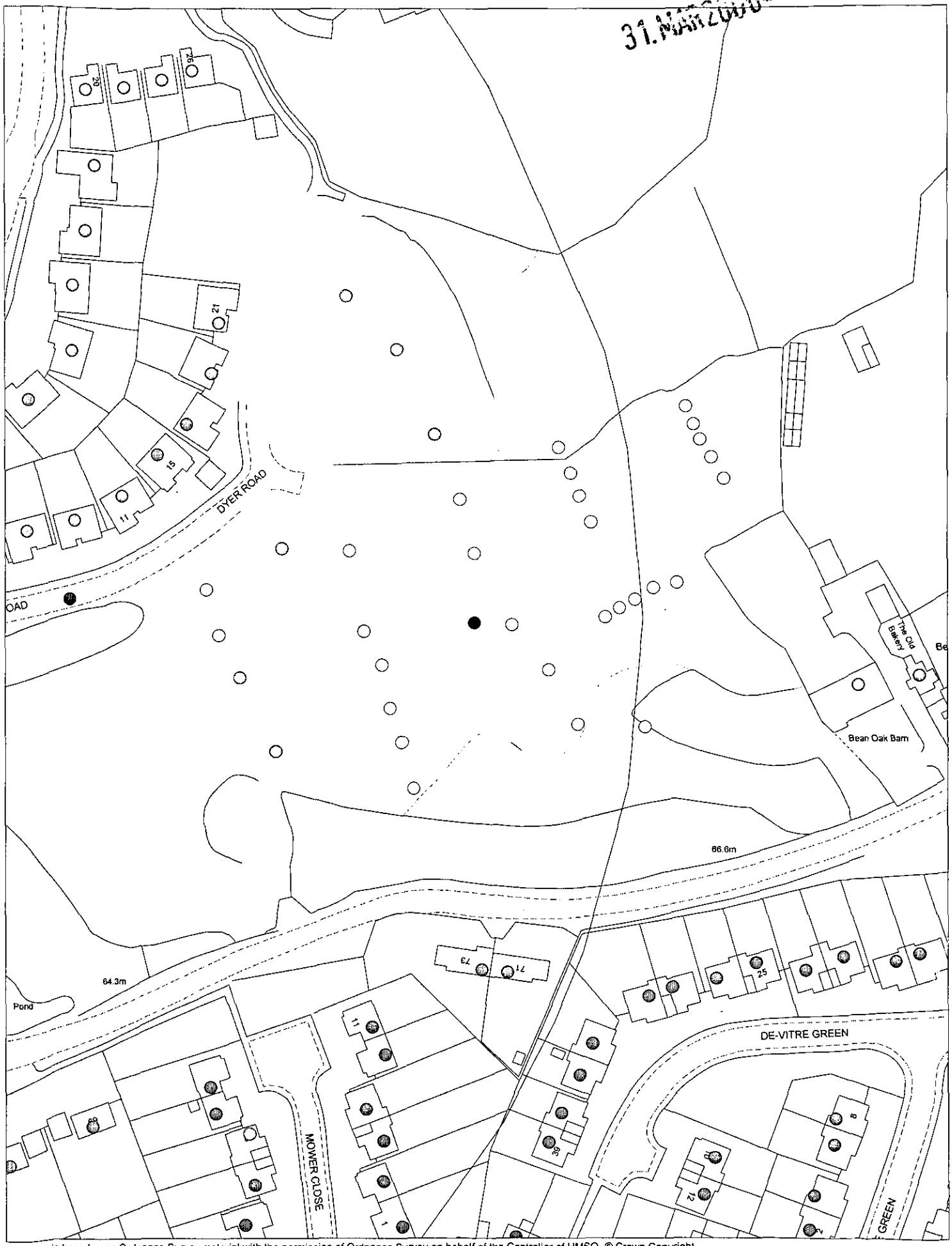
SURVEYOR:
Please ensure existing walls are plumb.

APPROVED

Base Layout to follow on completion of survey.

Customers Signature	Date	Drawing No.	Description.	Scale..	Drawn.
.....	19.1.00	014–71811	CHECK SHEET.	1:50	LG
				Date.. 14-12-99	Surveyor. G.HOUSTON

31. MAR 2000



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Development Control Section, Environmental Services, Wokingham District Council.
6 April 2000 Scale: 1 : 1250

N
W E
S