[redacted]



X SYSTEMS LTD

APPLICATION NO:
F/2000/1414

LOCATION:
9 Luckley Wood, Wokingham.

APPLICANT:
Mr & Mrs Tomlins C/O RHD Designs (Richard Harrison)

PROPOSAL:
Proposed single storey front extension to forı conservatory.

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **30/06/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tomlins
C/O RHD Designs (Richard Harrison)
39 Albany Road
Fleet
Hampshire
GU13 9PU

Application Number: F/2000/1414

Parish: **WOKINGHAM**

Location: **9, Luckley Wood, Wokingham.**

Proposal: **Proposed single storey front extension 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: 16/06/2000

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.

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

Tel: (0118) 974 6492

Date: **17 May 2000**

My ref: F/2000/1414

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1414
9, Luckley Wood, , Wokingham.
Proposed single storey front extension 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1414**
9, Luckley Wood, , Wokingham.
Proposed single storey front extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6492

Date: **17 May 2000**

My ref: F/2000/1414

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Development Control Manager

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9, Luckley Wood, , Wokingham.
Proposed single storey front extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/1414

Proposal:
Proposed single storey front extension to form conservatory.

Location:
9, Luckley Wood, , 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 notice 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 10/06/2000. 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

17 May 2000

Application Number F/2000/1414
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 9 Luckley Wood
Wokingham.

APPLICATION NUMBER: F/2000/1414

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? 30/5 - on low fencing - entrance to shared driveway.

2. DESCRIPTION OF SURROUNDINGS
Established residential
Detached dwellings (some variance in design)

3. DESCRIPTION OF SITE/BUILDING
Nº 9 is at the end of a cul-de-sac/shared drive off of main 'Luckley Wood Rd'.
Detached (double) garage & existing garage (converted & attached to main dwelling)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached
& is set back from all boundaries.

5. SITE CONSTRAINTS

TREES one large in garden plus conifers.

ACCESS/PARKING N/a

LEVELS

BOUNDARY TREATMENT 1.8m fence with Nº 10 & Nº 17, Nº 18 (& additional hedging & shrubs). Tree & shrubs & front.

OTHERS conifer hedging & shrubs with Nºs.

Nº8 - conservatory to be main existing dwelling.
- will not be visible from main Luckley Wood Road.
& is well screened from Nºs 7 & 8.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1414

Applicant : Mr & Mrs Tomlins C/O RHD Designs (Richard Harrison).

Location : 9, Luckley Wood, , Wokingham.
Proposal : Proposed single storey front extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 05/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 30/06/2000

Consultation Responses :

WOK TC: 12/6 no objection.
Railtrack : 1/6 - no conditions.
Neighbours/SN: none received.

Planning Issues : (1st set backing onto railway line)

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2.

Application Number: F/2000/1414

Appraisal :

•Development: is for a single storey front extn forming a conservatory. It will not extend beyond the existing front/side building line & will be 5.4m width, 3.15m depth. It will have a mono-pitched roof & be 2m to eaves & 2.4m to ridge. Nº 9 is located off of Lickey Wood Road at the end of a driveway serving 3 properties in total. There are trees & shrubs to the front of the property, shrubs and conifer hedging main Nº 8 and 1.8m fencing main Nºs 10, 17 + 18

1) Impact upon neighbouring properties
The proposed development would be well screened from Nºs 7 + 8 & will be on the side of dwelling facing Nºs 17 + 18 (ie is away from properties sharing the driveway off the main Lickey Wood Road).
It is considered that due to the nature + location of the development there would be no detrimental impact upon neighbouring properties by overlooking, overshadowing or through de being overbearing.

2) Impact upon the street scene.
The proposed development would be within the existing building lines of the main dwelling & is well screened from other properties as it is considered that there would be no detrimental impact upon the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAY 2000
Officer: NAB	Application No. F/2000/1414

Map No. ..... Site ..205...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Single Storey front extension to form Conservatory

Location: 9 Luckley Wood

Parish: Wokingham Ward: Wescott /815

Applicant:
Mr & Mrs Tomlins

Fee Received 95.00 (3) 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 : 18.5 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:

..... SN + 8, 10, 17, 18 Luckley Wood. .....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES RPT
POL
DC
COPIES TO:

Case officer: Natalie Brown

Application Number: F/2000/1414

Proposal: Proposed single storey front extension to form conservatory

Site Address: 9 Luckley Wood, Wokingham.

Applicant: Mr & Mrs Tomlins C/O RHD Designs (Richard Harrison)

Your observations are required in respect of this application by **10/06/2000**

● **No objection**

●

SIGNED: _____ **DATE:** 09/06//00

CLERK TO Wokingham Town Council

RAILTRACK
Southern
M HOLDEN Director

PLANNING SERVICES RECD 30084
POL
DC
APP
LS

30th May 2000

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Tel : 020-7902-3206

Y/r Natalie Brown/F/2000/1414
O/r C7/01/530/0/189/AN

Dear Miss Brown,

TOWN & COUNTRY PLANNING ACT
WOKINGHAM, 9 LUCKLEY WOOD
SINGLE STOREY EXTENSION TO FORM CONSERVATORY
APPLICATION No F/2000/1414.

Thank you for your letter of 17th May 2000, concerning the above Application.

As it would appear that the proposed works will not be adjacent Railtrack's boundary, the above proposal is unlikely to affect Railtrack's interests adversely.

However, I reserve the right to make any further comments or conditions considered necessary to ensure the safe operation of the railway if and when the proposal proceeds.

I have no further comments to make on this proposal as submitted.

Yours faithfully,

Alan Field

pp B. Purcell.
Outside Parties Engineer.

Asset Information Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel : 020-7902-3206 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2:

ADDRESS 9 LUCKLEY WOOD PARISH WOKINGHAM

PLOT No. 9. ORD. SHEET No SU 8067/81 6

BUILDER 83

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/12/65	Luckley School Ltd.	O/App res dev.	25.2.65	N/A R.
0/46/65	" " "	" " "	29.7.65	N/A R
0/47/71	Church Society	" "	24.11.71.	N/A R
0/50/73	" "	" "	16.8.73	N/A C/
02145	" "	" "	20.3.75	N/A Refu
02943.	Access	" "	10.7.75	N/A. C/
04763	Renway Construction Co Ltd.	Detached Hse & Garage	8.7.76.	N/A C/
BR. 4791	" " "	" "	2.8.76	App. N/A
BR. 8926.	Renway Construction	replace prop. hse type	30.6.78	APP N/
08789.	" "	" "	27.7.78	N/A C/
BR25231	MR & MRS C. LENNON	CONV. OF GARAGE / NEW GARAGE	~~9.9.85~~	~~REF~~ N/A
24271	"	" "	9.9.85	APP C/A

D~~ATE~~ OF COMPLETION

MINISTRY DECISION 0/47/71 Appeal Granted 29.3.73.

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 9 LUCKLEY WOOD PARISH WOKINGHAM

PLOT No. 9. ORD. SHEET No. SU 8067/81 (83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
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0/47/71	Church Society	" "	24.11.71	N/A R
0/50/73	" "	" "	16.8.73	N/A C/
02145	" "	" "	20.3.75	N/A Refu
02943	Access	" "	10.7.75	N/A. C/
04763	Renway Construction Co Ltd.	Detached Hse. Garage	8.7.76	N/A C/
BR. 4791	" " "	" "	2.8.76	App. N/A
BR. 8926.	Renway Construction	replace prop. hse type	30.6.78	App N/
08789.	" "	" "	27.7.78	N/A C/
BR25231	MR & MRS. C. LENNON	CONV. OF GARAGE / NEW GARAGE	~~9.9.85~~	~~REF~~ N/A
24271	"	" "	9.9.85	APP C/A

D~~ATE~~ OF COMPLETION

MINISTRY DECISION 0/47/71 Appeal Granted 29.3.73.

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

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 05.MAY2000* 1414 Phone number	Mr & Mrs Tomlins 9 Luckley Wood, Wokingham, Surrey RG41 2EW
2	Agent's Name Address and postcode Phone number	RHD DESIGNS (Richard Harrison) 39 ALBANY ROAD, FLEET, HAMPSHIRE GU13 9PU 01252 622897
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.	9 LUCKLEY WOOD, WOKINGHAM SURREY RG41 2EW Herewith
4	Give brief details of the proposal for example, two storey side extension. About the application	Conservatory
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 Triple skin polycarbonate roof Bricks to match existing
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:
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.

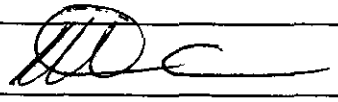
Certificate B

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

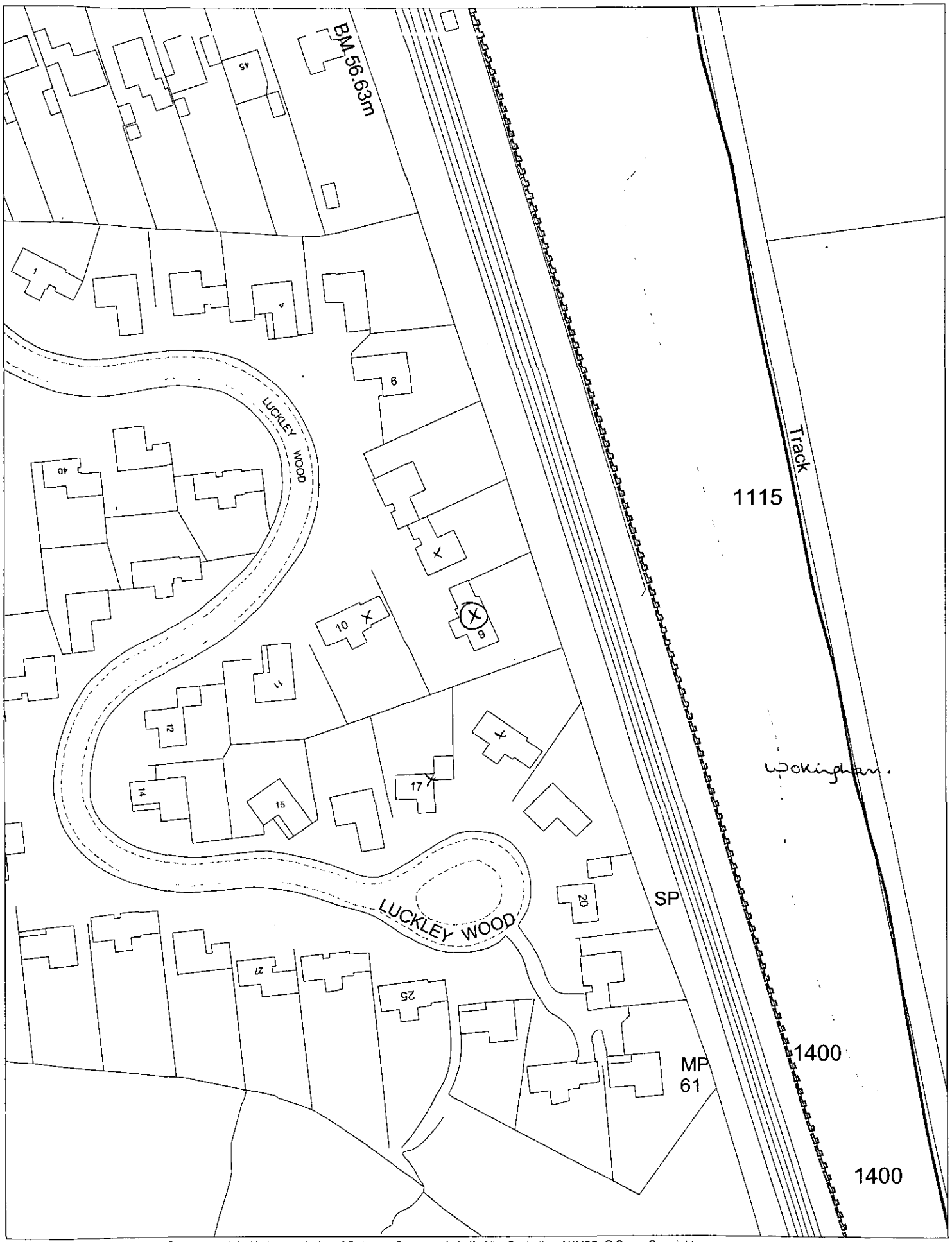
None of the land forms part of an agricultural holding.

Your signature: 

on behalf of Applicant

Date 4-5-00

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.

15 May 2000

Scale: 1 : 1250

N
W E
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