APPLICATION NO:
**F/2002/5625**

LOCATION:
**44 Tamar Way, Wokingham.**

APPLICANT:
**Mr G Evans**

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

EARLIEST DATE FOR DECISION: **07/02/2002**
L-E. 11/02/02

**APPLICATION WILL HAVE EXPIRED ON:**
**05/03/2002**

CASE OFFICER: **Phillip Taylor**

APPROVED

737

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RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr G Evans**
**44 Tamar Way**
**Wokingham**
**Berks**
**RG41 3UB**

**Application Number: F/2002/5625**

**Parish:** **WOKINGHAM**

**Location:** **44, Tamar Way, 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 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 LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

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 :** Phillip Taylor

**Application Number :** F/2002/5625

**Applicant :** Mr G Evans .

**Location :** 44, Tamar Way, , Wokingham.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 15/02/02 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 15/02/02

**Date Registered : 08/01/2002**

**Earliest Date for Decision : 07/02/2002**

**Latest Consultation Date/Site Notice Expiry Date : 07/02/2002**

**This application will have expired on: 05/03/2002. 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 :**

Wokingham Town Council

**Planning Issues :**

Impact on the character of the area.

Impact upon Neighbouring properties.

Policy:

SBE1, 2
WOS3, WBE1
LD3

**Application Number: F/2002/5625**

**Appraisal :**

The proposal is for a rear conservatory on No. 44 Tamar Way Wokingham. The existing dwelling is the ~~semi~~ end property of three attached. The neighbouring properties are the attached No. 42 and the unattached 46. The dwelling is within the identified settlement of Wokingham.

The conservatory would be 6.5m wide, 3.4m deep and 3.7 m to the ridge (2.5m to the eaves). It would have a brick side wall on the side facing No 42.

Impact on Neighbouring Properties:

A 1.7m Wooden fence separates the neighbouring properties. The conservatory would be visible from the gardens of both neighbours. It is considered the proposal would have no adverse effects upon the neighbouring properties in terms of overlaking overshadowing and through being overbearing

Impact upon the character of the area:

No other conservatories exist in the near of the nearby and neighbouring properties. The brick side wall to be faced with matching bricks to the main dwelling. It is considered the conservatory would not cause harm to the streetscene.

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

## Application Number F/2002/5625
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| | | | |
| | | | |
| | |

# RECORD OF SITE VISIT

SITE ADDRESS: 44 Tamar Way
Wokingham.

APPLICATION NUMBER: F/2002/5625

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

**Received by Wokingham District Council**

# Application No: F/2002/5625

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

**Location:**
44, Tamar Way, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5625 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2002. 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 be possible for an individual reply to be issued 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**

**14 January 2002**

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5625

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor King
C/O Wokingham District Council


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/2002/5625**
**44, Tamar Way, , Wokingham.**
**Proposed single storey rear 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

*Phillip Taylor*

Development Control Officer

---

**LISTING FORM**

Case officer: **Phillip Taylor** Application Number: **F/2002/5625**
**44, Tamar Way, , Wokingham.**
**Proposed single storey rear 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 King

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

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5625

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR


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/2002/5625**
**44, Tamar Way, , Wokingham.**
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Yours faithfully,

***Phillip Taylor***

Development Control Officer

---

**LISTING FORM**

Case officer: **Phillip Taylor** Application Number: **F/2002/5625**
**44, Tamar Way, , Wokingham.**
**Proposed single storey rear 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 Morgan

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

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5625

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**CONFIDENTIAL**

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY


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/2002/5625**
**44, Tamar Way, , Wokingham.**
**Proposed single storey rear extension to dwelling to form conservatory.**

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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* **Phillip Taylor** on **(0118) 974 6444.**

Yours faithfully,

***Phillip Taylor***

Development Control Officer

---

**LISTING FORM**
Case officer: **Phillip Taylor** Application Number: **F/2002/5625**
**44, Tamar Way, , Wokingham.**
**Proposed single storey rear 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 Marinos

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

| Application Number : F/2002/5625 | Map No : 68 |
|---|---|
| Case Officer : PT | Site Area : 0.02 |
| Valid Date : 8/01/2002 | Received Date: 08/01/2002 |

**Level : Delegated Application**

**Description : Proposed single storey rear extension to dwelling to form conservatory.**

**Location : 44, Tamar Way, , Wokingham.**

**Parish : WK Ward : EVE .**

**Applicant : Mr G Evans .**

**Fee Required: £95 Fee Received: £95** (5)

**Additional: ..... or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | REVISED [redacted] PLAN . | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

## OTHERS

No pre-apps

## NEIGHBOURS

3/W + see map

Rec'd PM 7.1.02

# Environmental Services

For office use only.
Application number 08. JAN. 2002 * 5625

## 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<br>Address<br>* and postcode<br><br>* Phone number | Mr Gary Evans<br>44 Tamar Way,<br>Woosehill<br>Wokingham, Berks.<br>RG41 3UB.<br>01189 774971 |
| 2 | Agent's Name<br>Address<br>and postcode<br><br>Phone number | |
| 3 | Site<br>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. | 44 Tamar Way<br>Woosehill.<br>Wokingham,<br>Berks.<br>RG41 3UB. |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | New conservatory at rear of existing house (single storey) |
| 5 | Are there any trees on the site?<br>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. | facing bricks to match exg<br>White U.P.V.C. windows. |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? * 3 | 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: GEVAL * on behalf of

Date 7/1/02 *

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

ADDRESS 44 TAMAR WAY PARISH WOKINGHAM

PLOT No. 137 AREA 7 WOOSEHILL ORD. SHEET No. EW. 7968 25

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 11497 | BUSHWOOD | TERR HOUSE & GARAGE | 20.8.79 | CIA |
| AR13339 | " | " | 1.5.80 | APP |
| 15280 | " | ATTEND BRICK TYPE/SUBST. LEANTO | 4.6.81 | REF |
| | | | | |
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| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PDEng - conservatory - Mr Evans - 14.12.01 PPreq

DRAINAGE

091074

08.JAN.2002* 5625




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Development Control Section, Environmental Services, Wokingham District Council.
11 January 2002 Scale: 1 : 1250

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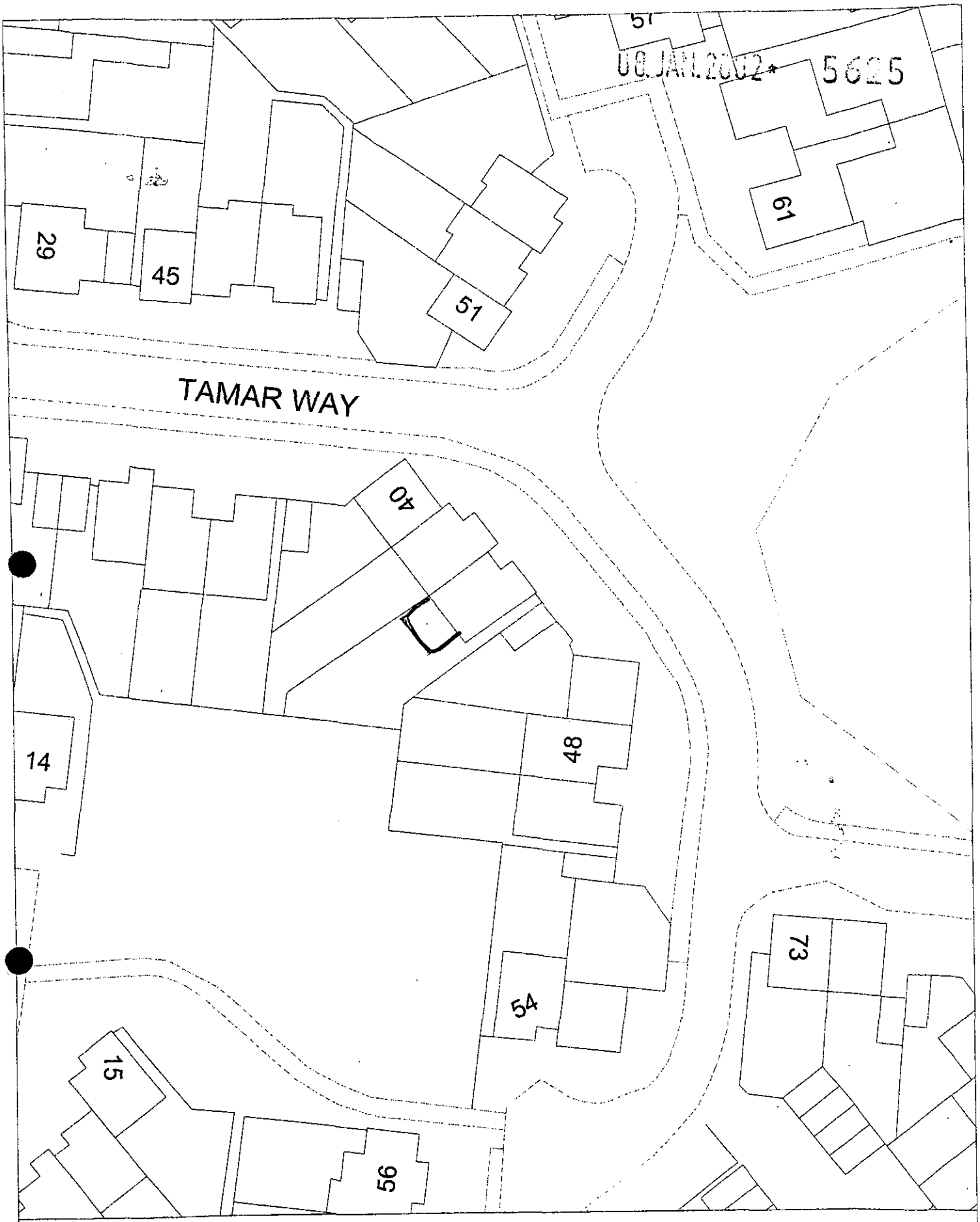


Site Plan, Scale: 1 to 500

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Date: 14 January 2002

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