APPLICATION NO:
F/2001/3185

LOCATION:
1 Fernhill Cottages Toutley Road, Wokingham.

APPLICANT:
Mr & Mrs G C Brown

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

EARLIEST DATE FOR DECISION: **15/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **John Leggett**

APPROVED

RAILEX
Marbleboard

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G C Brown
1 Fernhill Cottages
Toutley Road
Wokingham
Berkshire
RG41 1QJ

Application Number: F/2001/3185

Parish: **WOKINGHAM**

Location: **1 Fernhill Cottages, Toutley 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 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.

South East Area Local Plan Policies STV1 and SBE1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/03/2001

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.

APPLICATION NO: 98/68085/F

LOCATION: 1 Fernhill Cottages, Toutley Road Wokingham

APPLICANT: K Charlton

PROPOSAL: PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO

CONSULTATION EXPIRY DATE: 3rd September 1998

APPLICATION EXPIRY DATE: 30th September 1998

CASE OFFICER: Mr Bhavash Vashi

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

K Charlton
1 Fernhill Cottages, Toutley Road
Wokingham
Berkshire
RG41 1QJ

Application No : 98/68085/F

Parish : WOKINGHAM PARISH

Proposal : PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO

Location : 1 Fernhill Cottages, Toutley Road Wokingham.

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :
01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

C.E. Pinner

Date 16 September 1998

Development Control Manager

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

By hand 23/7/98

5th Aug 98

24 JUL 1998 68085

Tel: (0118) 978 5993
Fax: (0118) 989 1278

1 Fernhill Cottages
Toutley Road
Wokingham
Berkshire
RG41 1QJ

Planning Services
Environmental Services Department
Wokingham District Council
POB 157, Shute End
Wokingham, Berkshire
RG40 1WR

July 23,1998
KJC/1848

Dear Sir/Madam,

Planning Application
Part Patio Covered Area

I am pleased to enclose the following documentation in respect to the above application for your consideration:-

a. 6 copies of your Householder Planning Application form
b. 6 copies of drawing KJC/1847
c. Cheque in the sum of £95.00

Yours faithfully,

Keith Charlton.

Tel: (0118) 978 5993
Fax: (0118) 989 1278

05 AUG 1998

1 Fernhill Cottages
Toutley Road
Wokingham
Berkshire
RG41 1QJ

August 5,1998
KJC/1855

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157, Shute End
Wokingham, Berkshire
RG40 1WR

Dear Sir/Madam,

Planning Application
Part Patio Covered Area

Thank you for your letter dated August 4th. In response I am pleased to let you have the following information:-

a. 6 copies of my original drawings KJC/1846 amended to show the curtilege of the garden outlined in red.
b. 6 copies of additional drawing KJC/1847 to show the south elevation .

I hope these details will give you the information requested.

Yours faithfully,

Keith Charlton

Tel. (Direct Line)

Date 0118 974 6428

Your ref. 4/9/98

My ref.

Application Number: **98/68085/F**

Mr B W Whyte
10 Buckthorn Close
Wokingham
Berkshire
RG40 5YD

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) 977 8909
DX: 33506 – Wokingham

Dear Councillor,

Application Number: 98/68085/F

Site Location: 1 Fernhill Cottages, Toutley Road, Wokingham.

Proposal: PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO .

I write to inform you that the above mentioned application has been recommended for APPROVAL / ~~REFUSAL~~ of planning consent under delegated powers.

If you have any questions please do not hesitate to contact the case officer, Mr Bhavash Vashi. If you then feel you wish to transfer this application to the next available Development Control Sub-Committee then notification must be received no later than 14/9/98 by using the form on the lower part of this letter.

Yours faithfully,

Development Control Manager

LISTING FORM

Case officer: **Mr Bhavash Vashi** Application Number: **98/68085/F**

Location: **1 Fernhill Cottages, Toutley Road, Wokingham**

Proposal: **PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO .**

Reason for Transfer: _____

_____

_____

Signed: _____ Date: _____

Tel. 0118 974 6428 (Direct Line)

Date 4/9/98

Your ref.

My ref.

Application Number: **98/68085/F**

Mr J L Earnshaw
30 Copse Drive
Wokingham
Berkshire
RG41 1LX

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) 977 8909
DX: 33506 – Wokingham

Dear Councillor,

Application Number: 98/68085/F

Site Location: 1 Fernhill Cottages, Toutley Road, Wokingham.

Proposal: PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO .

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Yours faithfully,

Development Control Manager

LISTING FORM

Case officer: **Mr Bhavash Vashi** Application Number: **98/68085/F**

Location: **1 Fernhill Cottages, Toutley Road, Wokingham**

Proposal: **PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO .**

Reason for Transfer: _____

_____

_____

Signed: _____ Date: _____

Tel. (Direct Line)

Date 0118 974 6428
4/4/98

Your ref.

My ref.

Application Number: **98/68085/F**

Mr R F N Eke
55 Lowther Road
Wokingham
Berkshire
RG41 1JB

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) 977 8909
DX: 33506 – Wokingham

Dear Councillor,

Application Number: 98/68085/F

Site Location: 1 Fernhill Cottages, Toutley Road, Wokingham.

Proposal: PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO .

I write to inform you that the above mentioned application has been recommended for APPROVAL / ~~REFUSAL~~ of planning consent under delegated powers.

If you have any questions please do not hesitate to contact the case officer, Mr Bhavash Vashi. If you then feel you wish to transfer this application to the next available Development Control Sub-Committee then notification must be received no later than 14/9/98 by using the form on the lower part of this letter.

Yours faithfully,

Development Control Manager

LISTING FORM

Case officer: **Mr Bhavash Vashi** Application Number: **98/68085/F**

Location: **1 Fernhill Cottages, Toutley Road, Wokingham**

Proposal: **PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO .**

Reason for Transfer: _____

_____

_____

Signed: _____ Date: _____

1305 **ENVIRONMENTAL SERVICES**

5 AUG 98

~~24 JUL 1998~~ 68085

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	KEITH CHARLTON
	ADDRESS	1 FERNHILL COTTAGES TOUTLEY ROAD WOKINGHAM
	POST CODE	RG41 1QJ TEL NO 0118 978 5993
2	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	TEL NO
3	SITE LOCATION	SEE DRG KJC/1846
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	PROPOSAL FOR A FREE STANDING COVERED AREA FOR EXISTING PATIO
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	DARK STAINED TIMBER & CLEAR PVC ROOFING
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: N/A	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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated ✓		
	(b) The fee (current scale of fees is attached) ✓ If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below: ✓		
	(i) 1:2500 scale location plan with site outlined in red		
	(ii) 1:500 scale site layout plan		
	(iii) 1:100 or 1:200 scale floor plans and elevations		

See details on dwg KJS 1846 dated July 1998

12 CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN & COUNTRY PLANNING ACT 1990)
Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED M Chandler ON BEHALF OF

DATE July 22, 1998

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

24 JUL.1998* 68085

ADDRESS 1 Fernhill Cottages Toutley Road

PARISH Wokingham

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~TP 1080~~	~~Kirby~~	~~Extension~~	~~8.12.55~~	~~App~~
14430	Mr. K. Charlton	S/Storey Ht; new porch	20.11.80	N/A CIA
12979	"	2/" " "	10.4.80	N/A [illegible]
BR16916	"	Garage & entrance porch	6.6.8	app MA
23224	"	2/st. Extension	22.5.85	N/A CIA
BR25408	"	"	31.10.85	App N/A
24461	"	"	2.12.85	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: 98/68085/F

Applicant: K Charlton
Proposal: PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO

Location: 1 Fernhill Cottages, Toutley 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 Mr Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 3rd September 1998. 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.

Development Control Manager

Run No 14386

1763/1

Map 61
Site 0.10
E 80130
N 70130
F X
m X

~~24 JUL 1998~~

WOKINGHAM D.C. PLANNING DEPARTMENT

VALID
05 AUG 1998

Officer BV

Appln. No. 98/68085/F

LEVEL:

SUB CTTEE	DELE	COUNTY MATTER	S.SEC STATE	INCORRECT FEE	~~INVALID~~	PERM. DEVEL.
	(DELE)				(INVALID)	

Description (F) PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO

Location 1 FERN HILL COTTAGES TOUTLEY ROAD

Applicant MR K CHARLTON Parish WOKINGHAM

ACTION REQUIRED BY CENTRAL SUPPORT

FEE: Received 95-00 Required ..... Additional ..... Refund .....

(6)

Enforcement Section to be Notified ☐ ..... / Local Members to be Notified ☑ Emmbrook. 10.8.98

ADDITIONAL INFORMATION REQUIRED FOR VALIDATION

		Date Requested	Date Received
(1)	1/2500 OS LOCATION PLAN showing property edged RED/BLUE	Whole site to be outlined in red.	4/8 05 AUG 1998
2.	1/500 BLOCK PLAN showing EXISTING + PROPOSED DEVELOPMENT + ADJ.		
3.	FORMS UNSIGNED		
4.	CORRECT S.66 CERTIFICATE		
5.	A CLEARER/COLOURED print for display at Cttee of DRWG NOS:-		
(6)	ELEVATION PLANS:-	Side elevations	4/8 05 AUG 1998
7.	FLOOR PLANS:-		
8.	METRIC SCALE: Scale disclaimer		
9.	Listed Building Application		
10.	Encroachment Letter		

1763/2

Appln No. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

24. JUL. 1998* 68085

Cons Area	:	A	E	F	G	H	M	R	S	T	W	Y
Listed Bldg	:	I	II	II*							
Advert Reqd.	:	CD	LVV	LSV	NLC	ZZ	YY	XX	VV		

Agricultural / Questionnaire ☐ .....

Area Team	:	N S P	.....	BCC	:	Local Authty	:	FA	.....
Date SN sent	:		10.8.98	BCC	:	Strategic Planning	:	HA	.....
Neighbours	:		.....	BCC	:	Min Brg Land	:	GA	.....
			.....	BCC	:	D of Ed	:	AP	.....
				BCC	:	Social Services	:	BT	.....
INTERNAL CONSUL				BCC	:	Right OWO	:	NJ	.....
				BCC	:	High Auth	:	XA	.....
Engineers	:	NC	.....	Adj D P A			:		.....
Building Control	:	NF	.....	Adj Parish			:		.....
Urban Design			.....	S E B			:	BN	.....
Landscape		NK	.....	Southern Gas			:	BM	.....
Trees			.....	Health & Safety			:	AS	.....
Conservation			.....	PSA Oil Pipeline			:	BD	.....
Health & Housing	:	NA	.....	Heritage Bodies			:	KA	.....
L & T Services			.....				:	KB	.....
Outdoor Amenities		PA	.....				:	KC	.....
Indoor Amenities			.....				:	KD	.....
P.R.O. Way			.....				:	KE	.....
Prin. Valuer		NG	.....				:	KF	.....
Dist. Sec.	:	MA only if Sub to SOS					:	KG	.....
Environmental SO	:	NI	.....				:	KH	.....
Policy & Plans		QA					:	KI	.....
STD CONSUL LETTERS				British Rail (SR)			:	AD	.....
Environmental Agency	:	BP	.....	Rail Track			:	BI	.....
Mid Southern W. Co.	:	AV	.....	Architectural Liaison Officer			:	PC	.....
TWA	:	BY	.....						
DoT PO Obs.	:	RA	.....						
Min of Ag & Fish	:	AT	.....						

OTHERS F1 & F2 .....

.....

CONSTRAINTS .....

.....

WORK SHEET FOR Mr Bhavash Vashi

Application Number : 98/68085/F
Applicant : K Charlton
Location : 1 Fernhill Cottages, Toutley Road
Wokingham
Proposal : PROPOSED ERECTION OF COVERED AREA FOR EXISTING PATIO

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 18/8.

Date Registered : 5th August 1998

Earliest Date for Decision : 3rd September 1998

Latest Consultation Date/Site Notice Expiry Date : 3rd September 1998

Application Expiry Date: 30th September 1998

Consultation Responses :

NIL

Planning Issues :

1) Impact upon Area -

2) Impact upon Adj. Neighbours

Application Number98/68085/F

Appraisal :

1) The proposal involves a covered pergola to an existing patio area

The cottage is well-screened with views of the rear limited. As such, the proposal would not have a significant detrimental impact upon the area. as the proposal would not be readily visible from public viewpoints.

2) Adj. property is screened by existing buildings between the proposal & its boundary. As such, the proposal roof which is ridged would be the only part that is partially visible. The remaining structure would not be visible & as a result, would not have a significant detrimental impact upon adj. neighbours.

Recomendation : C/A

Application Number : 98/68085/F

Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SC02	

RECORD OF SITE VISIT

SITE ADDRESS:
1 Fernhill Cottages,
Toutley Road
Wokingham

APPLICATION NUMBER: 98/68085/F
OFFICER: Mr Bhavash Vashi

DATE OF SITE VISIT: 18/9.

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Rural Area with Scattering of dwellings.

3. DESCRIPTION OF SITE/BUILDING

Small Cottage. Set in spacious grounds

4. RELATIONSHIP TO ADJOINING PROPERTIES

Plan

5. SITE CONSTRAINTS —

TREES —

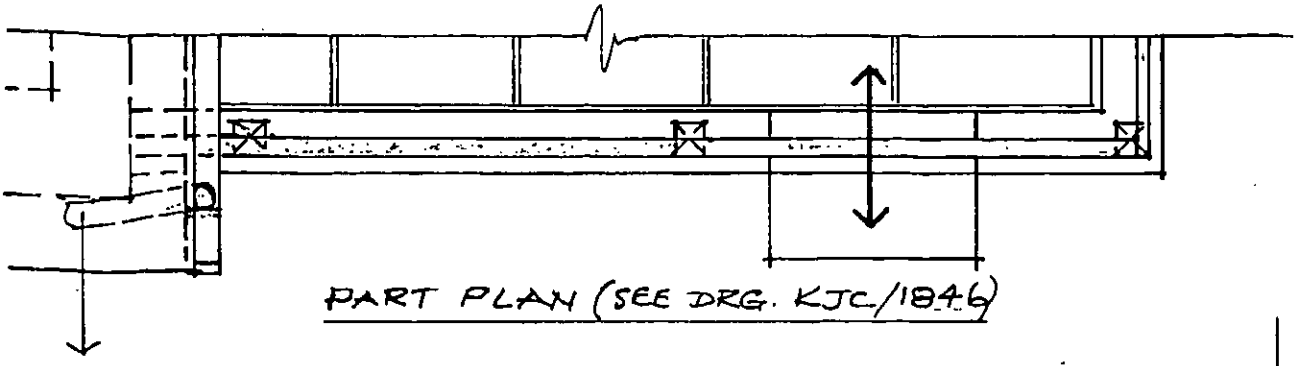
ACCESS/PARKING —

LEVELS —

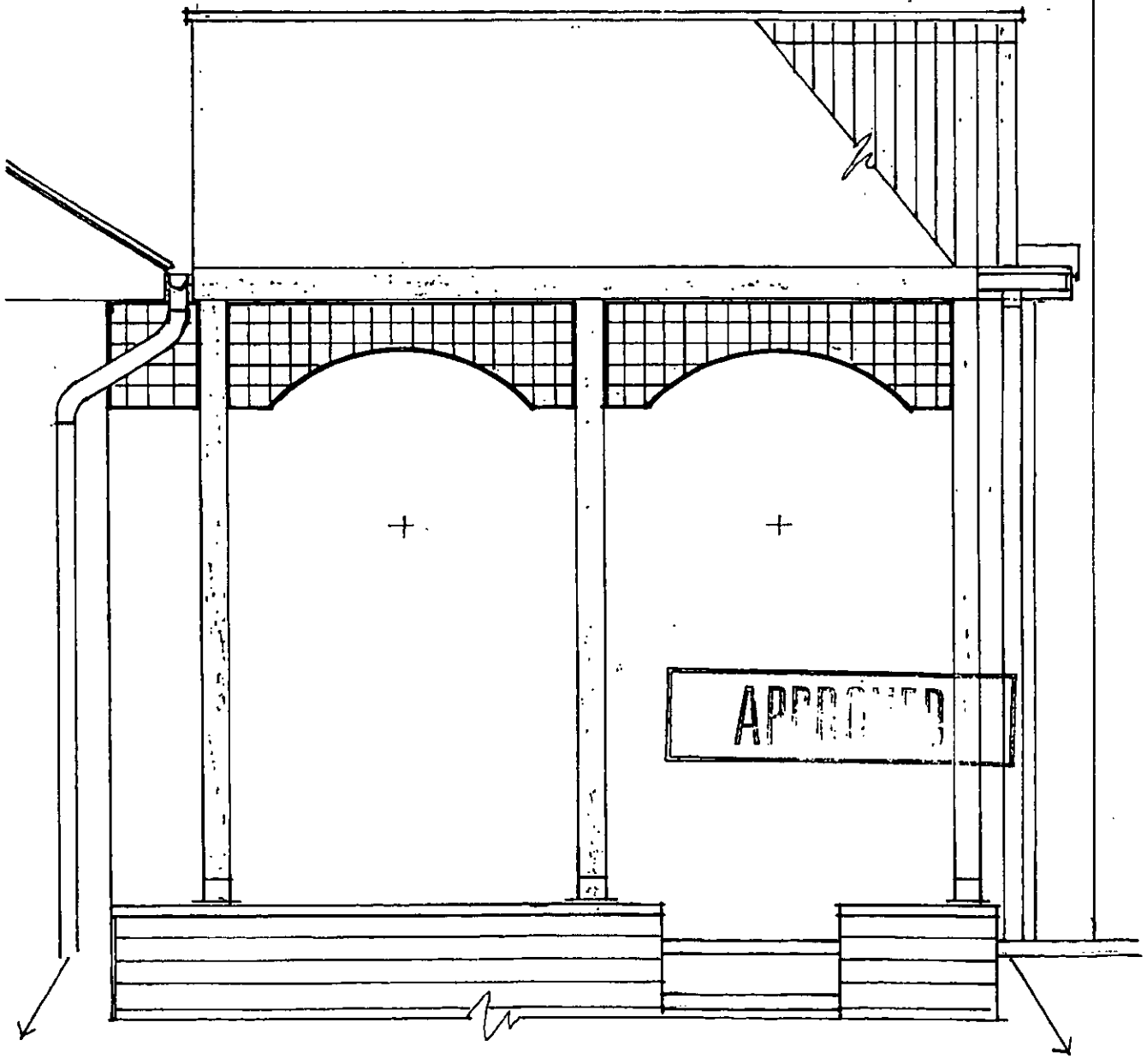
BOUNDARY TREATMENT —

OTHERS —

5-8-98 68085



PART PLAN (SEE DRG. KJC/1846)

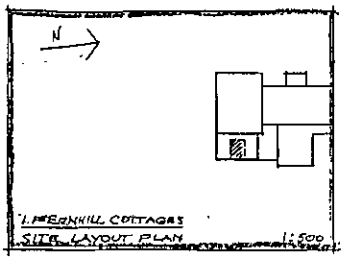


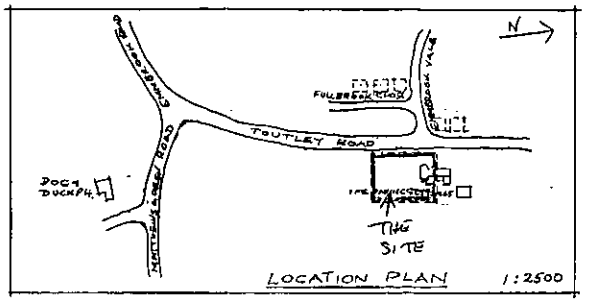
SOUTH ELEVATION SCALE 1:25

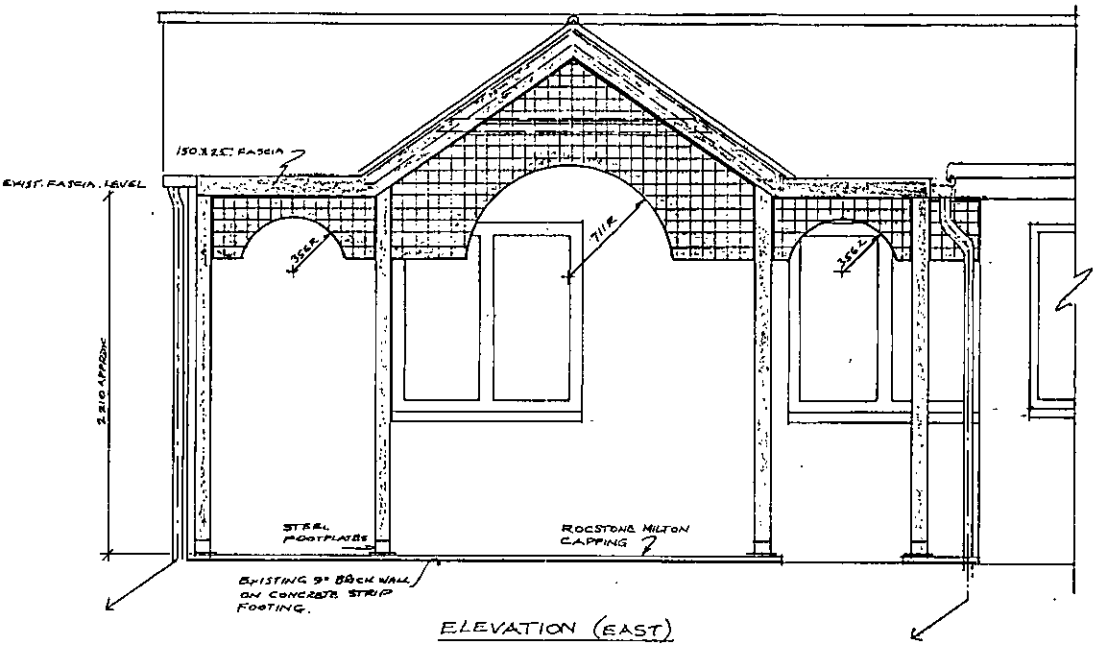
ORIGINAL DETAILS OF PROPOSAL
SEE DRAWING NO KJC/1846

FREE STANDING COVERED AREA
FOR EXISTING PATIO

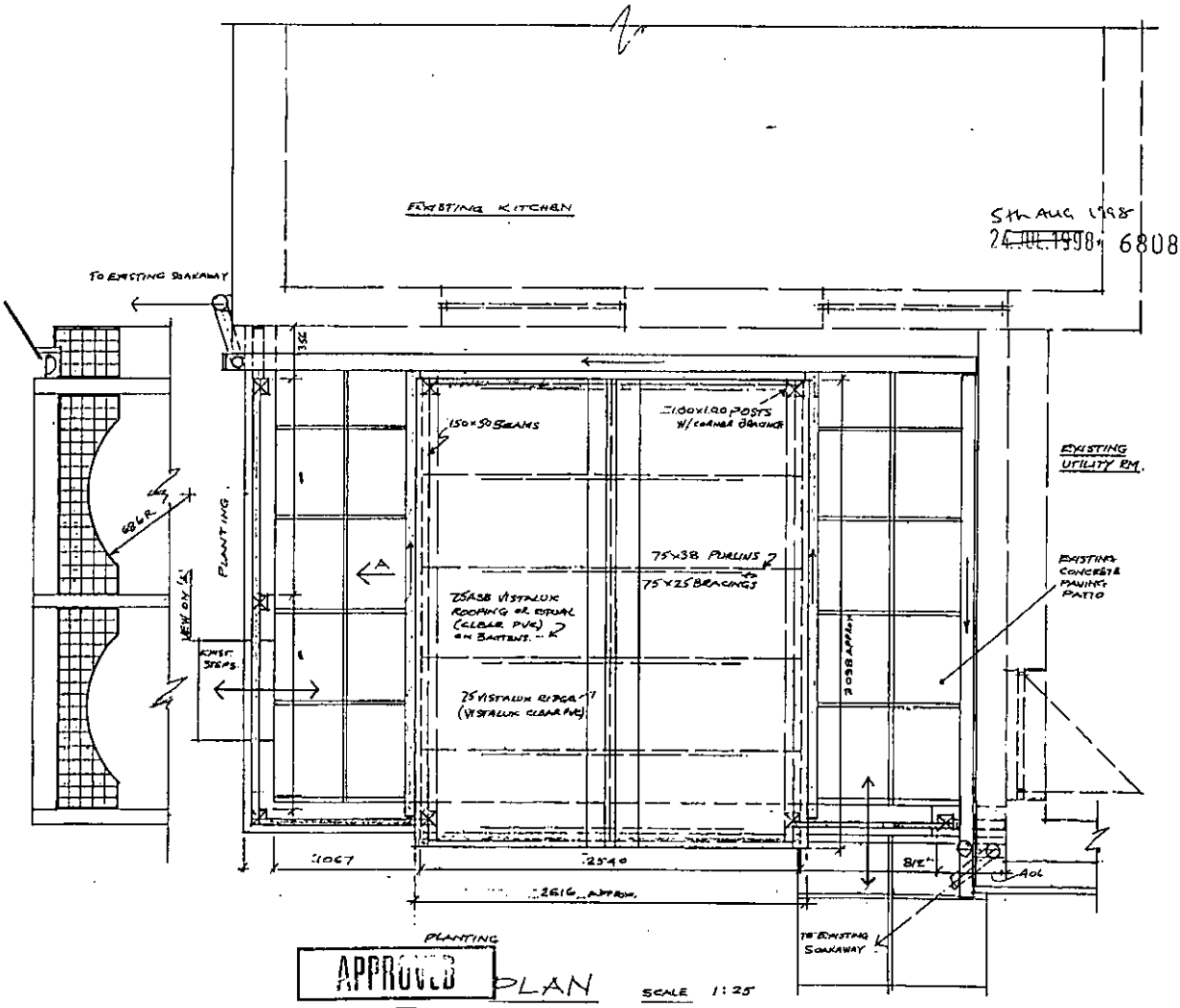
KEITH CHARLTON CEng
AUGUST 1998
DRAWING No KJC/1847







ELEVATION (EAST)



5th AUG 1998
24 JUL 1998 68085

APPROVED

PLAN SCALE 1:25

NOTE :- ALL TIMBER TO BE PRESSURE TREATED

FREE STANDING COVERED AREA FOR EXISTING PATIO

DIMS. IN METRIC SCALES SHOWN

KEITH CHARLTON
JULY 1998
DRG. No KJC 1846

WORK SHEET FOR : John Leggett

Application Number : F/2001/3185

Applicant : Mr & Mrs G C Brown .

Location : 1 Fernhill Cottages, Toutley Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2-2-01

Date of Neighbour Notifications : .....

Date of Site Visit : 2-2-01

Date Registered : 15/01/2001

Earliest Date for Decision : 15/02/2001

Latest Consultation Date/Site Notice Expiry Date : 15/02/2001

This application will have expired on: 12/03/2001. 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 :

WOKINGHAM TOWN COUNCIL — NO OBJECTIONS.

Planning Issues :

IMPACT ON NEIGH' DWELLINGS — N/A AS ON OPPOSITE SIDE OF SEMI DETACHED PROPERTY

IMPACT ON STREET SCENE — N/A AS INSET TO RESIDENCE FOOTPRINT TO REAR

IMPACT ON RURAL AREA — SIGNIFICANT SHIELDING PROTECTS FROM EXTERNAL VIEW WHILST SEPERATING SETTING OF SETTLEMENT NOT AFFECTED.

Application Number: F/2001/3185

Appraisal :

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

Application Number F/2001/3185
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C003	R003	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Fernhill Cottages Toutley Road Wokingham.

APPLICATION NUMBER: F/2001/3185

OFFICER: John Leggett

DATE OF SITE VISIT: 2-2-07
2.2.07

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ ✓

2. DESCRIPTION OF SURROUNDINGS OPEN GRASS/AGRI
OPEN GRASS AGRICULTURAL LAND

3. DESCRIPTION OF SITE/BUILDING
SEMI COTTAGE ON OWN
SEMI DETATCHED COTTAGE SITED (WITH OTHER) ON OWN IN RURAL AREA.

4. RELATIONSHIP TO ADJOINING PROPERTIES
S.D
SEMI DETATCHED

5. SITE CONSTRAINTS

TREES N/N

ACCESS/PARKING N/N

LEVELS N/N

BOUNDARY TREATMENT 2m+ MIXED GREEN 2m(+)HEDGEROW.

OTHERS

Application Number F/2001/3185

Appraisal:

The application being considered proposes a single-storey rear extension to no. 1 Fernhill Cottages, Toutley Road. The existing property is a 1950's semi detached cottage style residence surrounded by open rural land and bordered by 3m broad leafed deciduous hedgrow. The proposal is for a conservatory to the rear of the property on a brick and concrete base already built.

Impact Upon Neighboring Dwellings

The application proposes to erect a conservatory sized approximately 3.4 by 5.1m, which is 2.4m high rising to 3 m high at the pitch rooftop. This is located on the south side of the property away from the other residence and will have no effect in over bearing or loss of light.

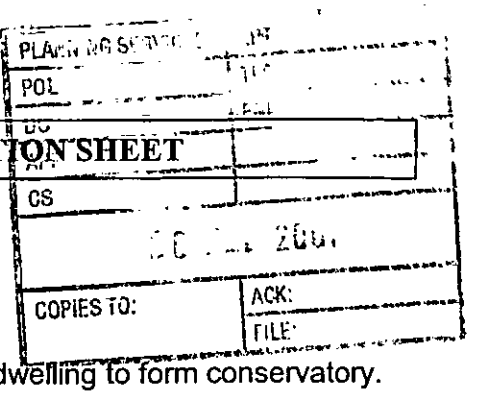
Impact on the street scene

The property, which is the subject of this application, is one of a pair of semi-detached dwellings. The extension is set into the rear of the residence and as such will have no impact on the overall street scene.

Impact on the rural area

The properties are in an area marked by the local plans as setting of settlements (Wokingham District Council local plan policy WLL6 and South East Local Plan policy SC2), however it is considered that there will be no significant adverse impact from this proposal. This is due to the shielding by high, established hedgerow and that it in itself, the addition of this conservatory does not materially detract from any open or rural appearance of area.

Recommendation: Grant full planning permission.



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: John Leggett

Application Number: F/2001/3185

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

Site Address: 1 Fernhill Cottages, Toutley Road, Wokingham

Applicant: Mr & Mrs G C Brown

Your observations are required in respect of this application **by 15/02/01**

No objections

SIGNED: PA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3185
CASE OFFICER: John Leggett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3185**
CASE OFFICER: **John Leggett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3185

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

Location:
1 Fernhill Cottages, Toutley 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). 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 John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/02/2001. 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

22 January 2001

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

Tel: 0118 974 6502

Date: **22 January 2001**

My ref: F/2001/3185

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/3185
1 Fernhill Cottages, Toutley Road, , 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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3185**
1 Fernhill Cottages, Toutley Road, , 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 Earnshaw

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

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

Tel: 0118 974 6502

Date: **22 January 2001**

My ref: F/2001/3185

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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
Development Control Manager

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1 Fernhill Cottages, Toutley Road, , 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 Eke

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

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

Tel: 0118 974 6502

Date: **22 January 2001**

My ref: F/2001/3185

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3185**
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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 Malvern

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 JAN 2001	Map No. 61 Site 013
Officer: JL / Application No. F/2001/3185	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 1 FERNHILL COTTAGES, TOUTLEY ROAD

Parish: WOKINGHAM Ward: EMMBROOK
22.01.01

Applicant: MR/MRS G.C BROWN

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 : 22:01:01 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:

S/N & see map

Rec'd 12.1.01.

Environmental Services

For office use only.
Application number: 15 JAN 2001 * 3185

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 Phone number	MR & MRS G C BROWN 1 FERNHILL COTTAGES TOUTLEY ROAD WOKINGHAM RG41 1QJ 0118 9776884
2	Agent's Name Address and postcode Phone number	N/A.
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.	1 FERNHILL COTTAGES TOUTLEY ROAD WOKINGHAM RG41 1QJ
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.	RED BRICK TO MATCH BROWN 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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: S Kwan

on behalf of

Date 9/1/01

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

1 Fernhill Cottages

ADDRESS Toutley Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~TP 1080~~	~~KIRBY~~	~~EXTENSION~~	~~8.12.55~~	~~APP~~
14430	MR. K. CHARLTON	S/STOREY EXT; NEW PORCH	20.11.80	N/A C/A
12979	"	2/" " "	10.4.80	N/A RBW
BR16916	"	Garage & entrance porch	6.6.8	app MA
23224	"	2/ST. EXTENSION	22.5.85	N/A QA
BR25408	"	"	31.10.85	APP N/A
24461	"	"	2.12.85	C/A
98/68085/F	K Charlton	Erect covered area for Patio	16.9.98	C/A

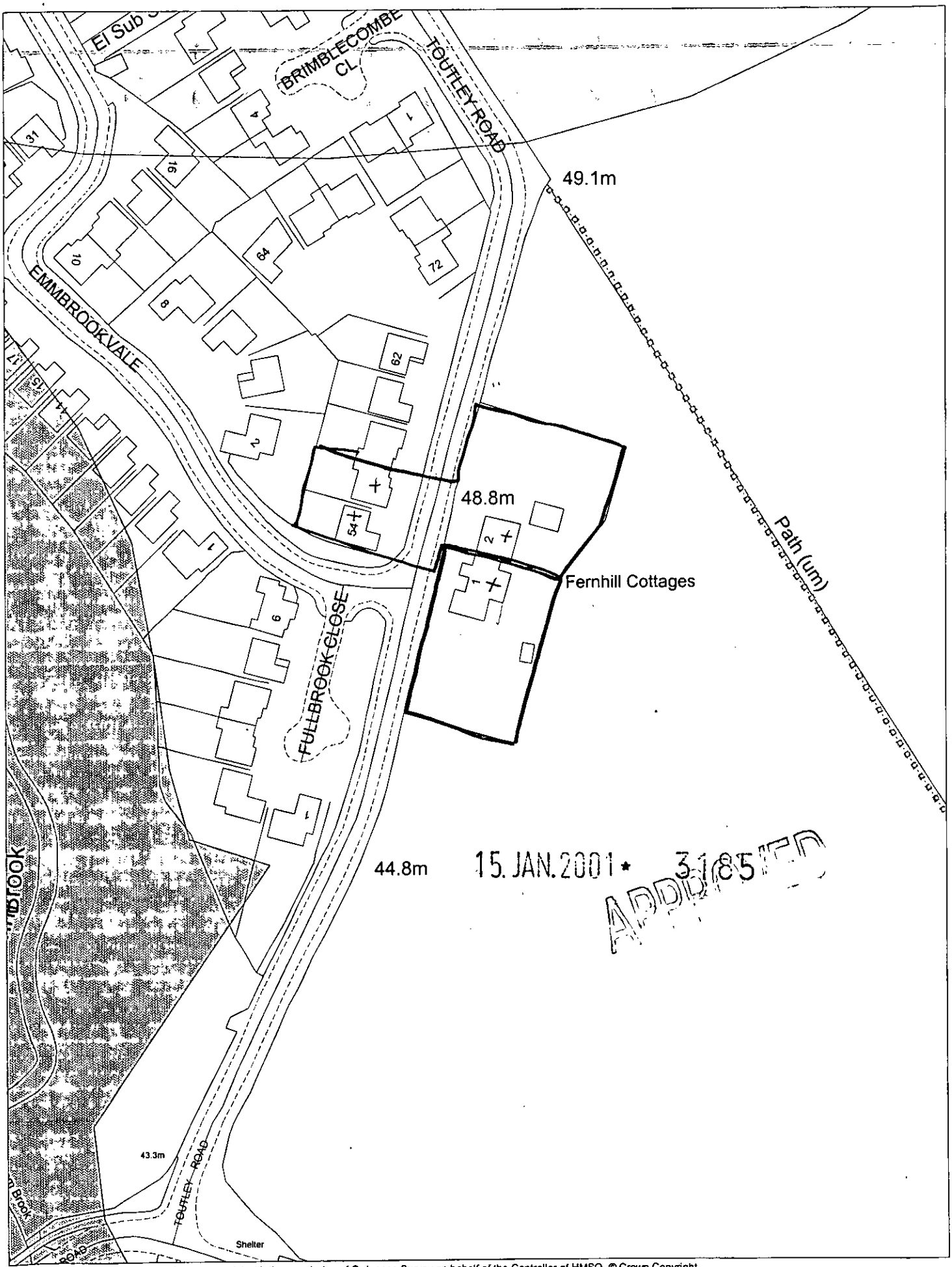
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conservatory · Mrs S Brown - 07/06/00

DRAINAGE

091074



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Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

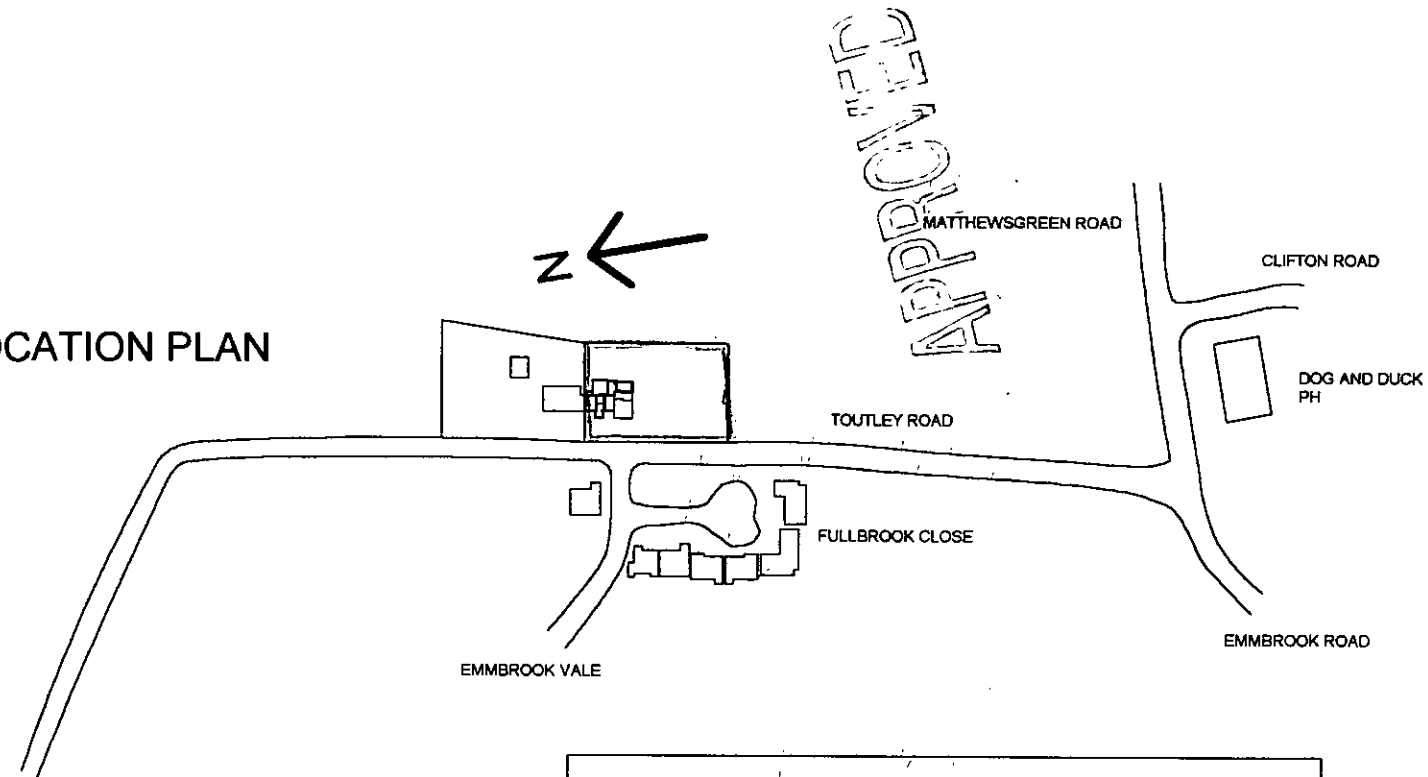
Development Control Section, Environmental Services, Wokingham District Council.
18 January 2001

Scale: 1 : 1250

N
W E
S

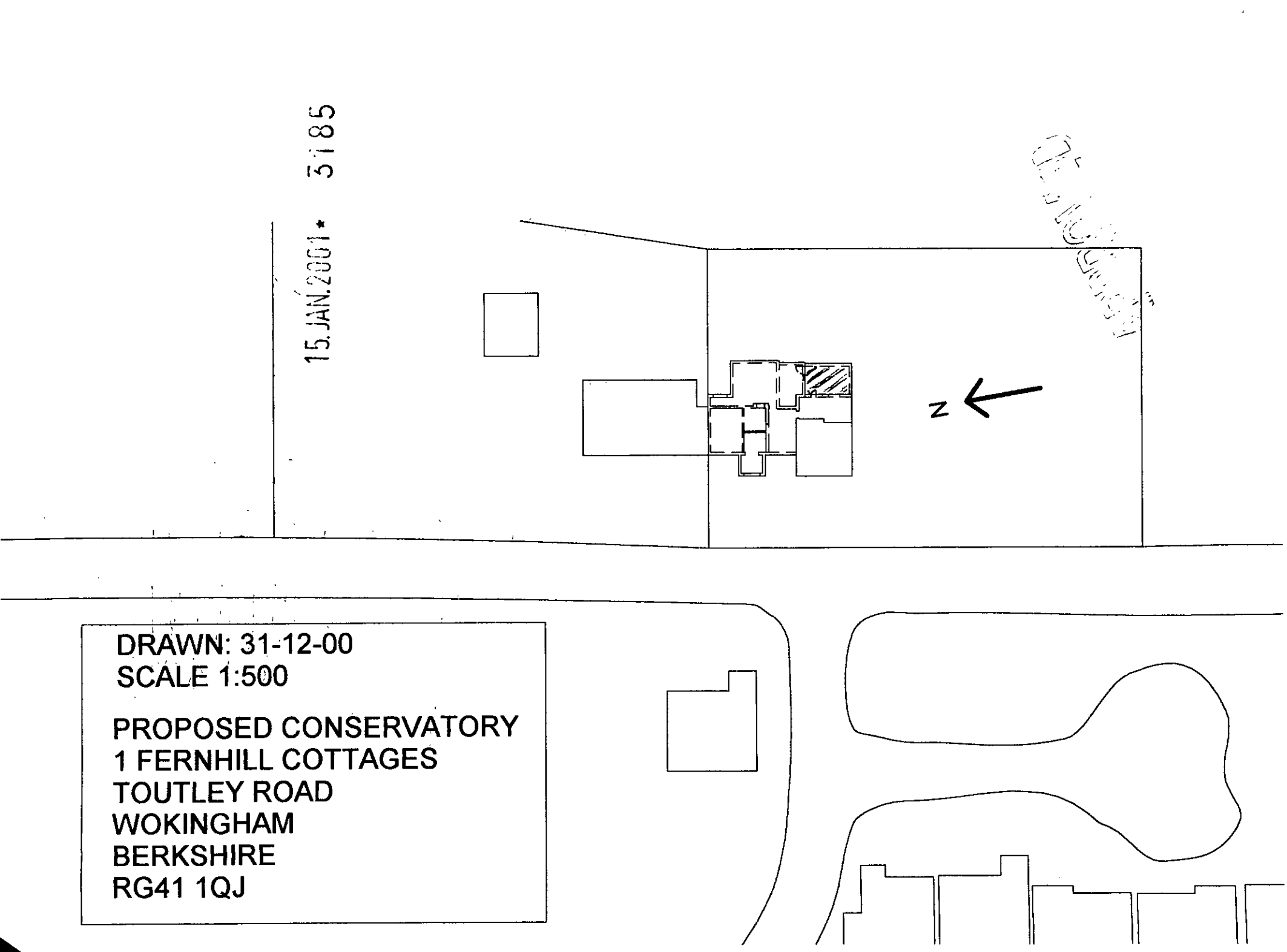
15 JAN 2001 * 31185

SITE LOCATION PLAN



DRAWN: 31-12-00
SCALE 1:2500

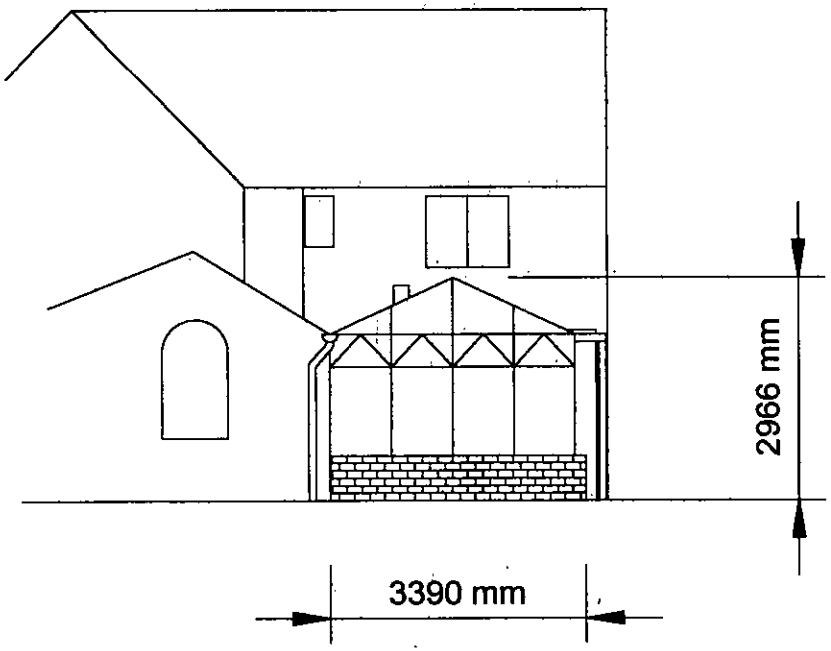
PROPOSED CONSERVATORY
1 FERNHILL COTTAGES
TOUTLEY ROAD
WOKINGHAM
BERKSHIRE
RG41 1QJ



DRAWN: 31-12-00
SCALE 1:500

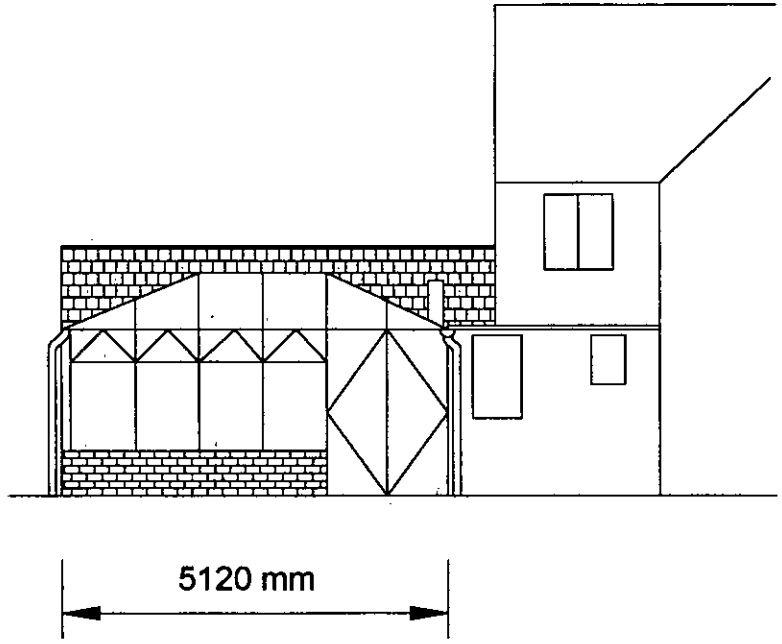
PROPOSED CONSERVATORY
1 FERNHILL COTTAGES
TOUTLEY ROAD
WOKINGHAM
BERKSHIRE
RG41 1QJ

ELEVATION (SOUTH)

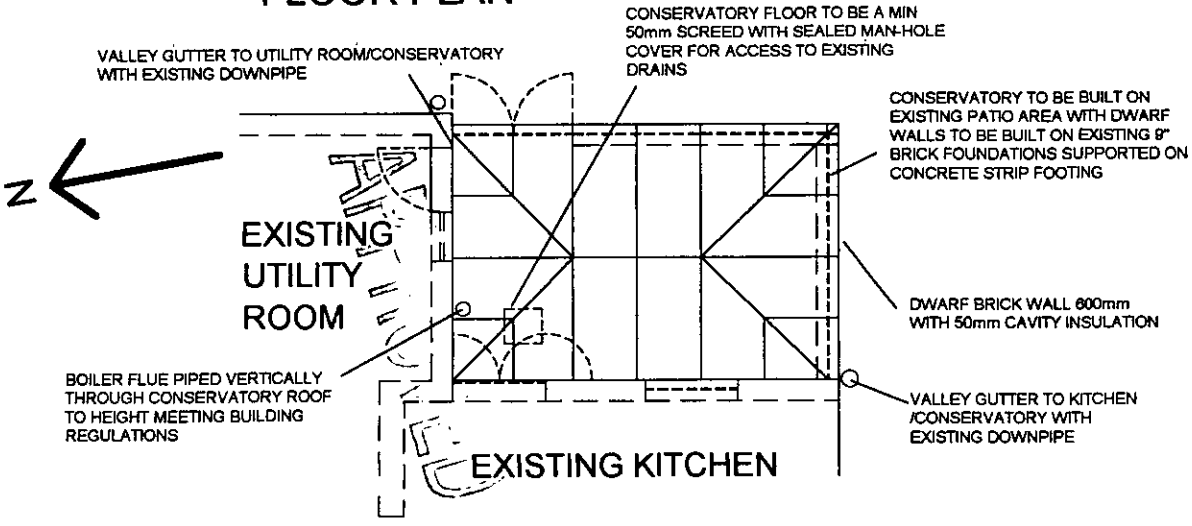


15.JAN.2001* 5185

ELEVATION (EAST)



FLOOR PLAN



DRAWN: 31-12-00
SCALE 1:100

PROPOSED CONSERVATORY
1 FERNHILL COTTAGES
TOUTLEY ROAD
WOKINGHAM
BERKSHIRE
RG41 1QJ