02/03/2000

APPLICATION NO:
F/2000/0382

LOCATION:
6 Winchcombe Road Reading. Twyford.

APPLICANT:
Mr & Mrs M.J Clift C/O Regent Conservatories Ltd

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

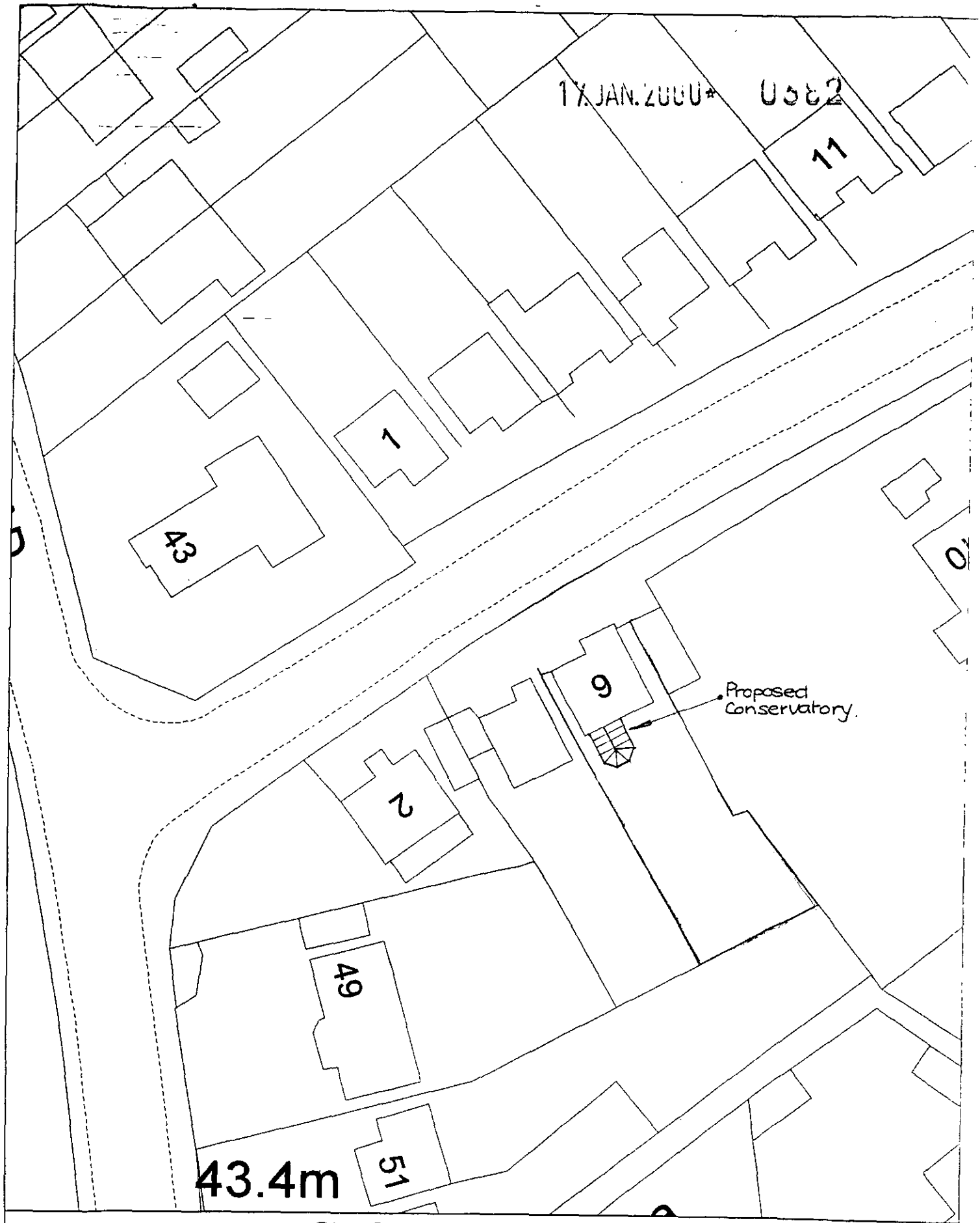
EARLIEST DATE FOR DECISION: **19/02/2000**

APPLICATION EXPIRY DATE: **13/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7



Site Plan, Scale: 1 to 500

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Date: 11 January 2000

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M.J Clift
C/O Regent Conservatories Ltd
Mandarin Court
Hambridge Road
NEWBURY
Berkshire RG14 5SQ

Application Number: F/2000/0382

Parish: **TWYFORD**

Location: **6 Winchcombe Road, Twyford, Reading**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

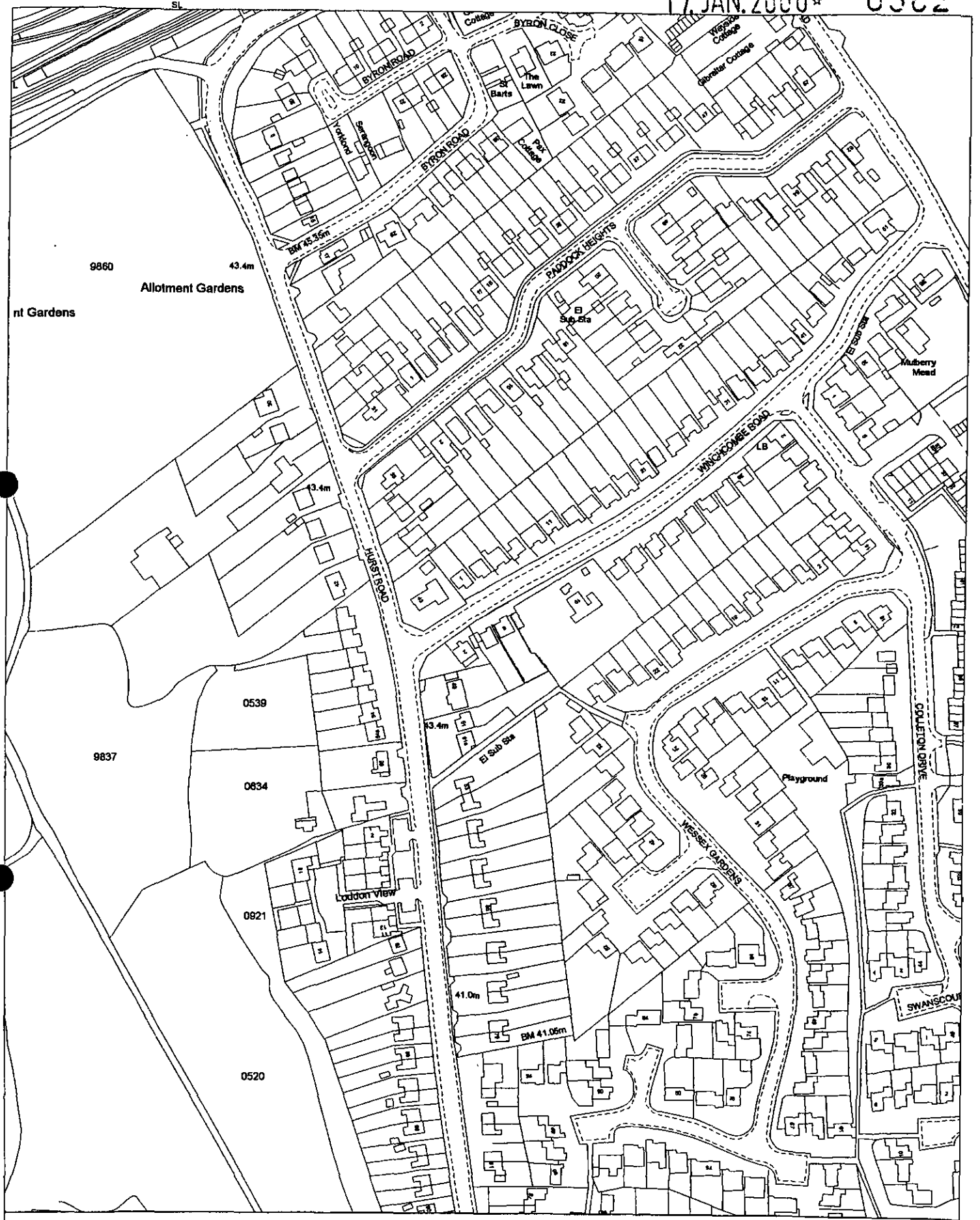
Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 07 March 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.

17 JAN 2000* 0582



Site Plan, Scale: 1 to 2500

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Date: 11 January 2000

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Received by Wokingham District Council

Application No: F/2000/0382

Proposal:

Proposed single storey rear extension to dwelling to form conservatory.

Location:

6 Winchcombe Road Twyford.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0382

Applicant : Mr & Mrs M.J Clift C/O Regent Conservatories Ltd.

Location : *6 Winchcombe Road Twyford.*
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	31/01/2000

Yes 10/2

Date of Neighbour Notifications : ...../.....

Date of Site Visit : 31/01/2000

Date Registered : 17/01/2000

Earliest Date for Decision : 19/02/2000

Latest Consultation Date/Site Notice Expiry Date : 19/02/2000

Application Expiry Date: 13/03/2000

Consultation Responses :

Twyford PC : 9/2 "no comment"

Neighbours/SN : none received

Planning Issues : (ID'd self).

1) Impact upon ~~the street~~ neighbouring properties
2) Impact upon the street scene.

Application Number: F/2000/0382

Appraisal :

① Impact upon neighbouring properties.
The proposed development is a single storey rear extn to form a conservatory. It will be of width 3.6m and not extend beyond the side b'line of the living room towards No 4. It will protrude forward from the rear b'line by 4.25m. It will have a pitched roof 2.4m to eaves & 3.2m to ridge (3.4m to decorative part of ridge).
- Boundaries/neighbouring props.
- 1.8m fence on either side, hedging at rear.
No 4 has an existing conservatory. The main b'line of No 6 is app 3m beyond No 4 with the conservatory beyond. Both Nos 4+6 are app 0.5m from boundary. (The proposed conservatory will be app 1.5m from the boundary)
There will be no detrimental impact upon neighbouring properties through overlooking or overbearing or by overshadowing.

② Impact upon the street scene.
White UPVC framed windows existing as proposed conservatory.
Other materials to match existing.
There are existing conservatories (ie/ at No 4) ∴ no detrimental impact upon the street scene.

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

Application Number F/2000/0382
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 6 Winchcombe Road Reading.

APPLICATION NUMBER: F/2000/0382

OFFICER: Natalie Brown

DATE OF SITE VISIT: 31/01/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? NO Yes 10/2 on tree in front garden

2. DESCRIPTION OF SURROUNDINGS

Residential - mixed designs
Detached with detached & integral garages - driveway in front of.
Open plan front garden (grass/shrubs)

3. DESCRIPTION OF SITE/BUILDING

Large rear garden
patio in front of house
Wood (Kitchen) & UPVC white framed windows
(conservatory with 1½ bricks either side of patio doors)

4. RELATIONSHIP TO ADJOINING PROPERTIES

NB No windows in part of dwelling which extends beyond b. line of Nº 6

Nº 4 - conservatory → door obs glazed. 1st floor side window
Nº 2 - extn with dormer - is beyond main b. line of Nº 4)

1.5m from boundary with Nº 4.

main b. line ext app 3m beyond Nº 6, then conservatory beyond.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT 1.8m fence on either side. hedging at rear.

OTHERS /

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0382

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/0382
6 Winchcombe Road Twyford.
Proposed single storey rear extension to dwelling to form conservatory.

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

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 02/03/2000

Yours faithfully

Chris Bird
Head of Planning and Transportation

LISTING FORM
Case officer: Natalie Brown Application Number: F/2000/0382
6 Winchcombe Road ~~Reading.~~ (Twyford)
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0382

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2000/0382
6 Winchcombe Road ~~Reading~~. (Twyford) .
Proposed single storey rear extension to dwelling to form conservatory..

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

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Wood

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 21/02/2000

My ref: F/2000/0382

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Dear Councillor

Application Number: F/2000/0382
6 Winchcombe Road ~~Reading~~. (Twyford)
Proposed single storey rear extension to dwelling to form conservatory..

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

If you have any questions please do not hesitate to contact Natalie Brown on (0118) 974 6492. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning ~~and~~ Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 JAN 2000	Map No. ..... Site ..G.04
Officer: NAB | Application No. F|2000|0382	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: 6 WINCHCOMBE ROAD

Parish: TWYFORD Ward: Twyford ✓ 26/01

Applicant: MR | MRS CLIFT

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : 26/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....S/N sufficient.....

FROM: Natalie Brown

DATE: 26 January 2000

Twyford Parish Council Consultation Sheet

Application Number: F/2000/0382

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

Site Address: 6 Winchcombe Road Twyford.

Applicant: Mr & Mrs M.J Clift C/O Regent Conservatories Ltd.

Your observations are required in respect of this application **by 19/02/2000** .

No Comment.

SIGNED: _____ DATE: 7-2-00.

CLERK TO Twyford Parish Council

ADDRESS 6 WINCHCOMBE ROAD PARISH TWYFORD

PLOT No. 43 ORD. SHEET No. SU. 7976 3

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/160/60	J. JONES	O/line res. dev.	14.7.60	N/A C/A
O/154/61	LANCASTER	"	13.7.61	N/A C/A
R/180/61	"	ROADS & SEWERS	7.9.61	APP.
O/317/64	"	REVISED LAYOUT	31.12.64	N/A C/A
106/65	"	DETACHED HOUSE & GARAGE	2.9.65	APP. C/A
412/71	MR. WILKINS	DET. GARAGE & 1ST FLOOR ADDITION	13.5.71	APP C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only:
Application number 14 JAN 2000* 0582

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 M. J. CLIFT 6 WINCHCOMBE ROAD TWYFORD READING.
2	Agent's Name Address and postcode Phone number	REGENT CONSERVATORIES LTD MANDARIN COURT HAMBRIDGE RD NEWBURY RG14 5SQ 01635 41396
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.	6 WINCHCOMBE RD. TWYFORD
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND FLOOR REAR 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.	FACING BRICKS TO MATCH EXISTING UPTO CILL
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: N/A
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: R G Butler

on behalf of Mr & Mrs M. CLIFT

Date 12-1-00

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