APPLICATION NO:
F/2002/8143

LOCATION:
14 Eastbury Park, Winnersh Reading.

APPLICANT:
Mr Beavis C/O Mr S Claxton

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

EARLIEST DATE FOR DECISION: **06/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Beavis
C/O Mr S Claxton
21 New Road
Sandhurst
Berks
GU47 8EF

Application Number: F/2002/8143

Parish: **WINNERSH**

Location: **14, Eastbury Park, Winnersh, 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 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.

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

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/2002/8143

Applicant : Mr Beavis C/O Mr S Claxton.

Location : 14, Eastbury Park, Winnersh, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/03 .....

Date Registered : 06/12/2002

Earliest Date for Decision : 06/01/2003

Latest Consultation Date/Site Notice Expiry Date : 06/01/2003

This application will have expired on: 31/01/2003. 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 :

Environmental Health – No objection
Parish Council – No objection
No comments from Nghbours.

Planning Issues :

Impact upon Character of the Area, Nghbrg Properties

Relevant Policy: CBE1, CBE2
WOS3, WBG1
ENV1

Application Number: F/2002/8143

Appraisal :

This application proposes a new conservatory to this detached house set within the established settlement.

The conservatory would project 4.5m to the rear, be 5.9m wide, 3.4m high with a pitched roof.

No 10 is built in line with No 14 and is separated by a 1.8m fence. There would be no overlooking overbearing or overshadowing impacts.

No 12 is separated by a double garage and a 1.8m fence and would not be affected.

The conservatory would only partly be visible from Mansbridge but would not harm the streetscene.

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

Application Number F/2002/8143
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: 14 Eastbury Park
Winnersh Reading.

APPLICATION NUMBER: F/2002/8143

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 7/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Resi

3. DESCRIPTION OF SITE/BUILDING detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/8143

Case Officer : PT

Valid Date : ~~PT~~. 6/12/02

Map No : 60

Site Area : 0.03

Received Date: 06/12/2002

Level : Delegated Application

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

Location : 14, Eastbury Park, Winnersh, Reading.

Parish : WIN **Ward :** WIN

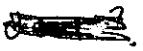
Applicant : Mr Beavis C/O Mr S Claxton.

Fee Required: £110 **Fee Received: £110** (4)

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			
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 I f "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 — Landfill consultation area.

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-apps.

To:
Environmental Health
Re: Landfill Consultation area.

From: Phillip Taylor

Date: 13 December 2002

Application Number: F/2002/8143

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

Site Address:
14, Eastbury Park, Winnersh, Reading.

Applicant:
Mr Beavis C/O Mr S Claxton.

Your observations are required in respect of this application within **7 days** of the above date.

No comments

18-12-02

FROM: Phillip Taylor

DATE: 13 December 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8143

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

Site Address: 14, Eastbury Park, Winnersh, Reading.

Applicant: Mr Beavis C/O Mr S Claxton.

Your observations are required in respect of this application **by 06/01/2003** .

PLANNING SERVICES	HPT
	TLS
	ENF
19 DEC 2002	
COPIES TO:	ACK:
	FILE:

No comments

SIGNED: _____ DATE: 18.12.02

Clerk To Winnersh Parish Council Parish/Town Council.

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

Tel: (0118) 974 6442

Date: 13 December 2002

My ref: F/2002/8143

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2002/8143
14, Eastbury Park, Winnersh, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8143**
14, Eastbury Park, Winnersh, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Siggery
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 13 December 2002

My ref: F/2002/8143

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ball

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

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

Tel: (0118) 974 6442

Date: 13 December 2002

My ref: F/2002/8143

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/8143**
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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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bray

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

Received by Wokingham District Council

Application No: F/2002/8143

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

Location:
14, Eastbury Park, Winnersh, Reading.

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/2002/8143 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 06/01/2003. 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.

Trevor Watson
Development Control Manager

13 December 2002

Organisation_Name	Building_Name	address1	Postcode
		12EASTBURY PARKWOKINGHAM	RG41 5TL
		14EASTBURY PARKWOKINGHAM	RG41 5TL
		1DONNINGTON PLACEWOKINGHAM	RG41 5TN
		2DONNINGTON PLACEWOKINGHAM	RG41 5TN
		10MAIDENSFIELDWOKINGHAM	RG41 5TJ
		8MAIDENSFIELDWOKINGHAM	RG41 5TJ

Neighbours list

06.12.2002 8:43

Environmental Services

For office use only. 06.12.2002 8143
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.

WOKINGHAM UNITARY
Aiming for Excellence

8143 06 DEC 2002

1	Your name	MR BEAVIS
	Address and postcode	14 EASTBURY PARK. WINNERSH. READING. BERKS
	Phone number	07944-973279
2	Agent's Name	MR S. CLAXTON
	Address and postcode	21 NEW RD SANDHURST BERKS - GU47 8EF
	Phone number	01252-879923.
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.	14 EASTBURY PARK, WINNERSH. READING, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	BRICKS TO MATCH HOUSE GLASS TO ROOF & SIDE.
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. BEANIS

Date 5/Apr/02

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

ADDRESS 14 EASTBURY PARK.

PARISH WINNERSH

(60)

PLOT No. 44.

ORD. SHEET No. SU 7870.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09596	J A Fisher	Dethouse & garage	15. 2. 79	NA L/D
BR11096	"	" " "	29. 10. 79	app NA
38355	MR & MRS GREGORY	S/ST. Ext	16. 9. 91	PD
BRA 11074	"	FILL IN GAP BETWEEN	28. 11. 91	APP
		HOUSE & GARAGE TO		
		ENLARGE KITCHEN		
F/2002/8143	Mr. Beavis	S/St/R Ext - Consen.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074