APPLICATION NO:
F/2002/5628

LOCATION:
10 Grasmere Close, Winnersh Wokingham.

APPLICANT:
Mr/Mrs Robertson C/O Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **11/02/2002**
28 day expiry 15/2/02
APPLICATION WILL HAVE EXPIRED ON:
06/03/2002

CASE OFFICER: ~~Joanna Modlor~~ Francis Leo

Lod APPROVED

740

DO

Ordnance Survey®

Superplan®

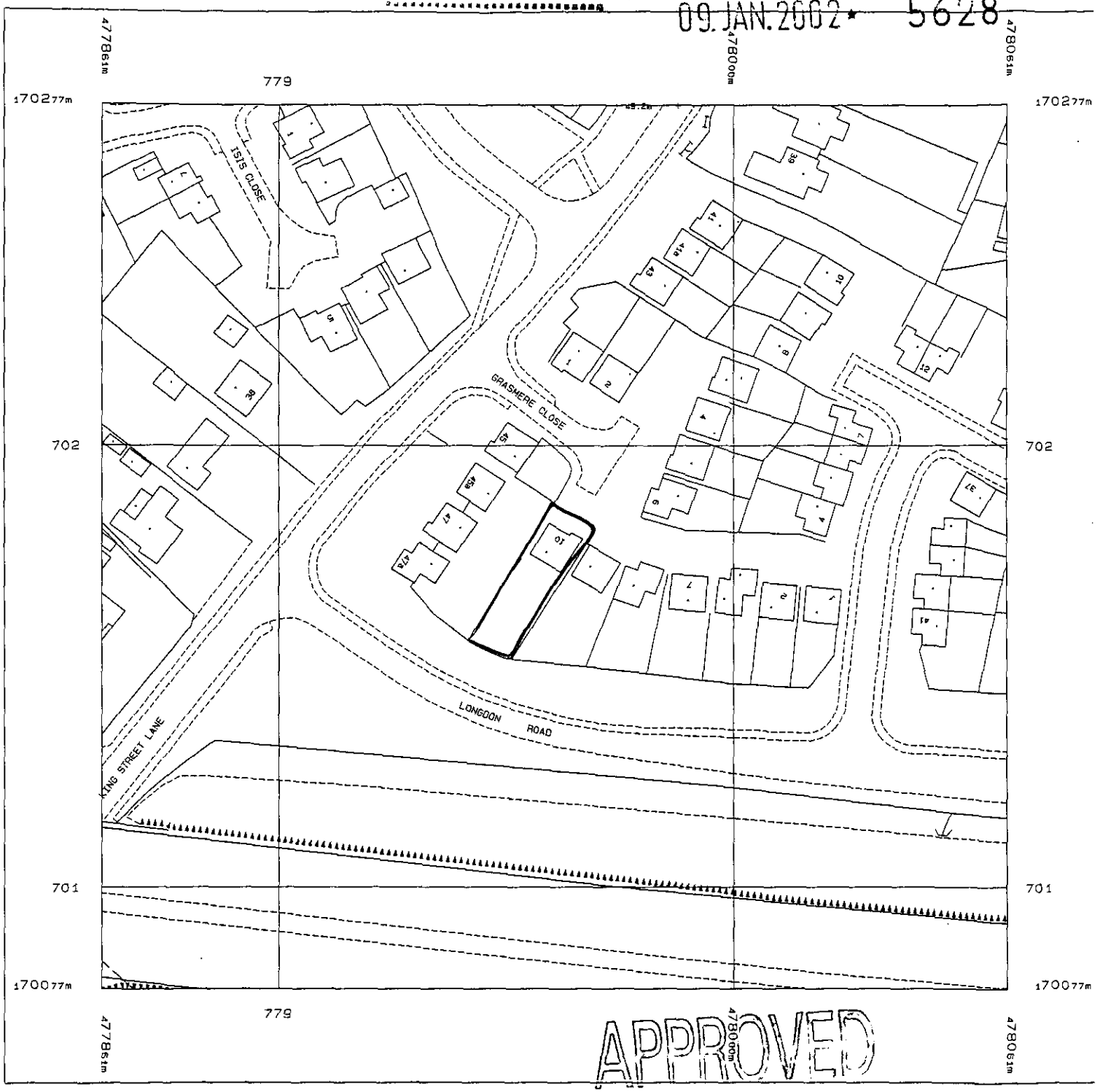
21 DEC 2001
099/09663

Planning Extract - 1

ROBERTSON

Site-centred

09 JAN 2002 * 5628



APPROVED

Produced 20 Dec 2001 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2001.

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS symbol and Superplan are registered trade marks of Ordnance Survey, the national mapping agency of Great Britain.

Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7770SE

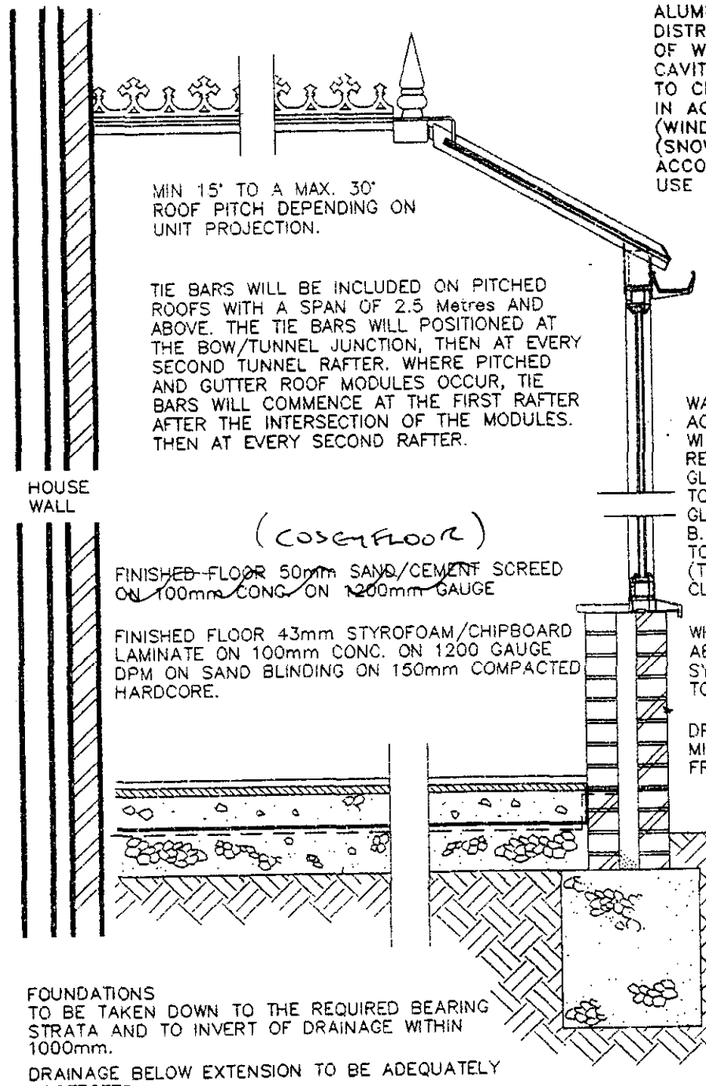
The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 477961 170177

Supplied by: National Map Centre

FLASHING CHASED INTO EXISTING WALL ABOVE LINE OF PROPOSED ROOF.



MIN 15° TO A MAX. 30° ROOF PITCH DEPENDING ON UNIT PROJECTION.

TIE BARS WILL BE INCLUDED ON PITCHED ROOFS WITH A SPAN OF 2.5 Metres AND ABOVE. THE TIE BARS WILL POSITIONED AT THE BOW/TUNNEL JUNCTION, THEN AT EVERY SECOND TUNNEL RAFTER. WHERE PITCHED AND GUTTER ROOF MODULES OCCUR, TIE BARS WILL COMMENCE AT THE FIRST RAFTER AFTER THE INTERSECTION OF THE MODULES. THEN AT EVERY SECOND RAFTER.

FINISHED FLOOR 50mm SAND/CEMENT SCREED ON 100mm CONC. ON 1200mm GAUGE

FINISHED FLOOR 43mm STYROFOAM/CHIPBOARD LAMINATE ON 100mm CONC. ON 1200 GAUGE DPM ON SAND BLINDING ON 150mm COMPACTED HARDCORE.

FOUNDATIONS
TO BE TAKEN DOWN TO THE REQUIRED BEARING STRATA AND TO INVERT OF DRAINAGE WITHIN 1000mm.

DRAINAGE BELOW EXTENSION TO BE ADEQUATELY PROTECTED

ROOF COMPRISES
STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

WALLS CONSTRUCTED IN ACRYLIC MODIFIED PVCu WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. GLAZING IN ACCORDANCE WITH B.S.6262. SEALED UNITS CONFORM TO B.S.S713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

WHERE NEW BASEWALL / BRICKWORK GABLE ABUTTS EXISTING PROPERTY, FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

DPC TO BS 743 AND A MINIMUM OF 150mm FROM GROUND LEVEL.

NOTE:- CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

APPROVED

Anglian Home improvements

PROPOSED . PVCu CONSERVATORY.
AT . . . . . 10 GRASMERE CLOSE
WINNERSH
WORKINGHAM, BERKSHIRE
RG41 5XG
FOR . . . MR AND MRS ROBERTSON

CUSTOMER CONTRACT COPY CHECK. YES ☑

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT. . YES ☑

DATE.	REVISIONS.	BY.
20.12	EAVES 2100	RH
	WIDTH 2678	
	TUNNEL 3063	

DRAWING No. 09909663

DRAWN BY.. GAVIN LEWIN

DATE 12-12-01

BRANCH NAME BASINGSTOKE 01256 844444

SURVEYOR.. RH.11

DATE 20.12.01

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature ..... Date 20/12/2001

Expected Installation Date
(8-10 WKS PLANNING)
(Subject to third party approval being obtained)

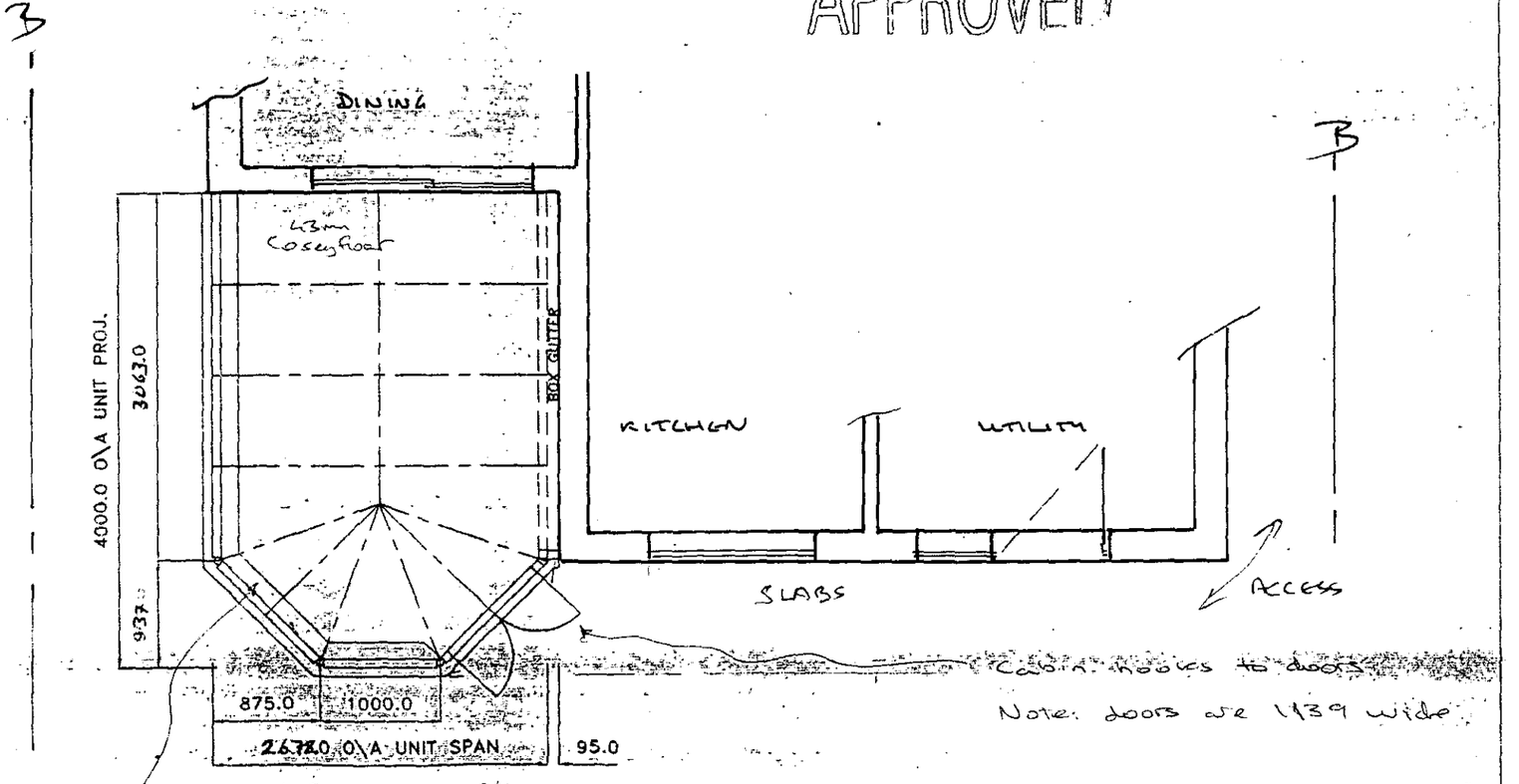
Comments on deferred installation
FIT ASAP AFTER PLANNING GRANTED

Method of payment (Confirmed with Customer)
OPTIONS 120 MONTH
(Anglian does not accept final balance payment by credit card.)

Code

APPROVAL REQUIRED ✓ Where applicable			LOCAL WATER AUTHORITY	YES	NO ☑
PLANNING PERMISSION	YES ☑	NO	RESTRICTIVE COVENANTS	YES	NO ☑
BUILDING REGULATION	YES	NO ☑	HOUSING ASSOC. CONSENT	YES	NO ☑
LISTED BUILDING CONSENT	YES	NO ☑	BUILDERS CONSENT	YES	NO ☑
CONSERVATION AREA	YES	NO ☑	LANDLORDS CONSENT	YES	NO ☑
NEIGHBOURS CONSENT	YES	NO ☑	PARTY WALL ACT	YES	NO ☑

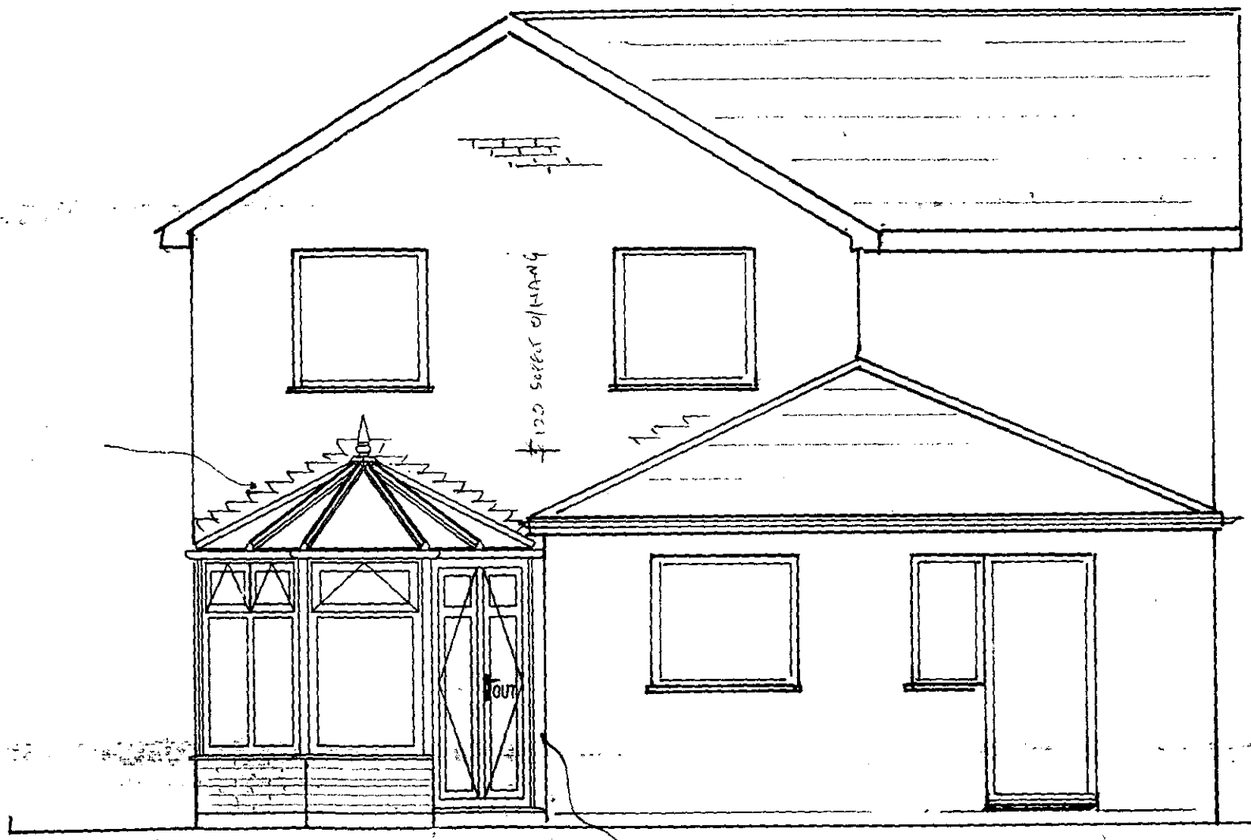
APPROVED



0 10 20 30 40 50 60 70 80 90 100

Customers Signature	Date	Drawing No.	Unit Elevation	Scale	Drawn
H Robertson	20/12/2001	09909663	PLAN LAYOUT / ROOF DETAILS.	1:50	GRL
				Date 12-12-01	Surveyor RH.11

STEPPED FLASHING :
CODE 4 PATINATED LEAD



INFILL BELOW BOX GUTTER ;
UPVC CLADDING OVER TIMBER STUD FRAME

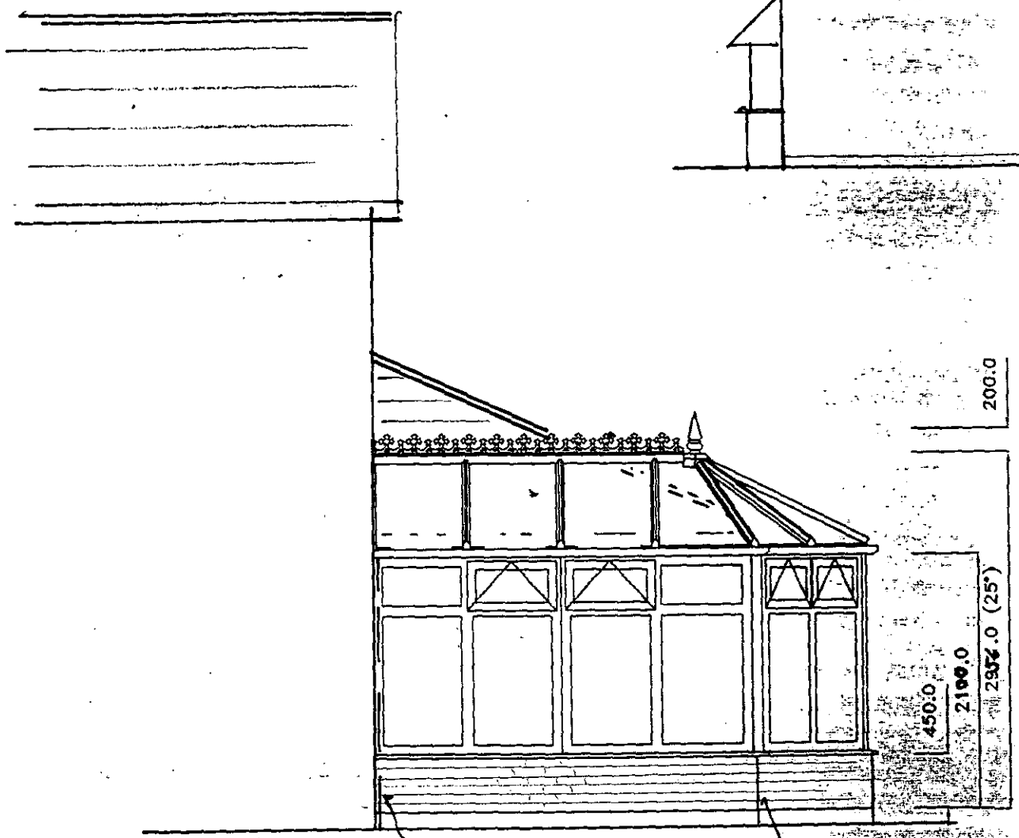
SPECIFICATION:

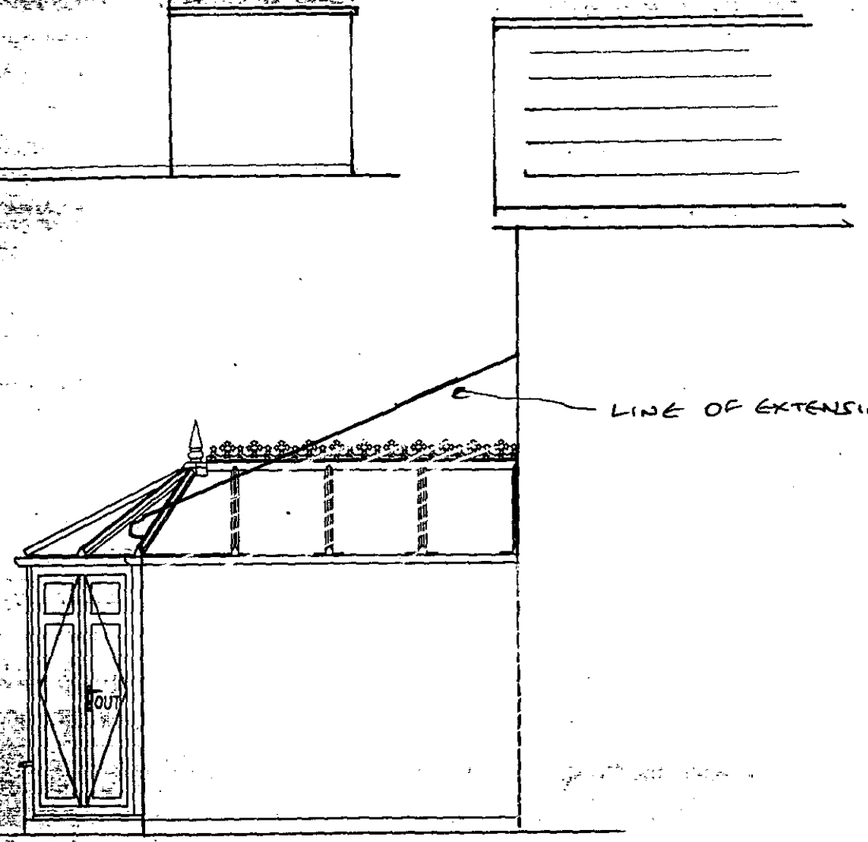
1 No DOUBLE DOOR WHERE SHOWN
5 No TOP HUNG FANLIGHT VENTS WHERE SHOWN
4 No HIGH TRANSOMS WHERE SHOWN
450MM BASE WALL REQUIRED
ROOF PITCH 25°

APPROVED

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale.. 1:50	Drawn GRL
.....	20/12/2001	09909663	REAR	FRONT ELEVATION.	Date.. 12-12-01	Surveyor RH

SIDE ELEV. 1:100





APPROVED

Customers Signature	Date	Drawing No.	Property Elevation:	Unit Elevation:	Scale: 1:50	Drawn: GRL
.....	20/12/2001	09909663	SIDE	SIDE ELEVATIONS.	Date: 12-12-01	Surveyor: R.H.H.

DWG: ENGNTBW	REV: E

SURVEYORS BASE PLAN

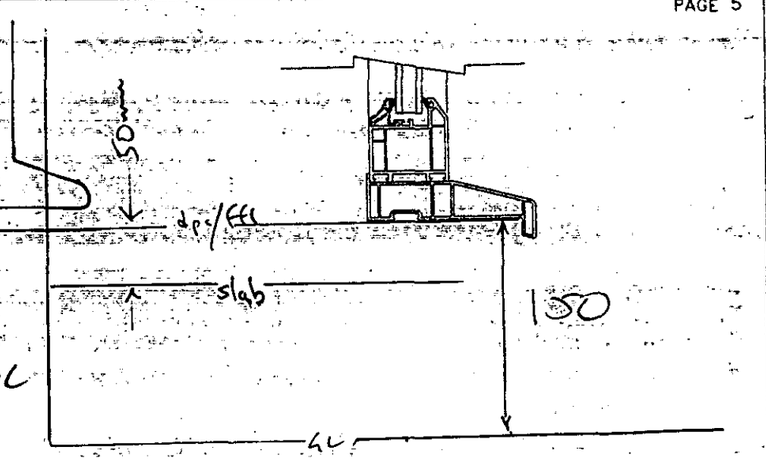
(TO ACCOMPANY ACTUAL BASE PLAN PROVIDED BY CONSERVATORY ADMIN.)

NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).

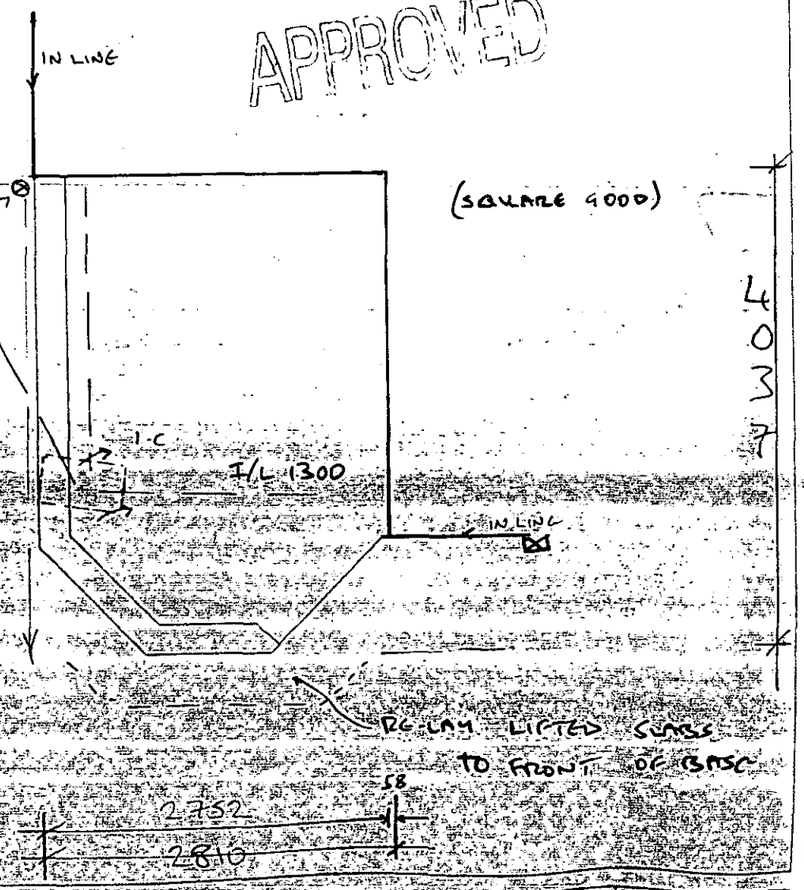
8. I.C.; RAISE AND SEAL. IC NEEDS TO BE CORBLED OVER TO BRING INSIDE BRICKWALL. BLOCKWORK WALLS.
   I/L 1300 mm
   BRIDGE WITH R.C. LINTOLS

9. EXTRA DEPTH FOOTINGS (TO 1350mm) ARE REQ'D ON L.H.S TUNNEL AND 1ST FACE ON LHS.
   1- TO BRIDGE DRAIN RUN
   2. ROOTS OF ORNAMENTAL TREES NEXT DOOR.



- DPC + FFL TO MATCH HOUSE
- DPC + FFL ARE AT SAME HT.
- DUCKSITE 50mm BELOW DPC

APPROVED



NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.

ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

Customers Signature	Date		Drawing No.	Unit Elevation	Scale	Drawn
.....	20/12/2001		09909663	BASE LAYOUT	1:50	GRL
					Date 12-12-01	Surveyor

09 JAN 2002 - 5628

PRODUCT CHECK SHEET.

✓ Where Applicable

PRODUCT: PVCu WHITE KNIGHT [✓] | PVCu DUAL KNIGHT [ ] | PVCu GOLDEN OAK [ ] | PVCu CRUSADER [ ] | EXCALIBUR [ ] | TIMBER [ ]

NOTE - ALL CRUSADER AND EXCALIBUR CONSERVATORIES ARE EXTERNALLY GLAZED.

EXCALIBUR COLOUR: _____ OUT/ _____ IN.

ROOF COLOUR: WHITE OUT/ WHITE IN.

ROOF MATERIAL: POLYCARBONATE [ ] GLASS [✓] TIMBER [ ] GRP [ ] SPACER SILVER

ROOF MATERIAL COLOUR: BRONZE THICKNESS: 20 GLASS SPEC: PILKINGTON K/ANTI-SUN

ROOF VENT: YES [ ] NO [✓] QUANTITY: _____ MANUAL [ ] AUTOMATED [ ] RIDGEFLOW: YES [ ] NO [✓]

NUMBER OF DOWNPIPES: 1 POSITION: L/H [✓] R/H [ ] INTERMEDIATE [ ]

HANDLE COLOUR: SILVER [ ] WHITE [ ] GOLD [✓] BLACK [ ] TYPE: STRAIGHT [✓] CURVED [ ]

DENTIL MOULDING: YES [ ] NO [✓]

THRESHOLD: LOW [✓] HIGH [ ] WHEELCHAIR [ ]

SPECIAL GLASS TO FRAMES AND LOCATION: PILKINGTON K (If Required)

OBSCURE GLAZING PATTERN AND LOCATION: _____ (If Required)

S.G.O.: YES [ ] NO [✓] LOCATION AND PATTERN No.: _____ (If Required)

WINDOW BOARDS: HARDWOOD [ ] PVCu [ ] WHITE DURABOARD [ ] MAHOGANY DURABOARD [✓] GOLDEN OAK DURABOARD [ ] LIGHT OAK DURABOARD [ ] TILED [ ]

ADDITIONAL PRODUCT / PHYSICAL BARRIER: PVCu [ ] HARDWOOD TIMBER [ ] SOFTWOOD TIMBER [ ]

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: _____ INC. CILL.

WIDTH: _____

GLASS TYPE. _____

HANDLES: _____

CILL TYPE: _____

THRESHOLD: _____

ADDITIONAL INFORMATION

THIRD PARTY APPROVAL

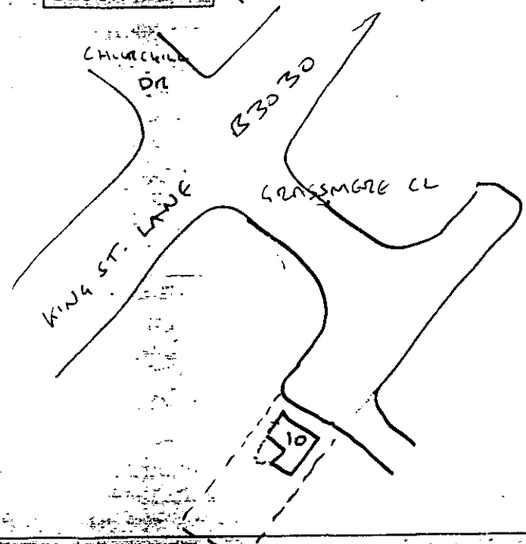
LOCAL COUNCIL [✓] HOUSING ASSOCIATION [ ] BUILDER [ ] OTHER [ ]

ADDRESS - WOKINGHAM D.C.

EXTENSION TO PROPERTY > 70m³

FRONTING PUBLIC HIGHWAY

BLOCK PLAN (NOT TO SCALE)



APPROVED

ADDITIONAL PRODUCT.

DESIGN-VIEWED EXTERNALLY.

MANUFACTURING SIZES.

HEIGHT: _____ INC. CILL.

WIDTH: _____

GLASS TYPE. _____

HANDLES: _____

CILL TYPE: _____

THRESHOLD: _____

ADDITIONAL INFORMATION

Customers Signature	Date		Drawing No.	Description	Scale	Drawn
[signature]	20/12/2001		09909663	CHECK SHEET.	N/A	GRL
					Date. 12-12-01	Surveyor. [signature]

09.JAN.2002 * 5628

SCHEDULE OF WORKS

✓ WHERE APPLICABLE

PRODUCT POSITION: REAR ✓ SIDE ☐ FRONT ☐ FINISHED FLOOR LEVEL: SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY): SIDE GATE

ALAN CLEWSTON 01189 746000 — BRICK STONE

EXISTING PROPERTY FOUNDATION TYPE: SOME BALLAST / SOME CLAY IN

COUNCIL TEL. NO. & POINT OF CONTACT : ALAN

BRICK TYPE (IF KNOWN): LBC HEATHER

	YES	NO	DETAILS
Skip Required	✓		ON ROAD / DRIVE ON BOARDS ROAD NOT SUITABLE
Remove Site Obstruction		✓	TYPE : _____ VOLUME : ___
Trees	✓		TYPE : ORNAMENTAL 5m HIGH DISTANCE FROM UNIT: : 5m
Full Base	✓		
Extra Depth Foundations	✓		TOTAL DEPTH : 1.3m x 3 LINEAR METRES
Break Up Hardstanding	✓		TYPE : 450mm SLABS AREA (m²): ___
Excessive Earth Removal		✓	QUANTITY : _____
Retaining Wall		✓	HEIGHT : ___ LENGTH : ___
Rainwater Drainage	✓		Soakaway ✓ Connect To Existing ☐ Other ☐ ___
Manhole, Plastic/(Brick)/Concrete	✓		RAISE & SEAL / MOVE INVERT DEPTH : 1300 + CORBEL OVER
Gulley/Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST ROUND / SQUARE COLOUR : ___ DIAMETER : ___
Box In Pipes		✓	
Additional Height On Base At Front Of Unit		✓	Maximum height from original ground level to FFL of conservatory : ___
Suspended Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish	✓		BRICK / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / PLASTER
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : RE-LAY LIFTED SLABS 1 DEEP TO FRONT + CUT & RE-LAY SLABS TO SIDE
Steps / Landing		✓	TOTAL RISE : ___ QUANTITY : ___
Ballustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : ___ POSITION : ___
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCU / STEEL / TILE SPECIFY : ___
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : ___
Physical Barrier By Anglian / Customer		✓	TYPE : ___
Plaster House Wall		✓	QUANTITY : ___ m²
Screed Floor By Anglian		✓	QUANTITY : ___ m² SQUARED OFF / OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : ___ QUANTITY : ___ m² SQUARED OFF / OVERALL UNIT
Coseyfloor	✓		QUANTITY : ___ m² ADDED
Skirting Board		✓	SIZE : ___ PVCU / TIMBER
Existing Balanced Flue		✓	TYPE : ___ DIST. FROM UNIT : ___
Electrics	✓		SPECIFY : 2 x D/S 2 x W/L
Plumbing		✓	SPECIFY : ___
Additional Work		✓	SPECIFY : ___

Customers Signature	Date		Drawing No.	Description.	Scale.	Drawn.
			09909663	CHECK SHEET.	N/A	GRL
					Date. 12-12-01	Surveyor.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr and Mrs Robertson
C/O Anglian Home Improvements
Conservatory Admin Dept
Po Box 65
Norwich
Norfolk
NR6 6EJ

Application Number: F/2002/5628

Parish: **WINNERSH**

Location: **10, Grasmere Close, Winnersh, 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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

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.

5628

Completed app

ENVIRONMENT AGENCY

Our Ref : SP/2002/005180-1/1
Your Ref : F/2002/5628

Date : 15 February 2002

PLANNING SERVICES	53237
PCL	TLS
DC FL	SMF
APP	
CS	
18 FEB 2002	
COPIES TO	ACK.
	FILE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Joanna Medler

SINGLE STOREYCONSERVATORY EXTENSION TO DWELLING
10 GRASMERE CLOSE, WINNERSH, WOKINGHAM, BERKSHIRE

Thank you for your letter dated 18 January 2002, received on 22 January 2002. Please quote the following reference in any correspondence: SU77SE/4/1. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU782703	140m	Sandstone Close	Inert

In view of the age and type of fill material it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Wildlife Protection

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely



JO MARSHALL
Planning Liaison Officer

CC: Conservatory Admin Dept Anglian Home Improvments

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

Tel: (0118) 974 6502

Date: **18 January 2002**

My ref: F/2002/5628

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5628
10, Grasmere Close, Winnersh, 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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM
Case officer: **Joanna Medler** Application Number: **F/2002/5628**
10, Grasmere Close, Winnersh, 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 Bray

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

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

Tel: (0118) 974 6502

Date: **18 January 2002**

My ref: F/2002/5628

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2002/5628
10, Grasmere Close, Winnersh, 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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2002/5628**
10, Grasmere Close, Winnersh, 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 Turner

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

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

Tel: (0118) 974 6502

Date: **18 January 2002**

My ref: F/2002/5628

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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/2002/5628
10, Grasmere Close, Winnersh, 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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2002/5628**
10, Grasmere Close, Winnersh, 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 Siggery

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

Received by Wokingham District Council

Application No: F/2002/5628

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

Location:
10, Grasmere Close, Winnersh, 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/2002/5628 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2002. 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

18 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5628
CASE OFFICER: Joanna Medler

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

FROM: Joanna Medler 22 JAN 2002

DATE: 18 January 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5628

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

Site Address: 10, Grasmere Close, Winnersh, Wokingham.

Applicant: Mr/Mrs Robertson C/O Anglian Home Improvements.

Your observations are required in respect of this application **by 11/02/2002** .

No comments

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK
	FILE

SIGNED: _____ DATE: 06.02.02

Clerk To Winnersh Parish/Town Council.

Application Number F/2002/5628
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

Francisko

SITE ADDRESS: 10 Grasmere Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5628

OFFICER: ~~Joanna Medlor~~

DATE OF SITE VISIT: 8/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 Storey detached properties with integral Garage. open front.

3. DESCRIPTION OF SITE/BUILDING

2 storey integral garage, 1st floor extn over garage, single ~~storey~~ storey rear extn.
Car parking for 3 cars

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 9. Shielded by a single storey rear extn to the, to the East.
To the west 1.8m high timber fence.

5. SITE CONSTRAINTS

TREES

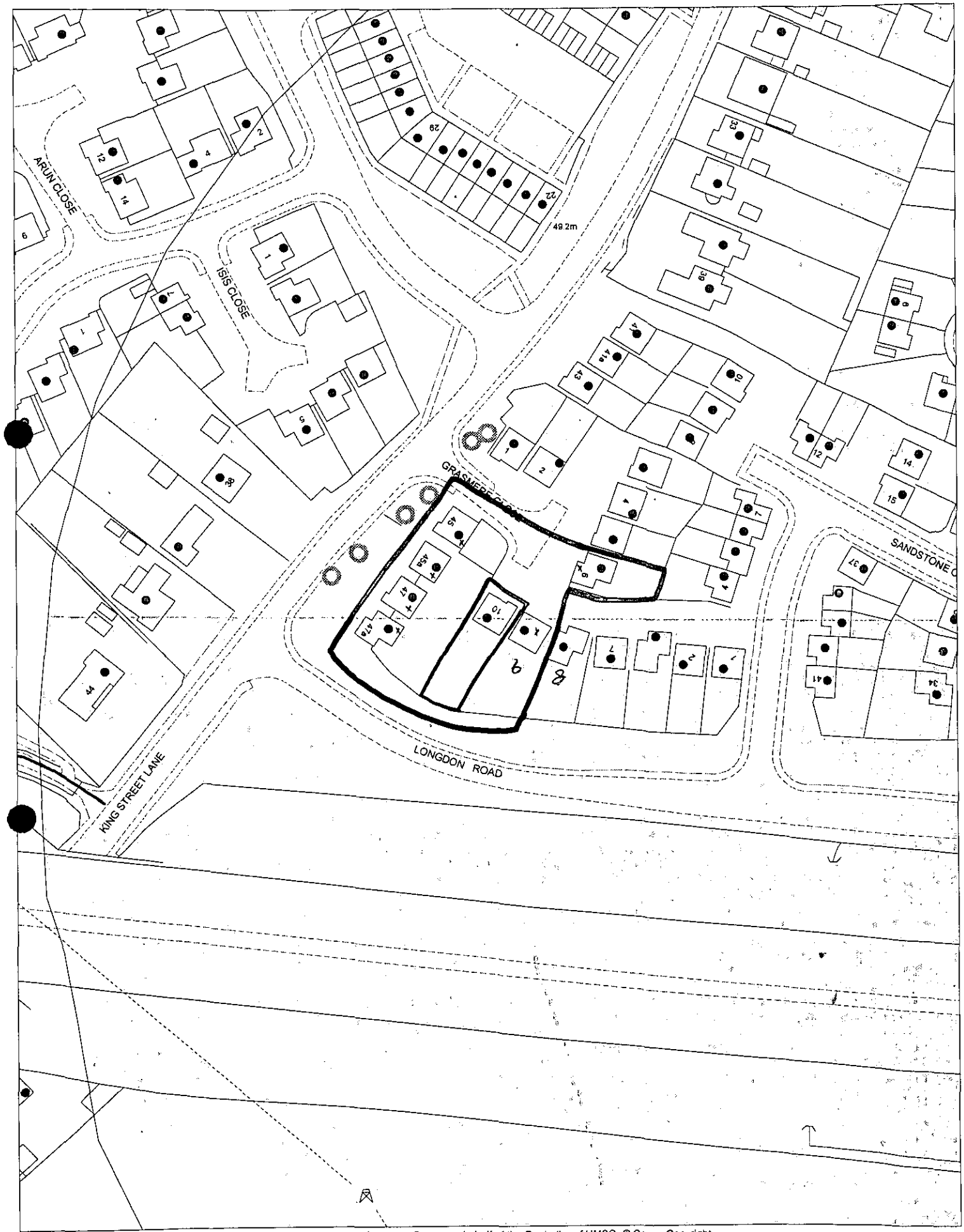
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS

09.JAN.2002 5628



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
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.
15 January 2002

Scale: 1 : 1250

N
W E
S

WORK SHEET FOR : Joanna Medler

Application Number : F/2002/5628

Applicant : Mr/Mrs Robertson C/O Anglian Home Improvements.

Location : 10, Grasmere Close, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		8 Feb 02

Date of Neighbour Notifications : .....

Date of Site Visit : 8/2/02

Date Registered : 09/01/2002

Earliest Date for Decision : 11/02/2002

Latest Consultation Date/Site Notice Expiry Date : 11/02/2002

This application will have expired on: 06/03/2002. 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 :

Winnersh Parish Council : no ~~obj~~ comment.

Planning Issues :

LBE1 LBE2

WOS7, WBE1

ENV1

Application Number: F/2002/5628 **Officer : Francis Leo**
10 Grasmere Close
Winnersh, Workingham

Appraisal :

Development
For a single storey rear extension to dwelling to form conservatory.

The site is a detached property located in the identified settlement within the Loddon Area Plan.

Impact upon neighbouring properties
The site has a single storey rear extension approved in 1991 located on the eastern side of the dwelling. The proposed conservatory would fill the area on the western side, hence would have no affect on adjoining property no 9. On the western side the boundary fence is 1.8m high and the proposal is located 1.3m inside the boundary. The nearest adjoining property to the west is 13m away. The proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposal is at the rear and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5628

Appraisal :

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

Application Number : F/2002/5628	Map No : 59
Case Officer : JKM	Site Area : 0.04
Valid Date : 9/01/02	Received Date: 09/01/2002

Level : Delegated Application

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

Location : 10, Grasmere Close, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr/Mrs Robertson C/O Anglian Home Improvements.

Fee Required: £95 Fee Received: £95 (2)

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	ELEVATION FROM FRONT OF DWELLING TO SHOW PROTRUSIONS FROM REAR.		
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

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 ✓ - LANDFILL SITE 250m CONSULTATION

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-appn

NEIGHBOURS

S/N + see map

5628
09. JAN. 2002 * 5628

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

7th January 2002

Our ref: AT 099/09663 Robertson

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: 10 GRASMERE CLOSE, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5XG

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including a cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PA1

Environmental Services

For office use only
Application number 09. JAN. 2002 * 5628

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	MR + MRS ROBERTSON
	Address and postcode	10 GRASMERE CLOSE WINNERSH, WOKINGHAM BERKSHIRE RG41 5XG.
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT PO BOX 65 NORWICH NR6 6EJ
	Phone number	01603 420780
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.	10 GRASMERE CLOSE WINNERSH WOKINGHAM BERKSHIRE RG41 5XG.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT A PVCu CONSERVATORY TO REAR OF PROPERTY.
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.	WALLS: WHITE PVCu ROOF: BRONZE TOUGHENED GLASS.
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. N/A	Yes ☐ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A.	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: [signature]

on behalf of MR + MRS ROBERTSON

Date 07/01/02

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

ADDRESS 10 GRASMERE CLOSE PARISH WINNERSH

PLOT No. 13 ORD. SHEET No. SU 7770 59

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/122/69	MRS. J. PHILLIPS	O/L.	30.10.69	REF
21468	MR. D. J. RUDD	O/L.	15.11.84	CIA
25994	THAMES WEY	DET. HOUSE & GARAGE	29.10.86	REF
26778	"	"	8.1.87	REF
28274	"	SOUND ATTENUATING FENCE ON MOTORWAY LAND (21468)	6.11.87	REF
29574	"	"	6.4.88	CIA
29869	"	LANDSCAPING	21.12.88	CIA
380443	WDR. MR. WELLS			
BRA 10587	"	2/St. Lt	29.7.91	APP
BRA 10936	"	2/St Lt.	28.10.91	APP

DATE OF COMPLETION

MINISTRY DECISION 0/122/69 - APPEAL ALLOWED - 15-9-83 25994 - APPEAL ALLOWED - 3.3.88

SPECIAL ORDERS

DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/5628**
CASE OFFICER: **Joanna Medler**
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				