APPLICATION NO:
F/2002/5803

LOCATION:
19 Harvest Drive, Sindlesham Wokingham.

APPLICANT:
Mr & Mrs Bird C/O Excel Design Ltd

PROPOSAL:
Proposed erection of single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **02/03/2002**
28 day expiry - 6/3/02
APPLICATION WILL HAVE EXPIRED ON:
01/04/2002

CASE OFFICER: ~~Louise Smith~~ FL

Listing Exp 6/3/2

REFUSED

5,923

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Bird
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2002/5803

Parish: **WINNERSH**

Location: **19, Harvest Drive, Sindlesham, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its design and appearance would result in an insensitive extension to a building located in a Conservation Area and rural area also designated as Green Gap Wedge. As such, the proposed development would be contrary to policies LBE1, LBE2, LC1, LC19 and LTV2 of the Loddon Area Local Plan, policies WCC1, WCC2, WCC7, WOS3 and WHE5 of the Wokingham District Local Plan (Deposit Draft) and to policies C2, C6 and EN5 of the Berkshire Structure Plan.

Informative

1. You are advised to discuss with the Local Planning Authority an alternative scheme where the reason for refusal could be overcome.

Informative

2. You are reminded that a separate application for Conservation Area Consent would be required for the alteration of a building in a Conservation Area (i.e. alteration to main roof at the rear).

Informative

3. 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 Policies C2, C6 and EN5.
Loddon Area Local Plan Policies LBE1, LBE2, LC1, LC19 and LTV2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7, WOS3 and WHE5.

Anna Cronin
Head of Planning & Transportation
Date: 22/03/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5803

Applicant : Mr & Mrs Bird C/O Excel Design Ltd.

Location : 19, Harvest Drive, Sindlesham, Wokingham.
Proposal : Proposed erection of single storey rear extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 11/2/02

Date Registered : 04/02/2002

Earliest Date for Decision : 02/03/2002

Latest Consultation Date/Site Notice Expiry Date : 02/03/2002

This application will have expired on: 01/04/2002. 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 :

Urban Design and Conservation } object to the proposal.

Winnersh Parish Council } no comment

Planning Issues : Green Gap Wedge / Countryside / Rural / CA.

LLP : LBE1, LBE2, LC1, LC19, LTV2

WDLP : WCC1, WCC2, WCC7, WOS3 and WHE5.

BSP : C2, C6, EN5.

Rural area/adj. building
of CA
Delete
check policies



Application Number: F/2002/5803 **Officer : Francis Leo**
19 Harvest Drive, Sindlesham, Wokingham

Development
Proposed erection of a single storey rear extension to form conservatory. It measures 3.8m in width x 2.7m in depth x 4.3m in height. The proposal also includes the alteration of the main roof at the rear in the form of a dormer to accommodate the pitched roof of the conservatory.

19 Harvest Drive, a terraced property is located within the Sindlesham Conservation Area designated in 1993. The site is part of the rear garden of no 19 Harvest Drive located in the Green Gap Wedge/Rural/Countryside within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
The proposed conservatory is located nearer to the northern boundary of the site beyond which the area is open rural land. The nearest property to the north is no18 some12m away and would not face the proposal directly. In addition the visibility of the conservatory would be minimised by the timber boundary fence to the north which is 1.8m high. In view of the above it is considered that the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The site adjoins Sindlesham Conservation Area and is part of a larger development permitted in 1998 (application no 98/67237/F). The site was formerly used as stables converted to terraced houses and a few dwellings. Its design is simple and emulates the appearance and character of stable buildings. Sindlesham Conservation Area boundary to the east runs along the rear building line of the terraced properties from nos 19-21. Because of the sensitive nature of the area in which the site is located, adjoining the Rural/Countryside open land, permitted development rights in accordance with Schedule 2, Part 1, Classes A and B to the Town and Country Planning (General Permitted Development Order) 1995 were revoked.

Policy EN5 of Berkshire Structure Plan (Areas of Special Character including Conservation Areas) provides protection from changes that are damaging to their character and appearance. Policy WHE5 of Wokingham District Local Plan (Alterations and extensions to traditional buildings in Conservation Areas) item G in particular states that ' The siting of extensions should not detract from the traditional integrity of the building or its relationship with other buildings or open spaces within Conservation Areas'.

The design of the proposed development would not be in-keeping with the simple character and appearance of the existing building and hence would have an adverse impact upon the character of the area.

Recommendation : approval ☐ **Refusal** ☑

Application Number F/2002/5803
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Reason for refusal **The proposed development by virtue of its design and appearance would result in an insensitive extension to a building located in a Conservation Area and rural area also designated as Green Gap Wedge. As such, the proposed development would be contrary to policies LBE1, LBE2, LC1, LC19 and LTV2 of the Loddon Area Local Plan, policies WCC1,WCC2, WCC7,WOS3 and WHE5 of Wokingham District Local Plan and policies C2,C6 and EN5 of Berkshire Structure Plan.**
			(2) You are reminded that a separate application for Conservation Area Consent would be required for the alteration of a building in a Conservation Area (ie alteration to main roof at the rear).

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2, LC1, LC19, LTV2
~~SOUTH EAST AREA LOCAL PLAN POLICIES~~:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WCC1, WCC2, WCC7, WOS3, WHE5
~~GREEN BELT LOCAL PLAN POLICIES~~:	
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6, EN5
~~MINERALS LOCAL PLAN POLICIES~~:	

(3)

(1) You are advised to discuss with the LPA on possible alternative scheme where the reason for refusal could be overcome

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 22/3/02

Aesthetics of rear view?

Conservation Area, Green Gap, Rural, Countryside

RECORD OF SITE VISIT

Gdn not in conservation area

SITE ADDRESS: 19 Harvest Drive Sindlesham Wokingham.

APPLICATION NUMBER: F/2002/5803

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/2/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

Barn conversions ?

2. DESCRIPTION OF SURROUNDINGS
v. rural style houses
Residential estate - terraced traditional properties bungalows (loft conversions) - steeply pitched roof

3. DESCRIPTION OF SITE/BUILDING
Red brick, brown roof tile.
end terrace dwelling - open land to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES
2m cb fence boundaries to enclose rear garden.
Shed to rear left boundary of property. pitched roof. (c. 2.2m eaves c.3m ridge)

5. SITE CONSTRAINTS

existing floorspace = 134.4m²
proposed extension = 8.94m²
= 6.6% increase

TREES N/A

ACCESS/PARKING – private car park 1 space c.7% increase

LEVELS Same

BOUNDARY TREATMENT as above

OTHERS Similar Extensions - no other conservatories along 19-21 or 14-18, or rear s/s extensions and of any form outbuildings/sheds

Parallel roofline to existing

Will be very visible from car park to side

Reservations towards design -
v. bulky - dominating feature esp roof gable extension
in long views.

Received by Wokingham District Council

Application No: F/2002/5803

Proposal:
Proposed erection of single storey rear extension to form conservatory.

Location:
19, Harvest Drive, Sindlesham, 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/2002/5803 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2002. 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

06 February 2002

FROM: Louise Smith

DATE: 06 February 2002

- 8 FEB 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5803

Proposal: Proposed erection of single storey rear extension to form conservatory..

Site Address: 19, Harvest Drive, Sindlesham, Wokingham.

Applicant: Mr & Mrs Bird C/O Excel Design Ltd.

Your observations are required in respect of this application **by 02/03/2002** .

No comments

27 FEB 2002

SIGNED: _____ DATE: 27.02.02

Clerk To Winnersh Parish/Town Council.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Louise Smith

Date: 06 February 2002 07 FEB 2002

Application Number: F/2002/5803

Proposal: Proposed erection of single storey rear extension to form conservatory..

Site Address: Winnersh
19, Harvest Drive, Sindlesham, Wokingham.

Applicant:
Mr & Mrs Bird C/O Excel Design Ltd.

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

No 19 HARVEST DRIVE IS PART OF A GROUP OF FARM BUILDINGS, RECENTLY CONVERTED TO RESIDENTIAL USE.

PERMITTED DEVELOPMENT RIGHTS WERE REMOVED FROM THE FORMER FARM BUILDINGS "TO SAFEGUARD THE AMENITIES OF THE NEIGHBOURING RESIDENTS AND THE LOCALITY". — CONDITION 4 OF CONSENT.

I CONSIDER P.D. RIGHTS WERE REMOVED TO PREVENT THIS FORM OF INCREMENTAL EXTENSIONS TO THE SIMPLE FARM STRUCTURES, WITIN THE CONSERVATION AREA: THE EXTENSION WOULD HAVE AN IMPACT ON THE GREEN GAP.

I COULD NOT SUPPORT THE PROPOSAL.

Harold Sanders
20.02.02.

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

Tel: (0118) 974 6463

Date: **06 February 2002**

My ref: F/2002/5803

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/2002/5803
19, Harvest Drive, Sindlesham, Wokingham.
Proposed erection of single storey rear extension 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 **Louise Smith** on **(0118) 974 6463.**

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5803**
19, Harvest Drive, Sindlesham, Wokingham.
Proposed erection of single storey rear extension 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**********

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

Tel: (0118) 974 6463

Date: **06 February 2002**

My ref: F/2002/5803

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
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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5803**
19, Harvest Drive, Sindlesham, Wokingham.
Proposed erection of single storey rear extension 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 6463

Date: **06 February 2002**

My ref: F/2002/5803

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/2002/5803
19, Harvest Drive, Sindlesham, Wokingham.
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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5803**
19, Harvest Drive, Sindlesham, Wokingham.
Proposed erection of single storey rear extension 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**********

* PRE-APP ATTACHED *

Application Number : F/2002/5803	Map No : 67
Case Officer : LS	Site Area : 0.02
Valid Date : 4/02/02	Received Date: 04/02/2002

Level : Delegated Application

Description : Proposed erection of single storey rear extension to form conservatory.

Location : 19, Harvest Drive, Sindlesham, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr & Mrs Bird C/O Excel Design Ltd.

Fee Required: £0 Fee Received: £0 P.D See letter attached

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 If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

CONSERVATION OFFICER ✓

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

NEIGHBOURS

S/N. + see map

OTHERS

Conservation Area / Green Gap and Wedge

Rural Area / Countryside

Pre-app attached

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 3 July 2001
My ref: NB/ME/Winnersh/Pre App

04.FEB.2002

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

Mr Bird
19 Harvest Drive
Sindlesham
Wokingham
Berks
RG41 5RF

Dear Mr Bird,

PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY AT 19 HARVEST DRIVE, WINNERSH

I refer to your letter received on the 18 June 2001 with reference to the above.

As our previous letter to you dated 22 June 2001 states, the proposed conservatory would require planning permission.

Having reviewed your proposals, I feel that officers may favourably consider some form of conservatory. You should note that as the above property lies on the edge of Sindlesham Conservation Area, the proposed conservatory should have respect to the roof forms, proportions and materials of the surrounding properties.

In addition, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M Evans
Principal Planning Enforcement Officer

04.FEB.2002 5803

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 22nd June 2001
My ref: DL/MLT/WINNERSH/PD



Mr Bird
19 Harvest Drive
Sindlesham
Wokingham
Berks
RG41 5RF

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Bird

RE: PROPOSED ERECTION OF CONSERVATORY AT 19 HARVEST DRIVE, WINNERSH.

I refer to your letter received on the 18th June 2001 with reference to the above.

I can confirm that due to a condition on the original planning permission for your property, the proposal outlined in your letter would require planning permission. However, please note that provided there have no previous extensions or outbuildings constructed you would be exempt from any application fees payable.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dan Ledger on the above direct line number.

Yours sincerely,

Dan Ledger
Technical Assistant
Enclosure: Planning Application Forms

04.FEB.2002 5803

Drawing List

Drawing Number		Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	
7	Notes 3	
8	Front Elevations	
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Second Floor Plan	
17	Section	
18	Section	

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION: Drawing List	
PROJECT:	Rear extension to form conservatory.	SCALE:	DRAWING No: 02745/ 2
DATE:	January 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel DeSign

These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations, design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Suspended slab resting on inner skin of cavity walls and internal walls, thickness and reinforcing specification to local authority approval. Remove all vegetation below slab.

4. EXTERNAL WALLS
Facing brickwork to match existing, 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

6. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator. Conservatory to be constructed in white uPVC

7. PITCHED ROOF
Plain tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. 150 x 50 rafters at 400 mm c-c on 200 x 25 lay boards.

8. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION: Notes	
PROJECT:	Rear extension to form conservatory.	SCALE:	DRAWING No: 02745/ 5
DATE:	January 2002	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

Client:

Mr and Mrs Bird
19 Harvest Drive
Sindlesham
Berkshire

Project:

Rear Extension to Form Conservatory

Location:

19 Harvest Drive
Sindlesham
Berkshire

Excel Design
XL01745

1959/a

04.FEB.2002* 5803

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS BIRD.
	ADDRESS	19 HARVEST DRIVE
		SINDLESHAM.
		BERKSHIRE
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	19 HARVEST DRIVE
		SINDLESHAM.
		BERKSHIRE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	REAR EXTENSION TO
		FORM CONSERVATORY

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 MATERIAL TO BE USED — AS SHOWN ON DRAWINGS

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓

SEE LETTER FROM WDC DATED 22nd June 01 Inc with application

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓
✓
✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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 [signature] ON BEHALF OF Mr & Mrs BIRD

DATE 18-1-02

19, 20, 21

ADDRESS HARVEST DRIVE **PARISH** WINNERSH

PLOT No. 22, 23, 24 **ORD. SHEET No.** SU. 7767 6

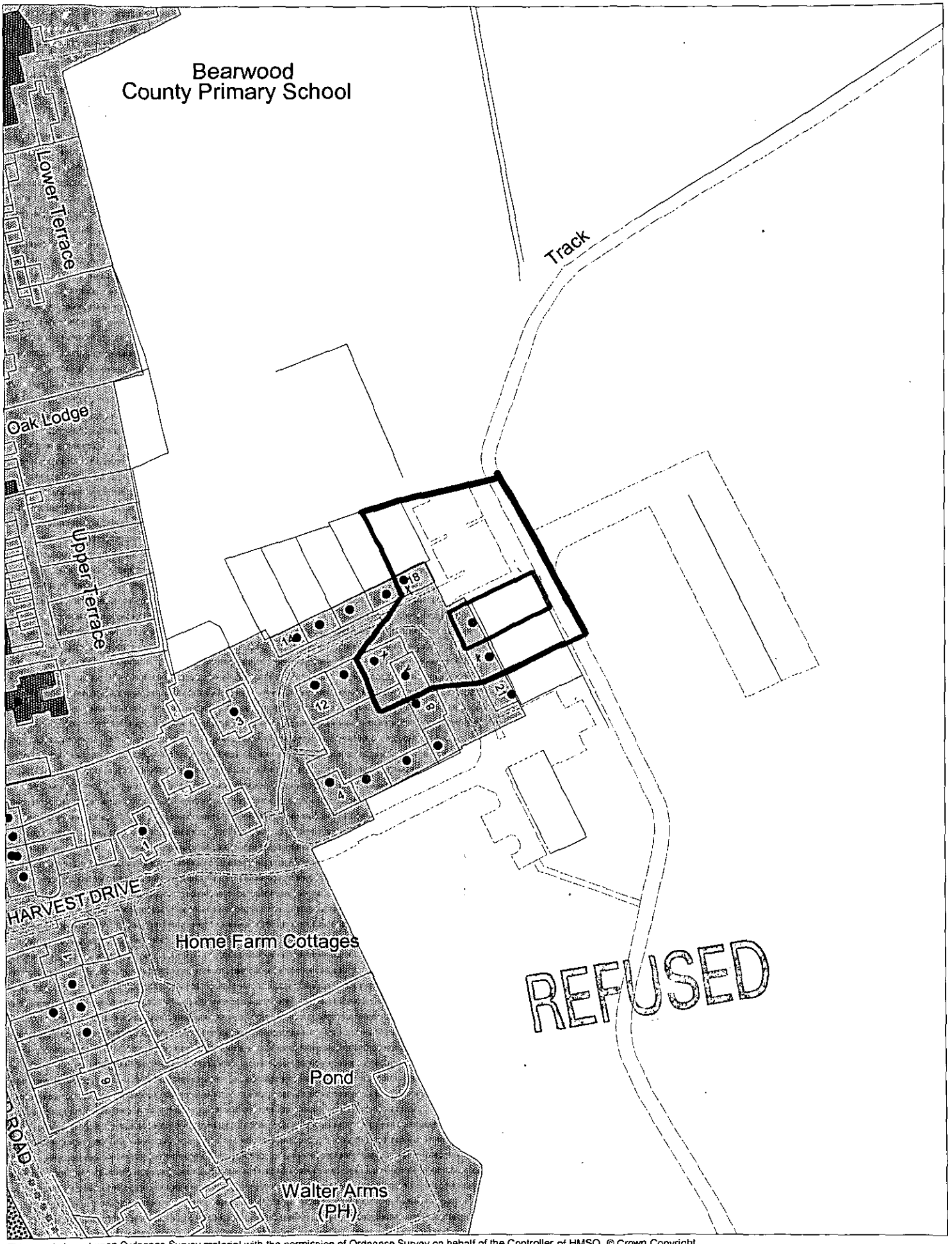
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/65841/F	HUDSCOTT ESTATES	CONV. FARM BLDGS TO 14 RES + 5 " B1/B2	17.12.97	R
97/65842/F	"	"	17.12.97	R
98/67236/A	" 3	TERRACED HOUSE + GARAGING	4.9.98	C
98/67237/F	"	"	8.3.99	C
C/67237/09	HUDSCOTT ESTATES (EAST) LTD	DETAILS TO COMPLY WITH COND. 09 FOR ACCESS RD.	31.3.99	A
C/67237/11-17	" "	DTOC (11-17) Hard & Soft Landscaping	09.12.99	7
C/67237/23	" "	DTOC (23) Exterior Materials (paint)	25.06.99	1
F/2002/5803	Mr. & Mrs. Bird (No. 19)	Erect S/SH R Ext.		

MINISTRY DECISION

SPECIAL ORDERS No 19. PD Enq - Conservatory - Mr Bird - 22/6/01 (Y)
PD Enq - No 19 - Conservatory - Mr Bird - 3/7/01 (Y)

04.FEB.2002 5803



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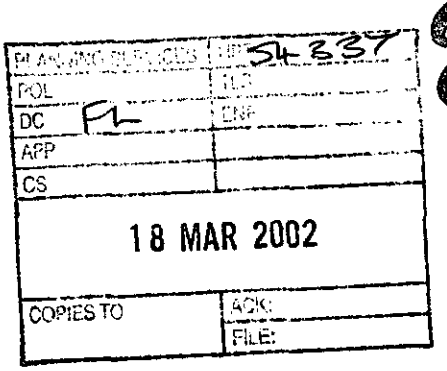
Development Control Section, Environmental Services, Wokingham District Council.
5 February 2002 Scale: 1 : 1250

5803



Excel Design
DESIGN FOR CONSTRUCTION

Mr Leo
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 00745
Your ref. F/2002/5803

15th March 2002

Dear Mr Leo

Re: 19 Harvest Drive, Sindlesham.

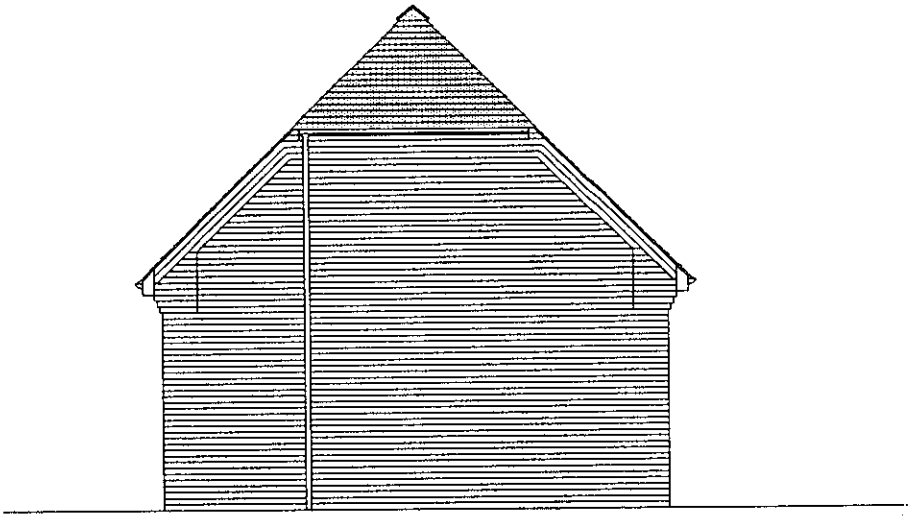
Further to our recent telephone conversation, please find enclosed our amended drawings 9A, 10A, 11A and 12A.

We hope these amendments satisfy your requirements.

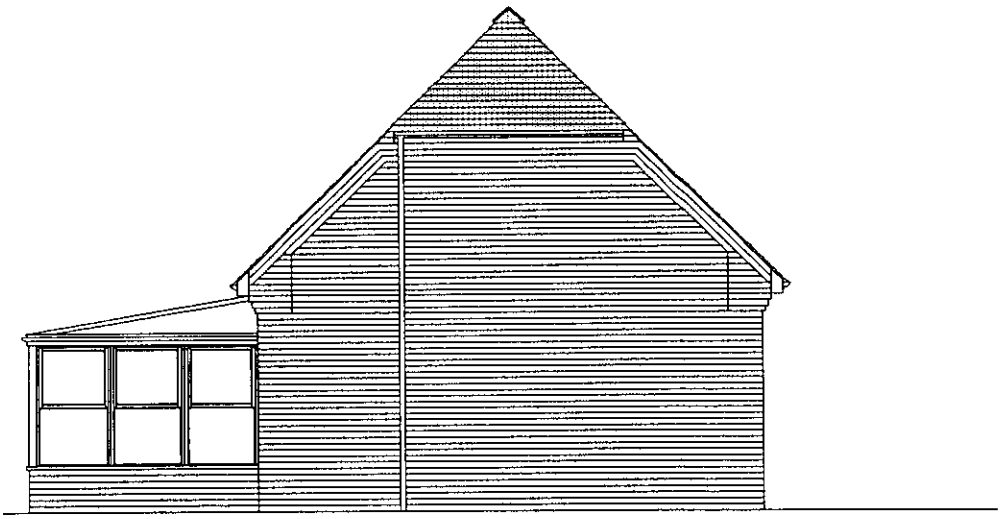
Yours sincerely

George Avis

17 Gorse Ride South | Finchampstead | Wokingham | Berkshire RG40 4EH | UK | Phone: 0118 973 7336 | Fax: 0118 973 4175
Directors: C. Avis. and G. F. S. Avis (Managing Director) *Associate of the Chartered Institute of Building.* Excel Design Ltd . *Company registration number:* 3249201



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION
(Left side when viewed from front)

PLANNING SERVICES	PDT
POL	HLR
DC	ENF
APP	
CS	

18 MAR 2002

COPIES TO	ACK:
	FILE:

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Left Side Elevations
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100 DRAWING No: 02745/ 9 A
DATE:	January 2002	REVISION:	Design amended at request of planning officer

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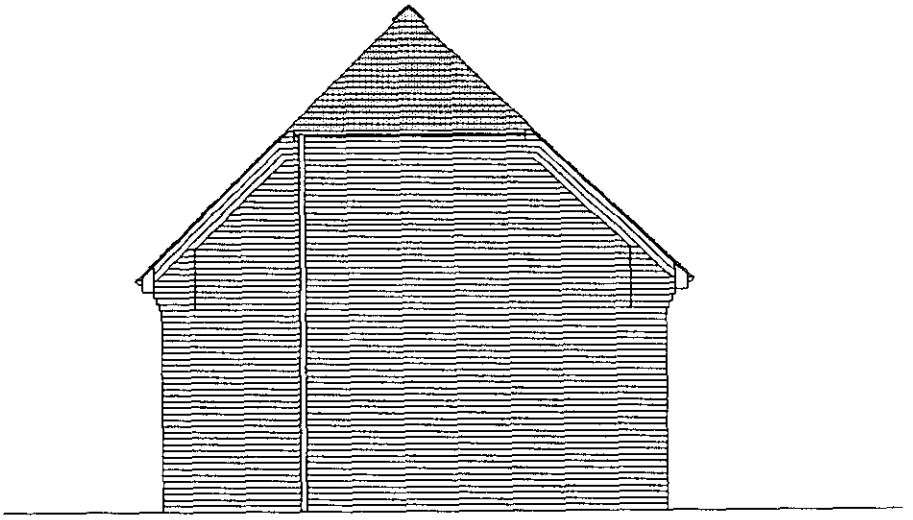

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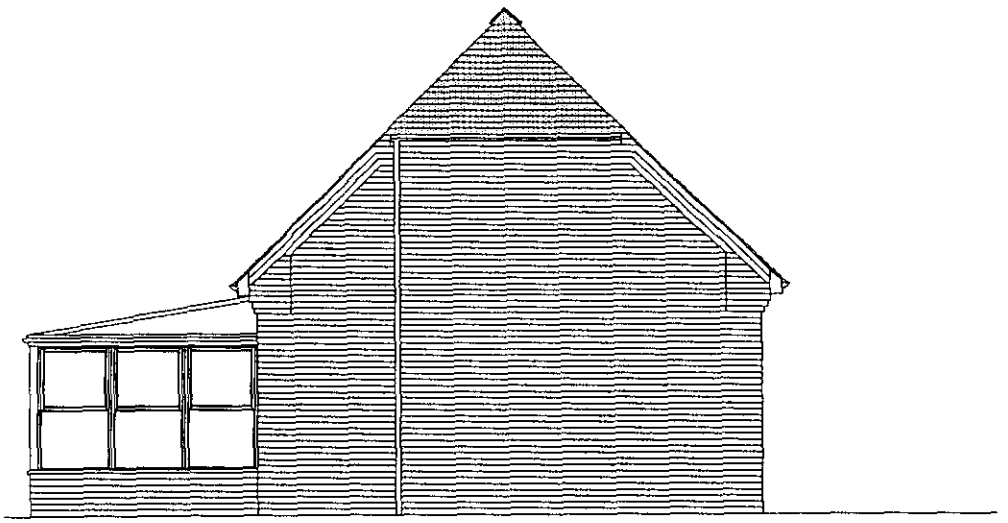

PROPOSED LEFT SIDE ELEVATION
(Left side when viewed from front)

PLANNING SERVICES	HPT
PDL	TLB
NC	EPF
VL	
CS	

18 MAR 2002

COPIES TO	ACK
	FILE

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Left Side Elevations		
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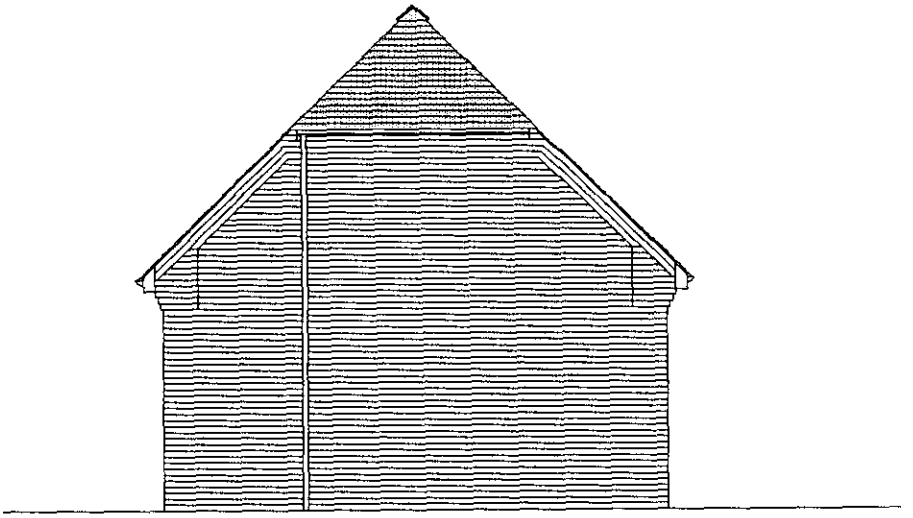
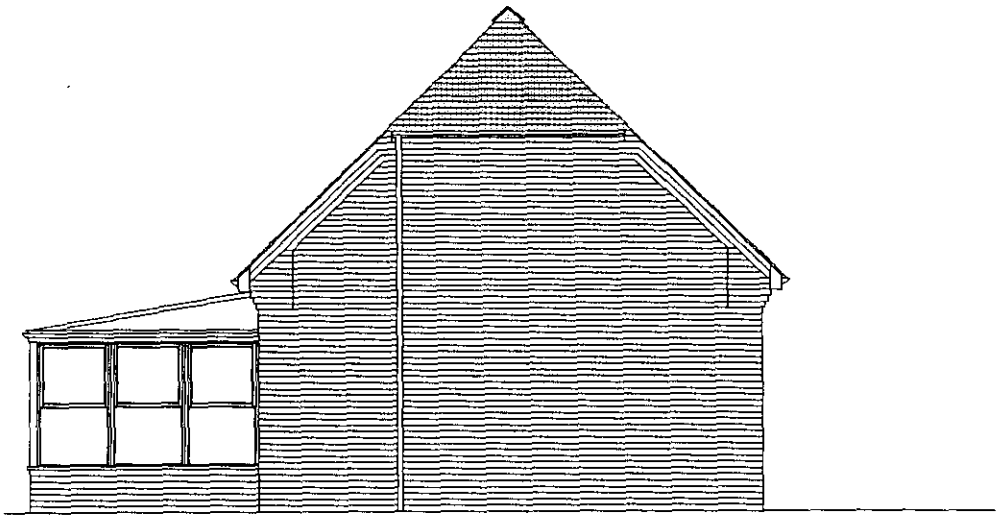


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION
(Left side when viewed from front)

PLANNING SERVICES	HPT
POL	TLS
TW	EMF
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18 MAR 2002

COPIES TO	ACK:
	FILE:

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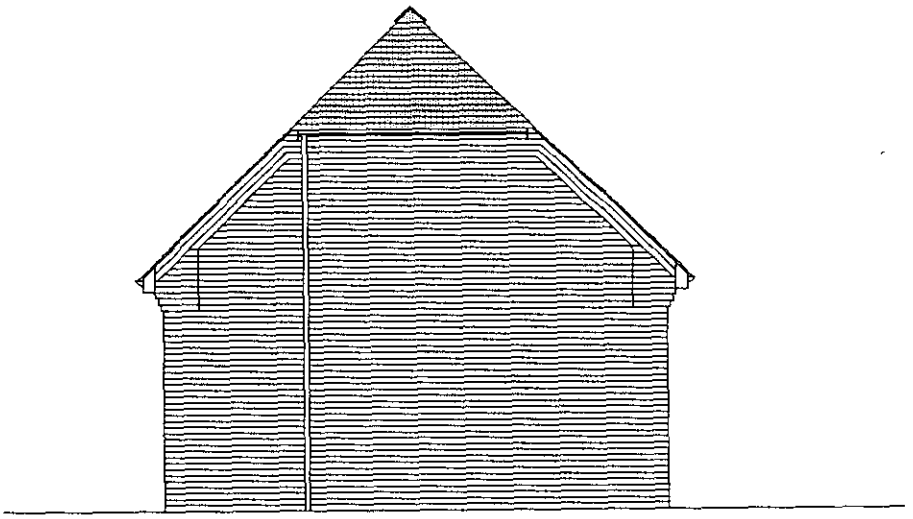
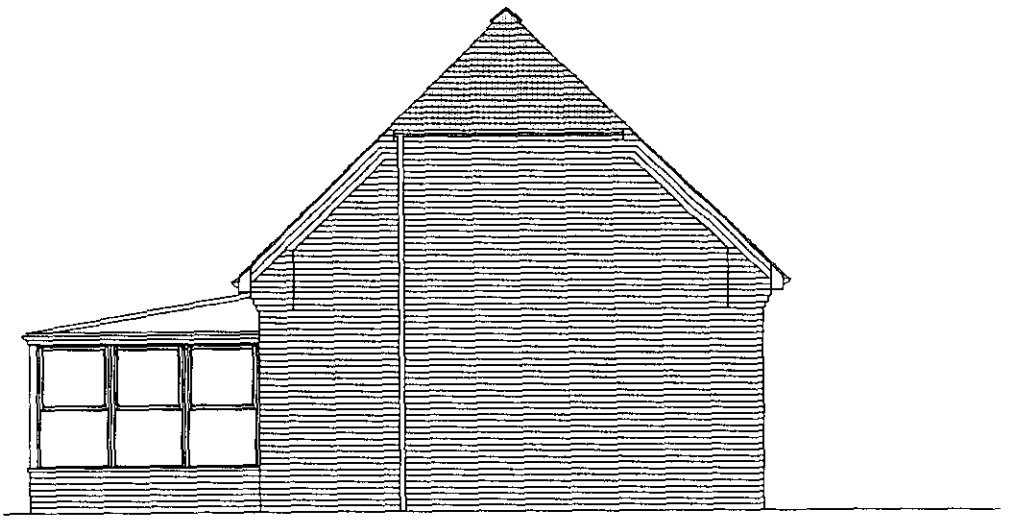


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION
(Left side when viewed from front)

PLANNING SERVICES | HPT
POL | TLS
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OS |
18 MAR 2002
COPIES TO | ACK
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CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Left Side Elevations
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100 DRAWING No: 02745/ 9 A
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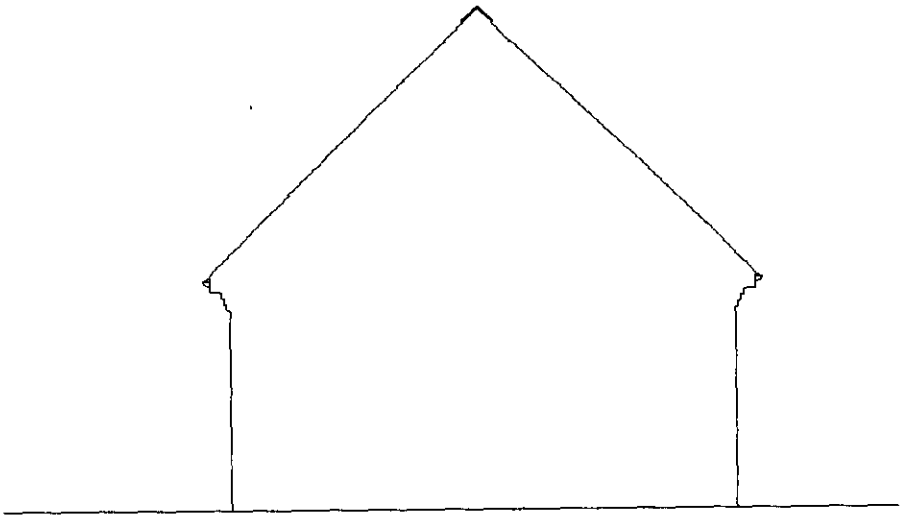
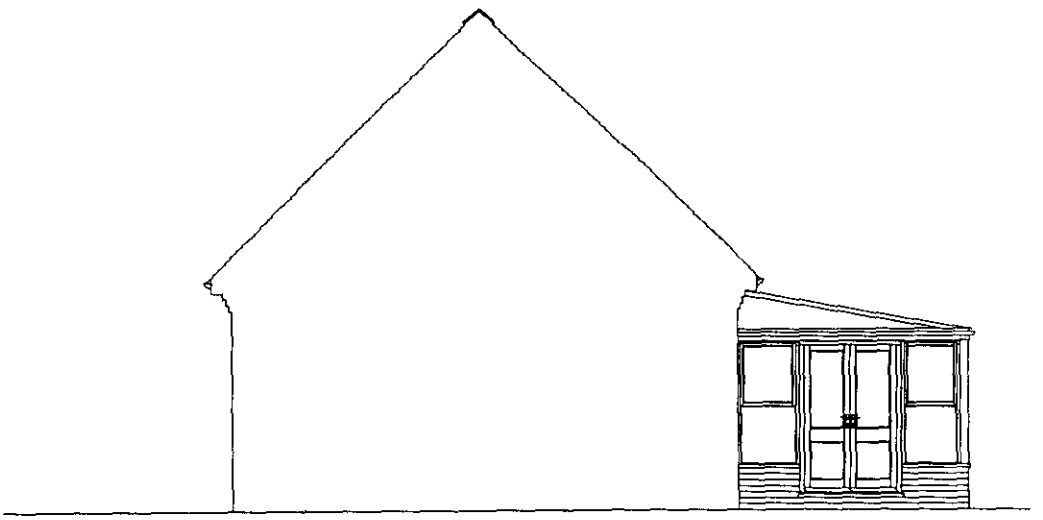


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION
(Right side when vied from front)

PLANNING SERVICES	HPT
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18 MAR 2002

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				FILE:

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100	DRAWING No:	02745/ 10 A
DATE:	January 2002	REVISION:	Design amended at request of planning officer		

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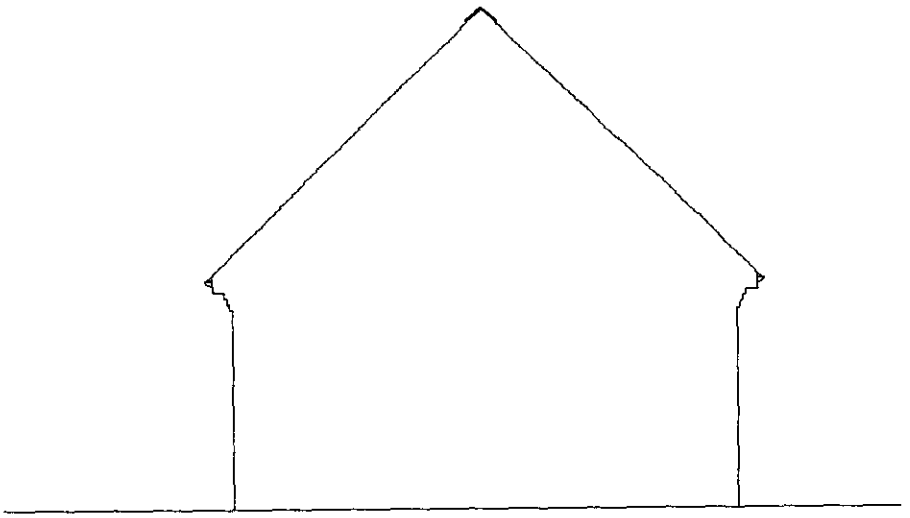

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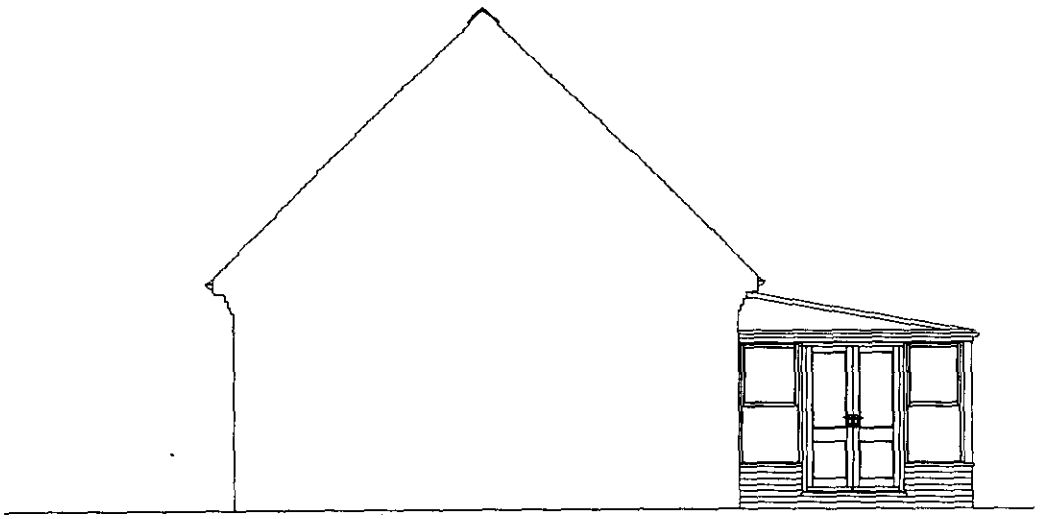

PROPOSED RIGHT SIDE ELEVATION
(Right side when vied from front)

PLANNING SERVICES
DC
APP
CS
18 MAR 2002
ACK:
FILE:

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Right Side Elevations
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100
DATE:	January 2002	REVISION:	Design amended at request of planning officer

DRAWING No: 02745 10 A

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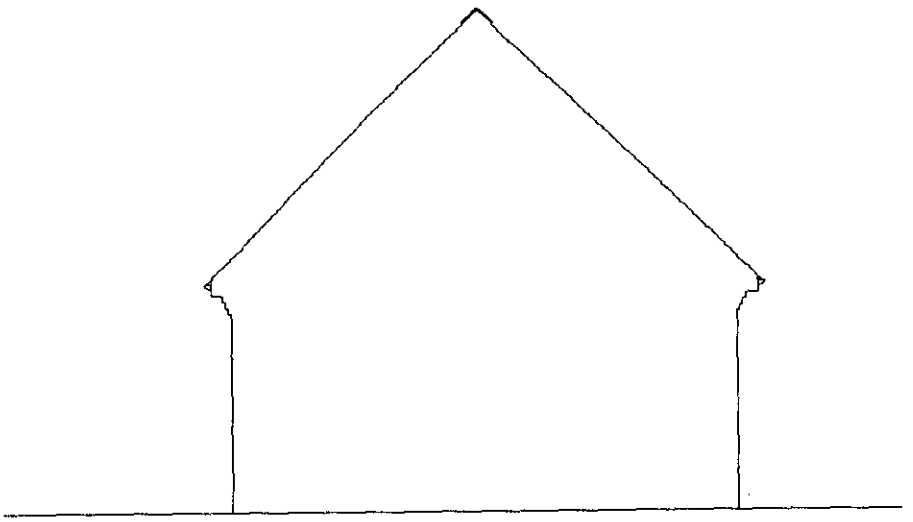

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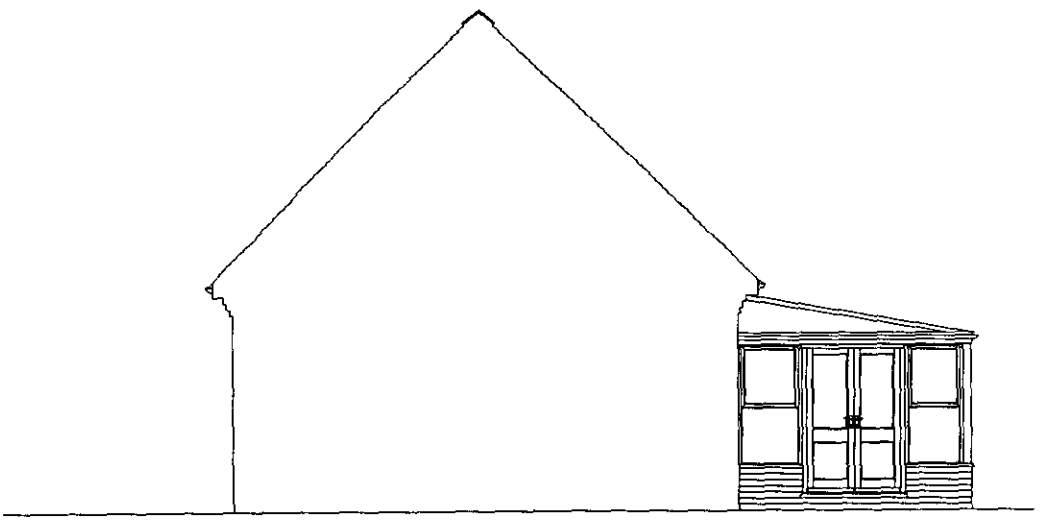

PROPOSED RIGHT SIDE ELEVATION
(Right side when vied from front)

PLANNING SERVICES	HPT
PCL	TLS
DD	ENT
APP	
CS	

18 MAR 2002

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Right Side Elevations
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100
DATE:	January 2002	REVISION:	Design amended at request of planning officer

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DRAWING No: ~~02745/~~ 10 A
FILE:

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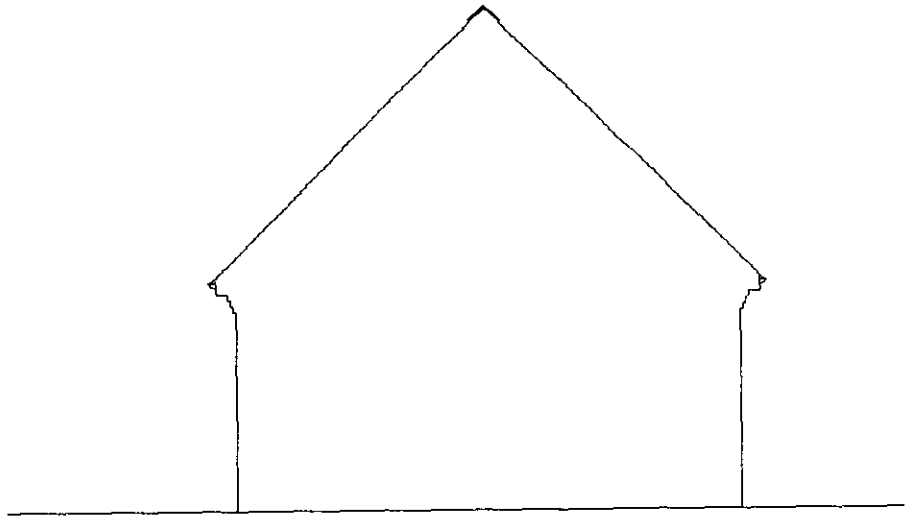
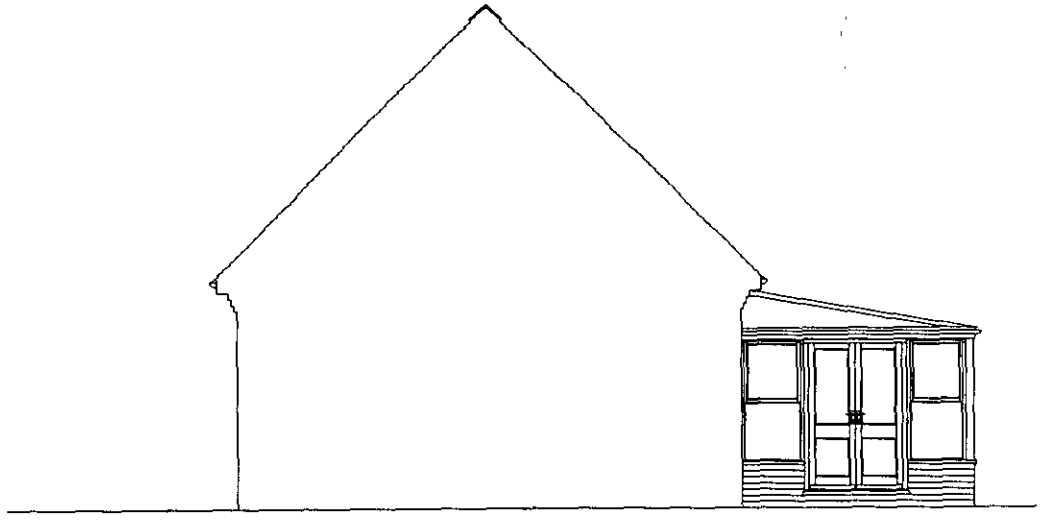


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION
(Right side when vied from front)

PLANNING SERVICES
18 MAR 2002
COPIES TO
ACK:

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Right Side Elevations
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100 DRAWING No: 02745/ 10 A
DATE:	January 2002	REVISION:	Design amended at request of planning officer

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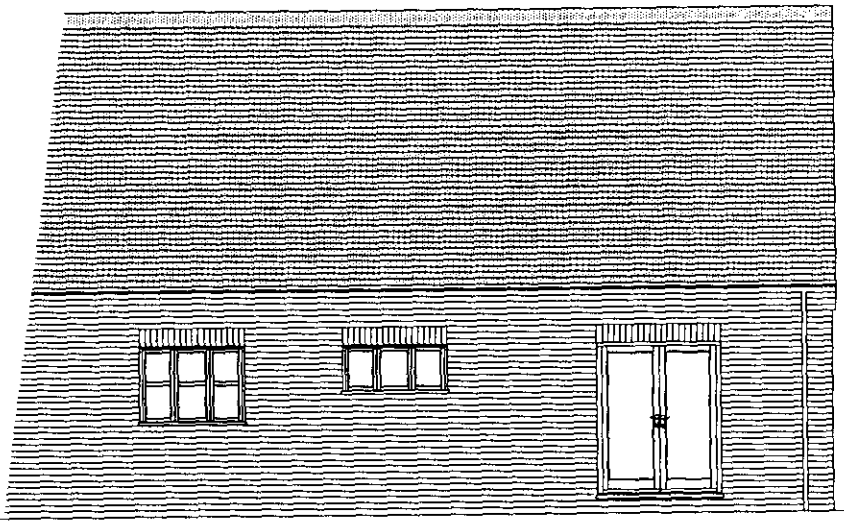

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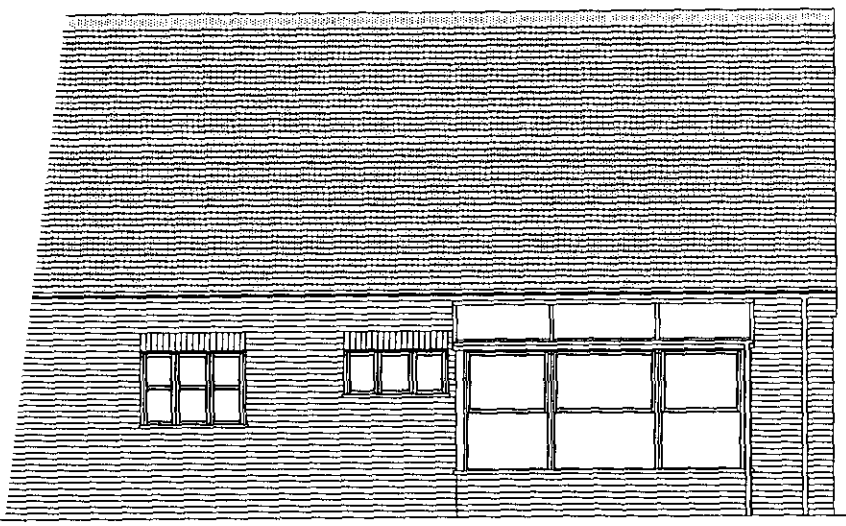

PROPOSED REAR ELEVATION

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

18 MAR 2002

COPIES TO	ADX:
	FILE:

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	~~Rear Elevations~~
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100 DRAWING No: 02745/ 11 A
DATE:	January 2002	REVISION:	Design amended at request of planning officer

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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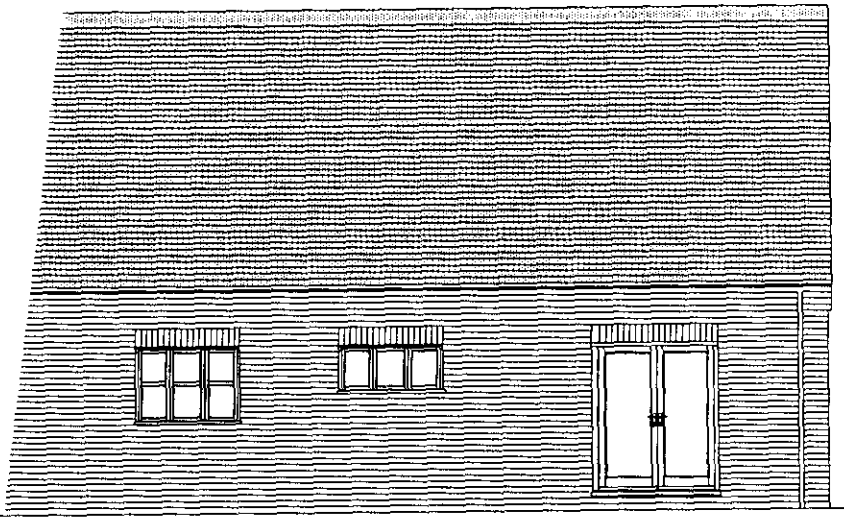

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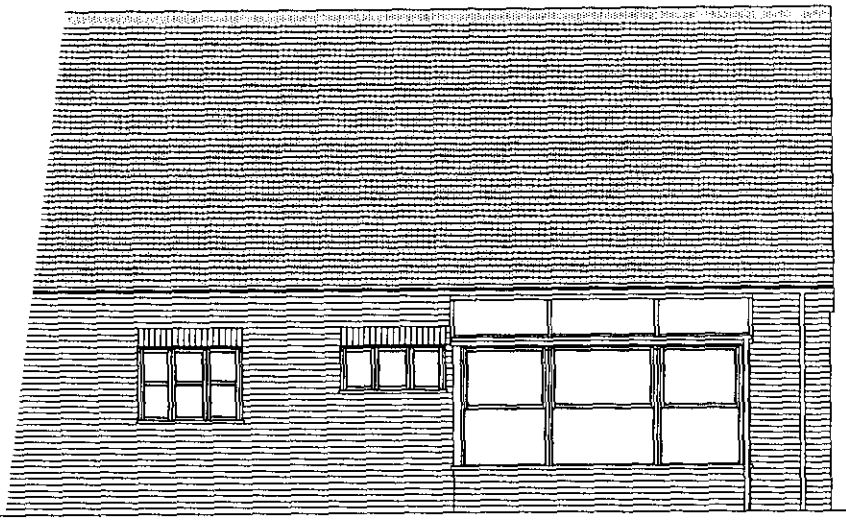

PROPOSED REAR ELEVATION

PLANNING SERVICES
18 MAR 2002
ACK

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Rear Elevations
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100 DRAWING No: 02745/ 11 A
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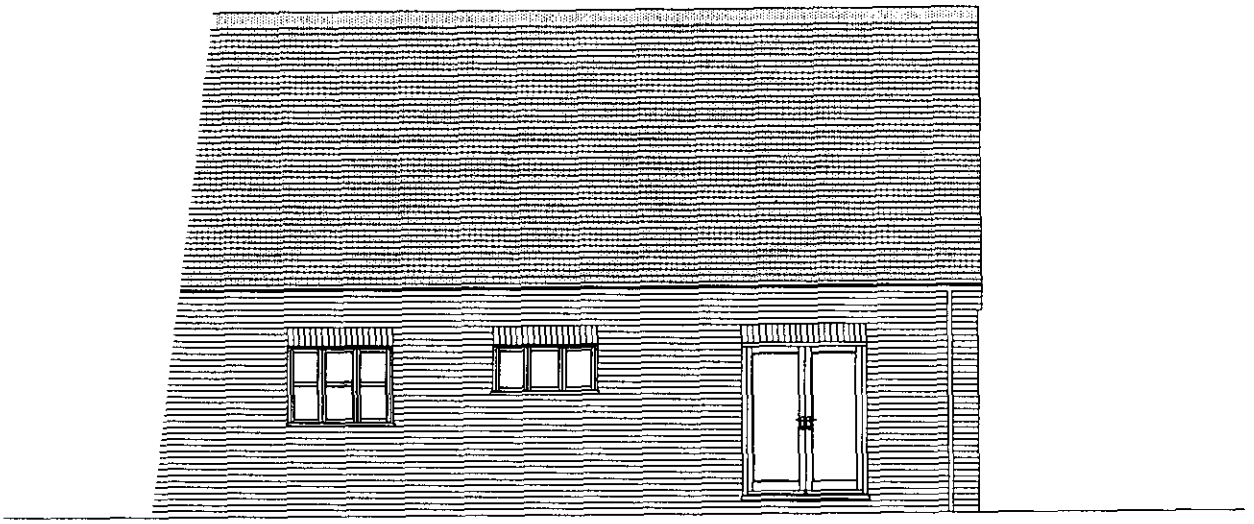

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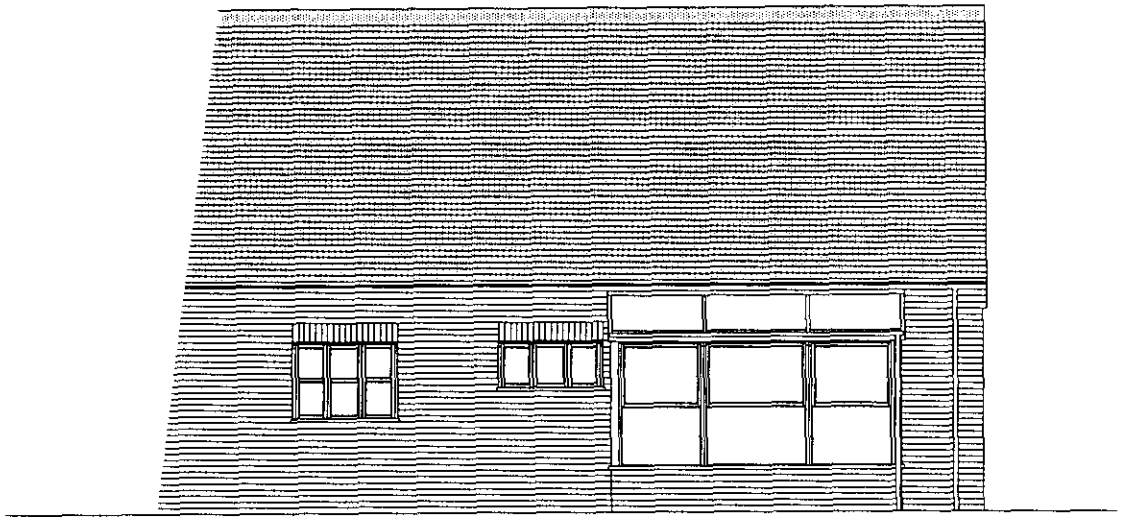

PROPOSED REAR ELEVATION

PLANNING SERVICE
18 MAR 2002

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Rear Elevations	
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100	DRAWING No: 02745/ 11 A
DATE:	January 2002	REVISION:	Design amended at request of planning officer	

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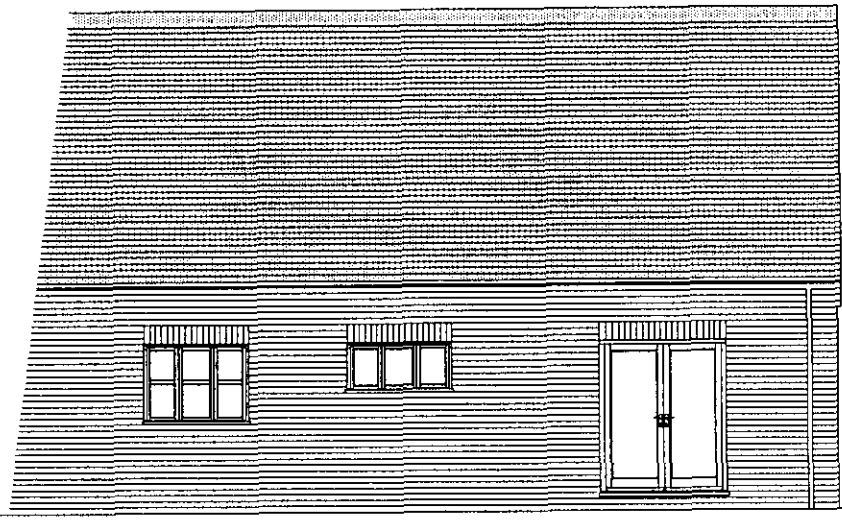
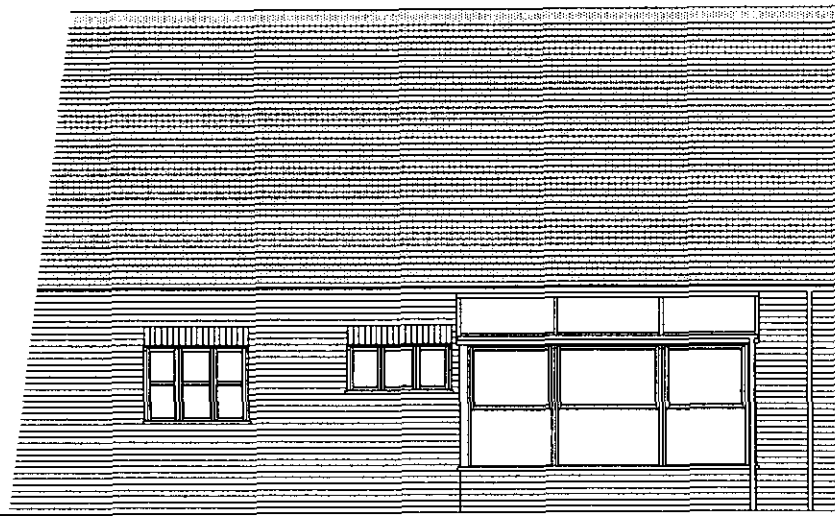


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	

18 MAR 2002

COPIES TO	ACK:
	FILE

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DRAWING No: 02745/ 11 A

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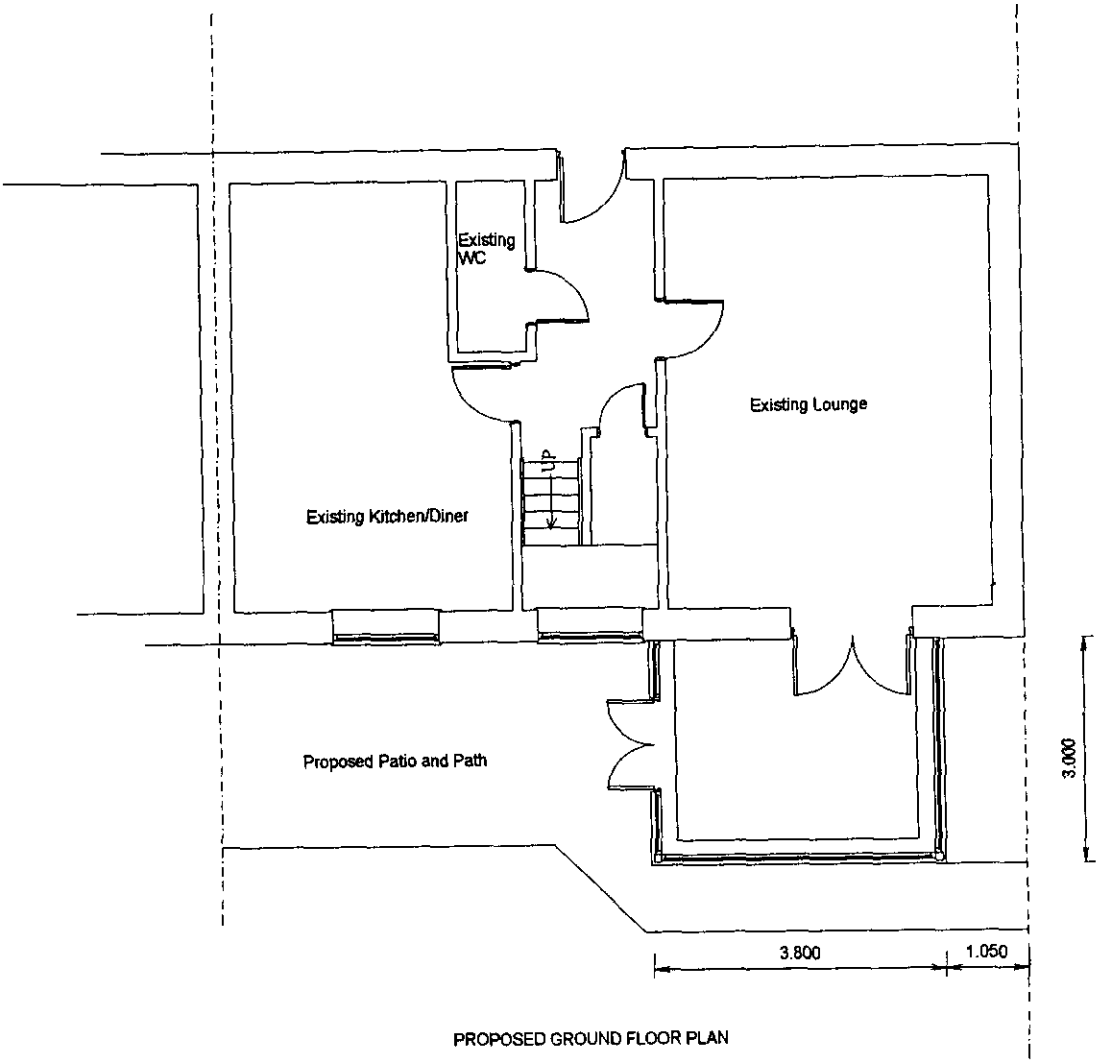

PROPOSED GROUND FLOOR PLAN

PLANNING SERVICES | HPT
TLS
ENF
18 MAR 2002
ACK:
FILE:

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Ground Floor Plans
PROJECT:	*Rear extension to form conservatory.*	SCALE:	1:100
DATE:	January 2002	REVISION:	Design amended at request of planning officer

DRAWING No: 02745/ 12 A

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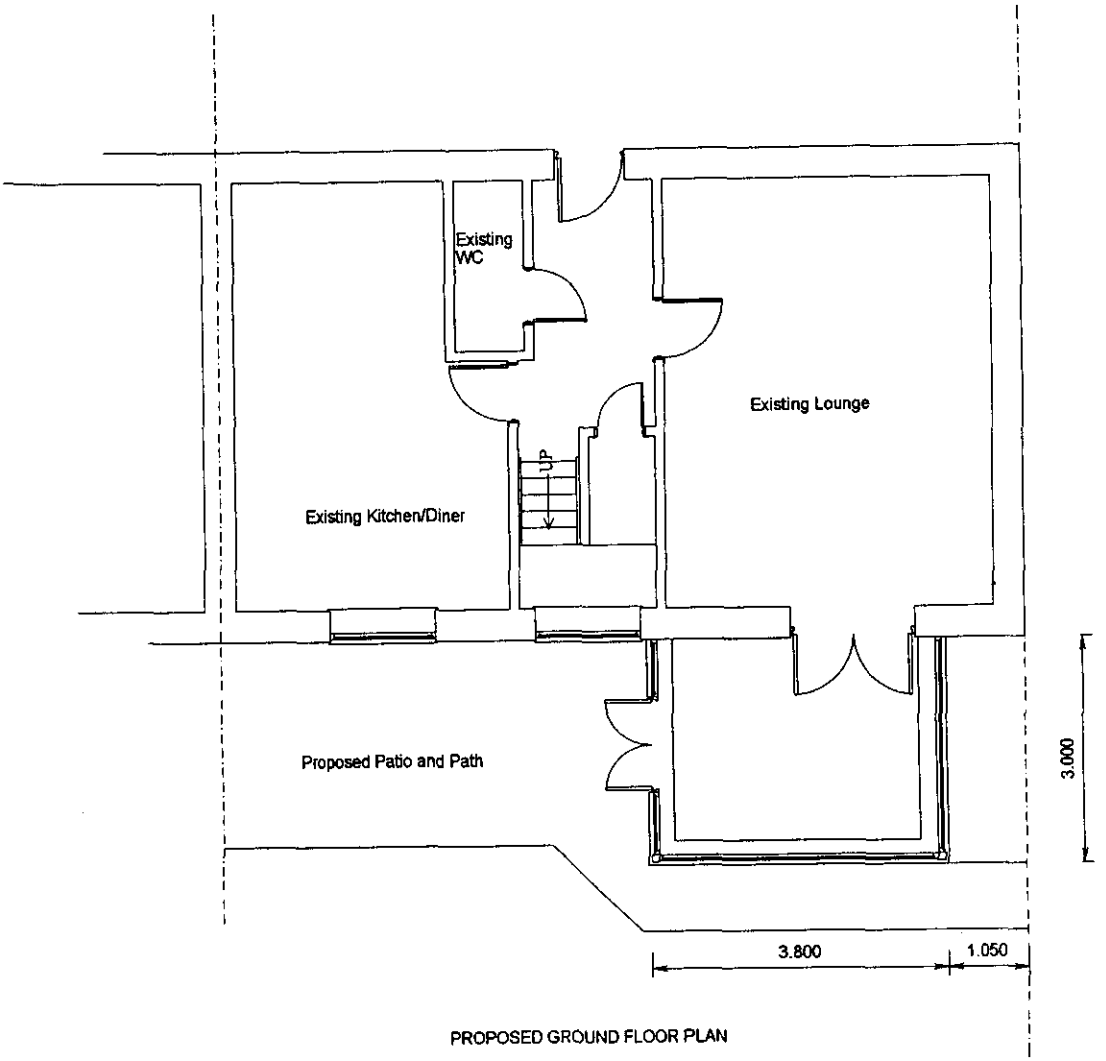

PROPOSED GROUND FLOOR PLAN

18 MAR 2002
COPIES TO
ACK.
FILE.

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Ground Floor Plans
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100 DRAWING No: 02745/ 12 A
DATE:	January 2002	REVISION:	Design amended at request of planning officer

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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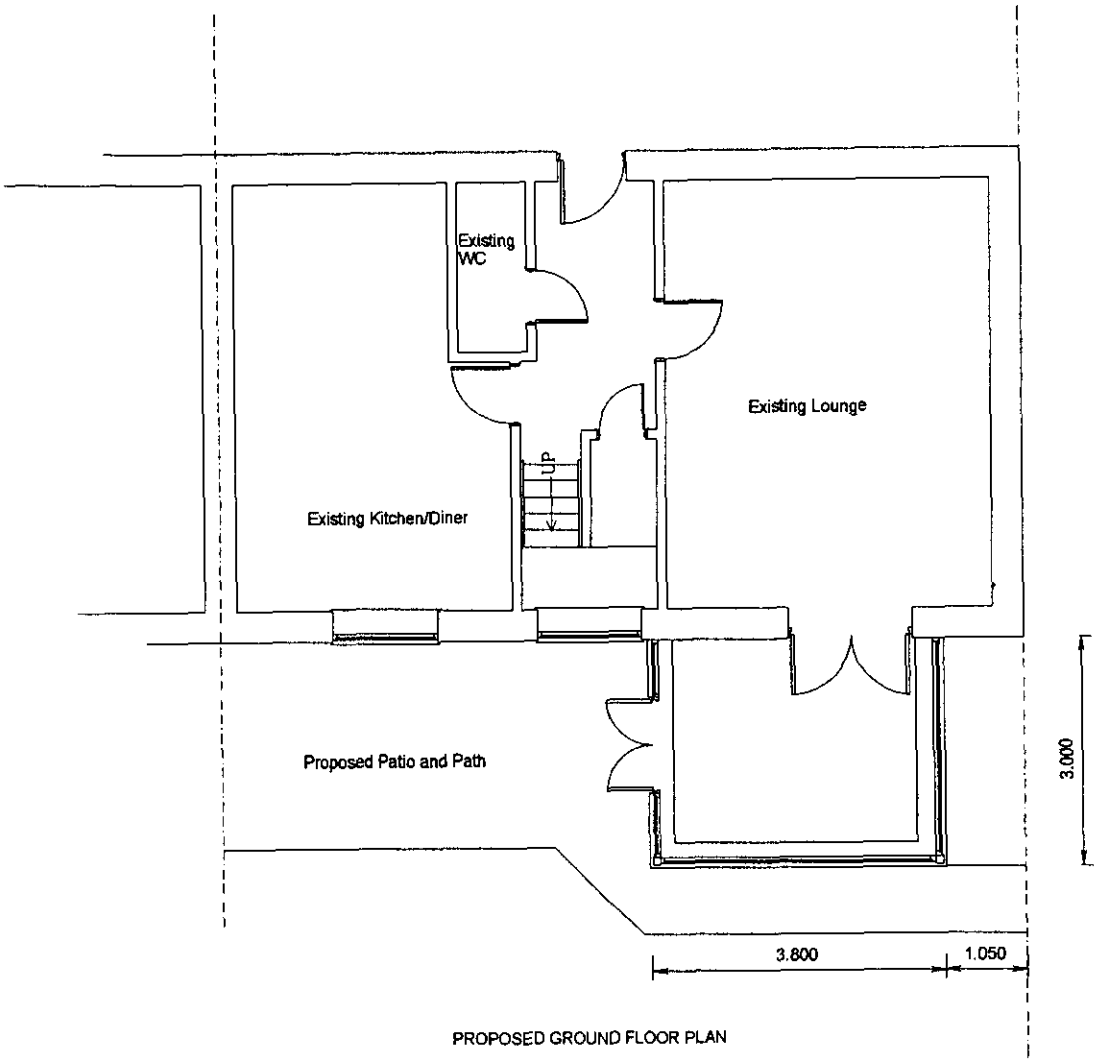

PROPOSED GROUND FLOOR PLAN

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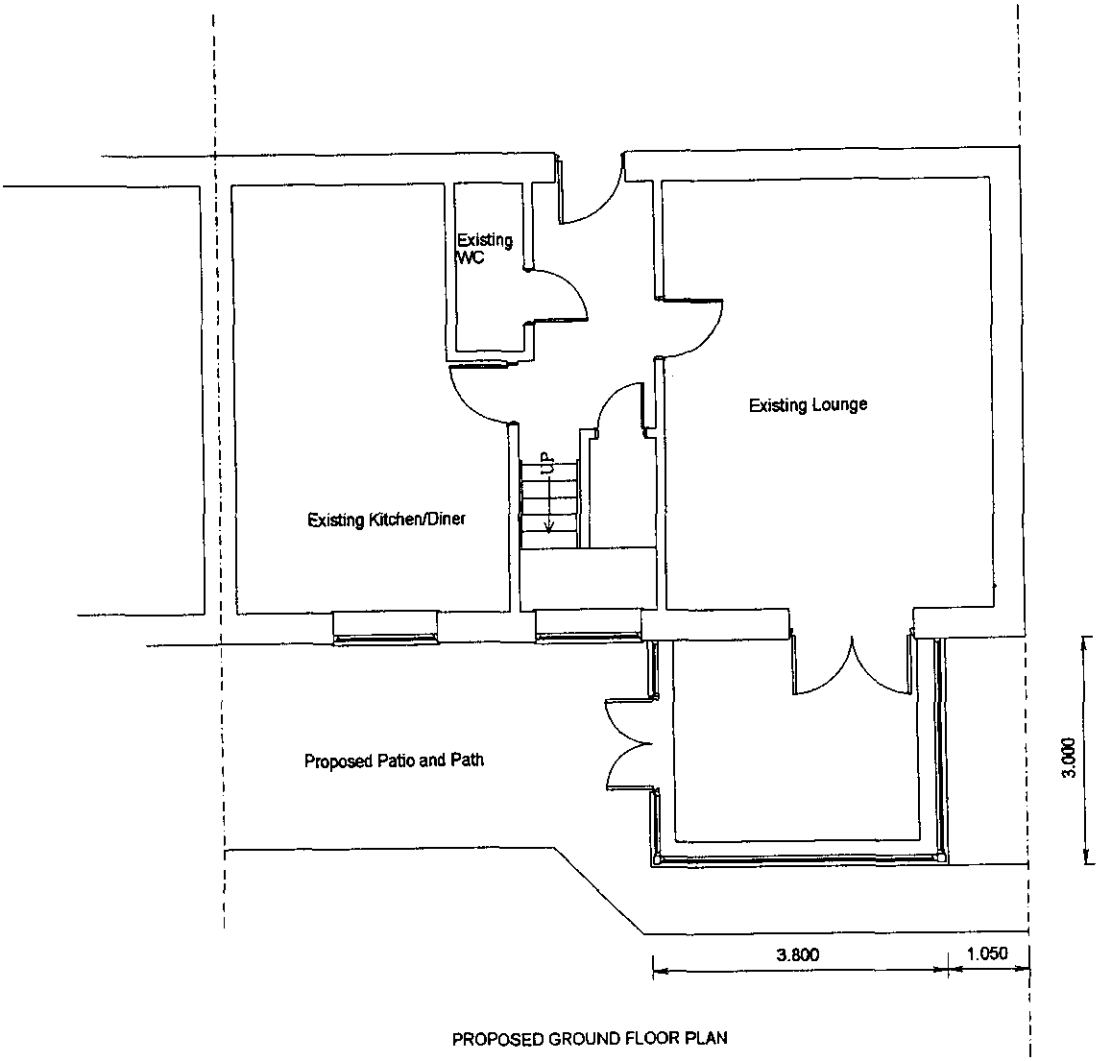

PROPOSED GROUND FLOOR PLAN

PLANNING SERVICES	RPT
PO	TLS
DO	ENF
APP	
CS	

18 MAR 2002

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PROJECT:	Rear extension to form conservatory.	SCALE:	1:100
DATE:	January 2002	REVISION:	Design amended at request of planning officer

DRAWING No: 02745/ 12 A

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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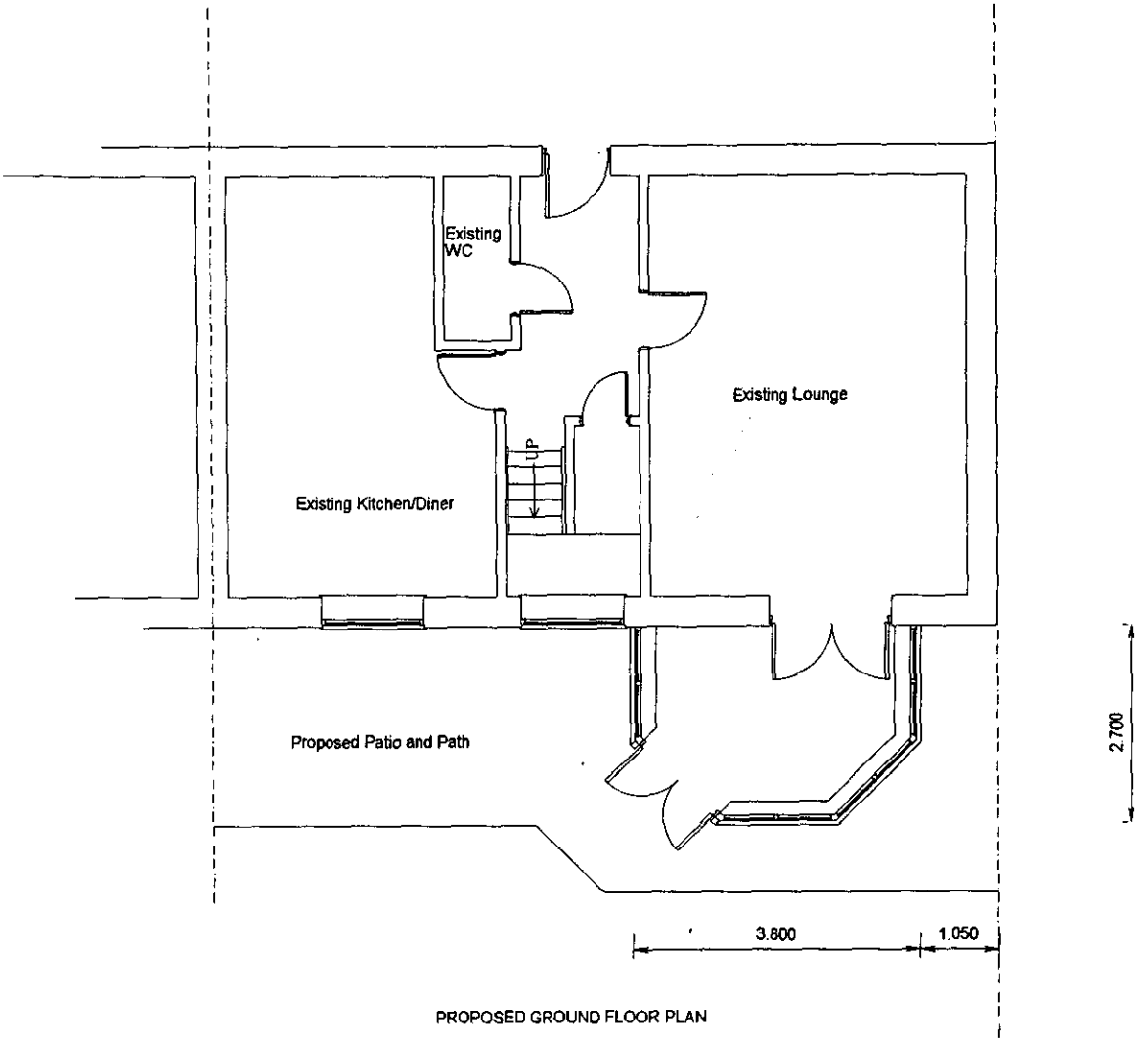

PROPOSED GROUND FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100	DRAWING No:	02745/ 13
DATE:	January 2002	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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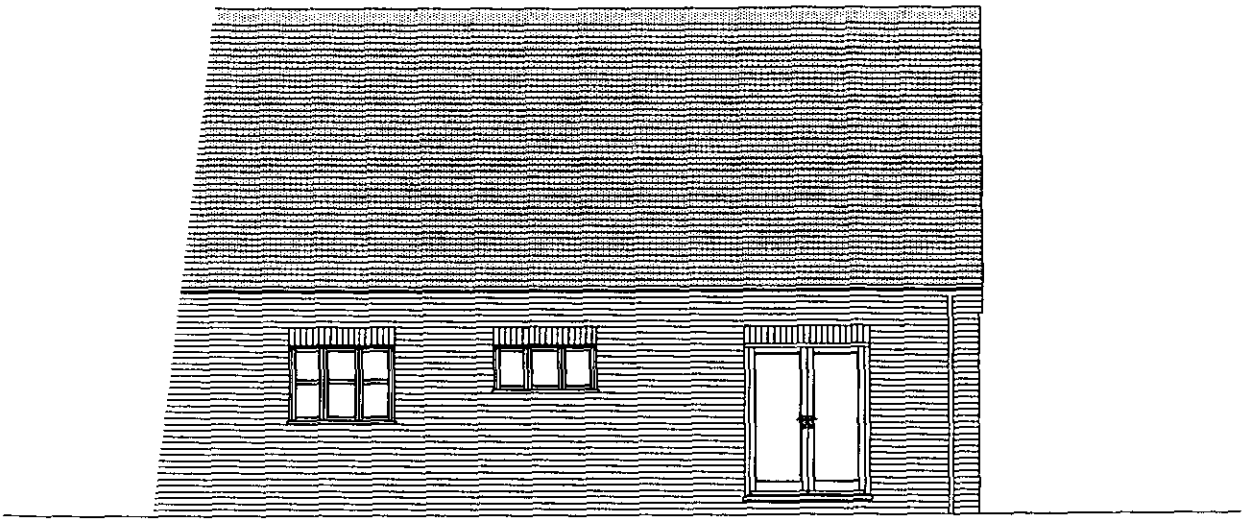
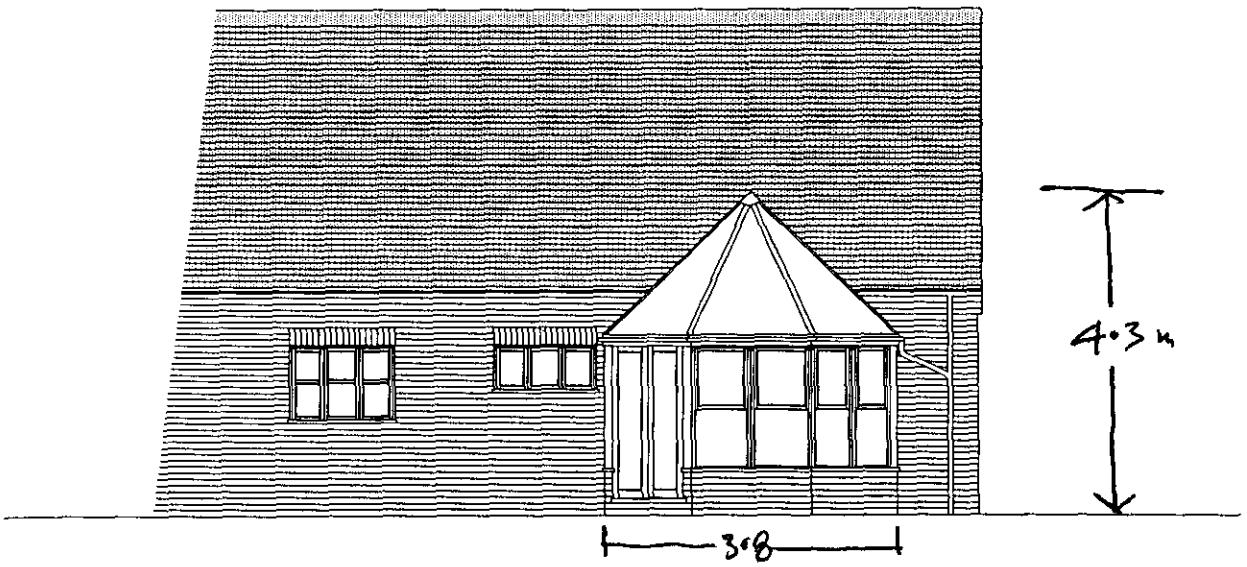


EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

REFUSED

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Rear Elevations		
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100	DRAWING No:	02745/ 11
DATE:	January 2002	REVISION:			

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Additional Notes:

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Drawings Prepared By:

Excel Design Ltd

Designs For Construction

17 Gorse Ride South . Finchampstead . Wokingham
Berkshire . RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

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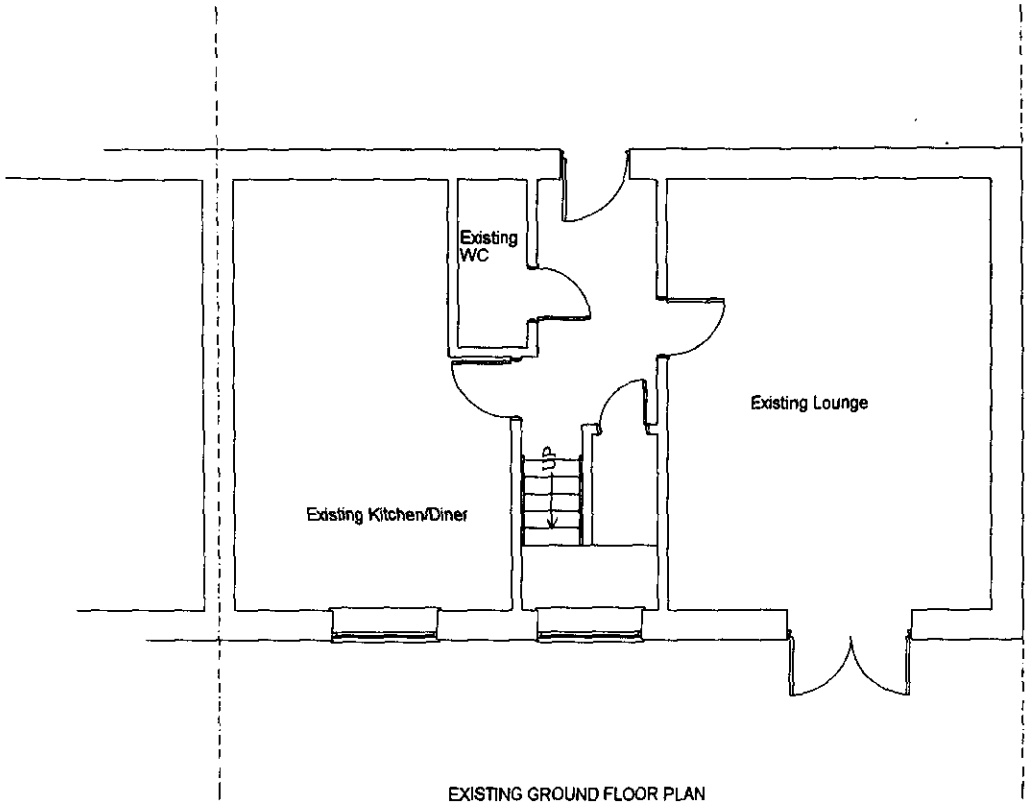

EXISTING GROUND FLOOR PLAN

REFUSED

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100	DRAWING No:	02745/ 12
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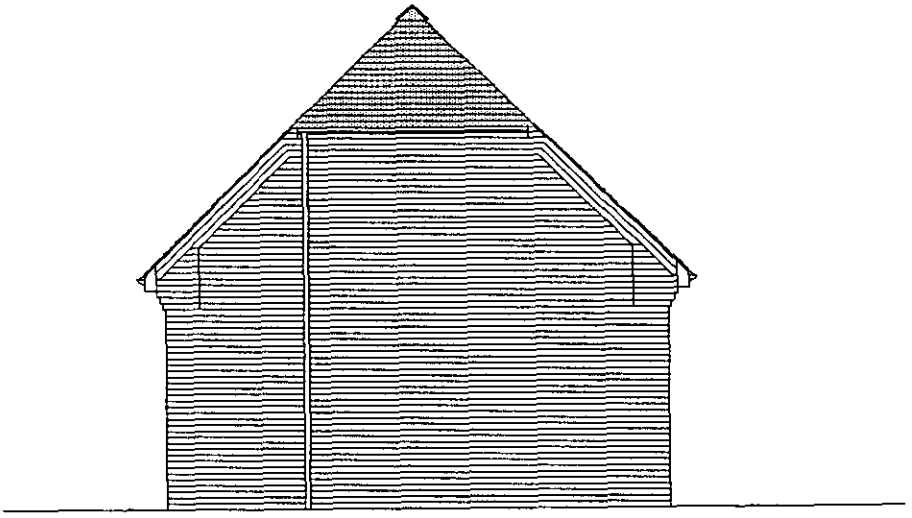
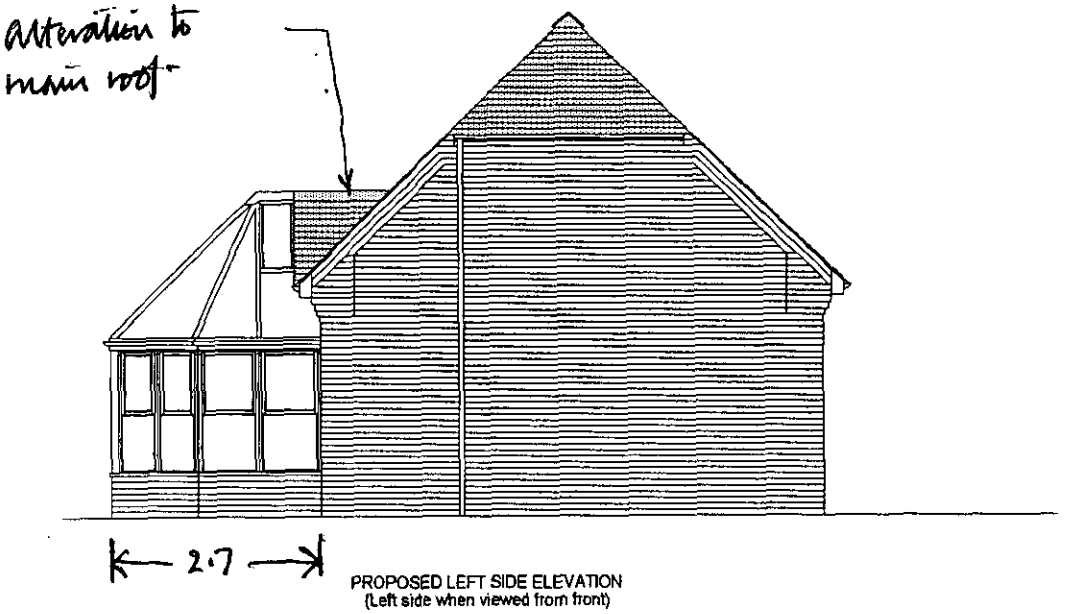


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION
(Left side when viewed from front)

REFUSED

CLIENT:	Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.	DESCRIPTION:	Left Side Elevations		
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100	DRAWING No:	02745/ 9
DATE:	January 2002	REVISION:			

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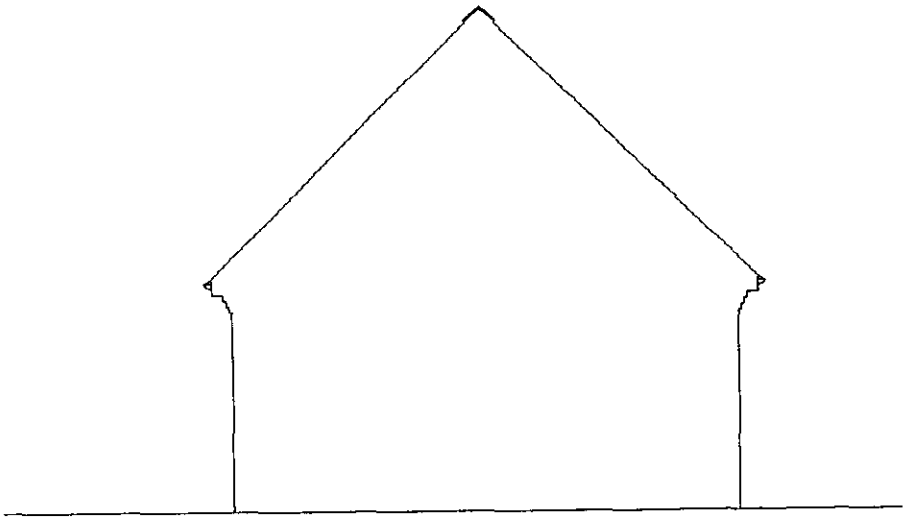
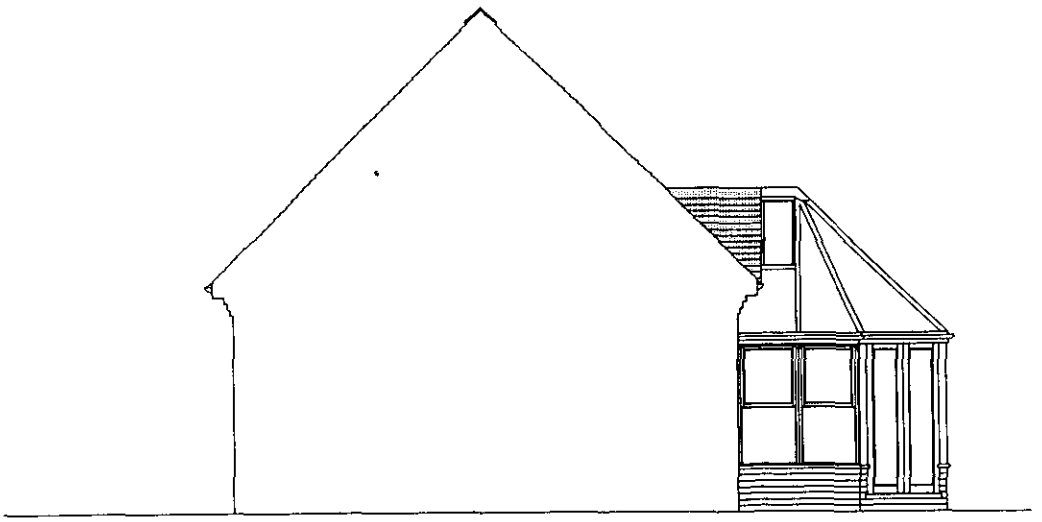


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION
(Right side when vied from front)

REFUSED

CLIENT:	*Mr and Mrs Bird, 19 Harvest Drive, Sindlesham.*	DESCRIPTION:	Right Side Elevations	
PROJECT:	Rear extension to form conservatory.	SCALE:	1:100	DRAWING No: 02745/ 10
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