APPLICATION NO:
F/2000/1837

LOCATION:
62 Bearwood Road, Wokingham.

APPLICANT:
Mr B Dawson

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

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/08/2000

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Dawson
62 Bearwood Road
Wokingham
Berkshire
RG41 4SY

Application Number: F/2000/1837

Parish: **BARKHAM**

Location: **62, Bearwood Road, Wokingham.**

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

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

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

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 07/08/2000

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1837

Applicant : Mr B Dawson .

Location : 62, Bearwood Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 18/7/2000

Date Registered : 23/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application <u>will have expired on</u>: <u>18/08/2000.</u> 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 :

Parish / Town Council: None received.

Neighbours: None received

Planning Issues : (Identified settlement)

1) Impact on neighbours

2) Impact on streetscene.

01/08/2000

Application Number: F/2000/1837

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a single storey extended bungalow to form a conservatory.

The proposed conservatory will be 3.4 metres wide, and protrude from the rear elevation by 4.2 metres. It will have a pitched roof with an eaves height of 2.7 metres and a ridge height of 4 metres. To be constructed with brick to below window level.

No.66, to the north, 2 storey detached neighbour, footprint set further back on slightly higher ground, extended to the rear with a single storey conservatory, set behind a 2 metre high boundary fence. Due to its position and distance away from the proposal the occupants of this property will not be overlooked.

No.60, to the south, 2 storey, detached house, footprint set further back, extended to the rear and side with a single storey conservatory, set behind a 1.8 metre high boundary fence. Due to its position and distance away from the proposal the occupants of this property will not be overlooked.

The rear garden gently slopes down hill towards the rear boundary fence, due to the distance away (over 30 metres) the properties at the rear will not be affected.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to the position of the houses built so close together. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~Refusal: [ ]~~
(tick appropriate box)

Application Number F/2000/1837
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 62 Bearwood Road Wokingham.

APPLICATION NUMBER: F/2000/1837

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 18/7/08

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front hedge

2. DESCRIPTION OF SURROUNDINGS Residential, along/facing busy road, individually designed + built houses detached houses + bungalows with own drives + garages, own lots long garden

3. DESCRIPTION OF SITE/BUILDING Single storey bungalow, extended to side + rear with single storey extensions. Pink brick, white UPVC windows + doors, fascia boards + guttering red/brown roof tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location/site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — own driveway, new garage + parking at front.

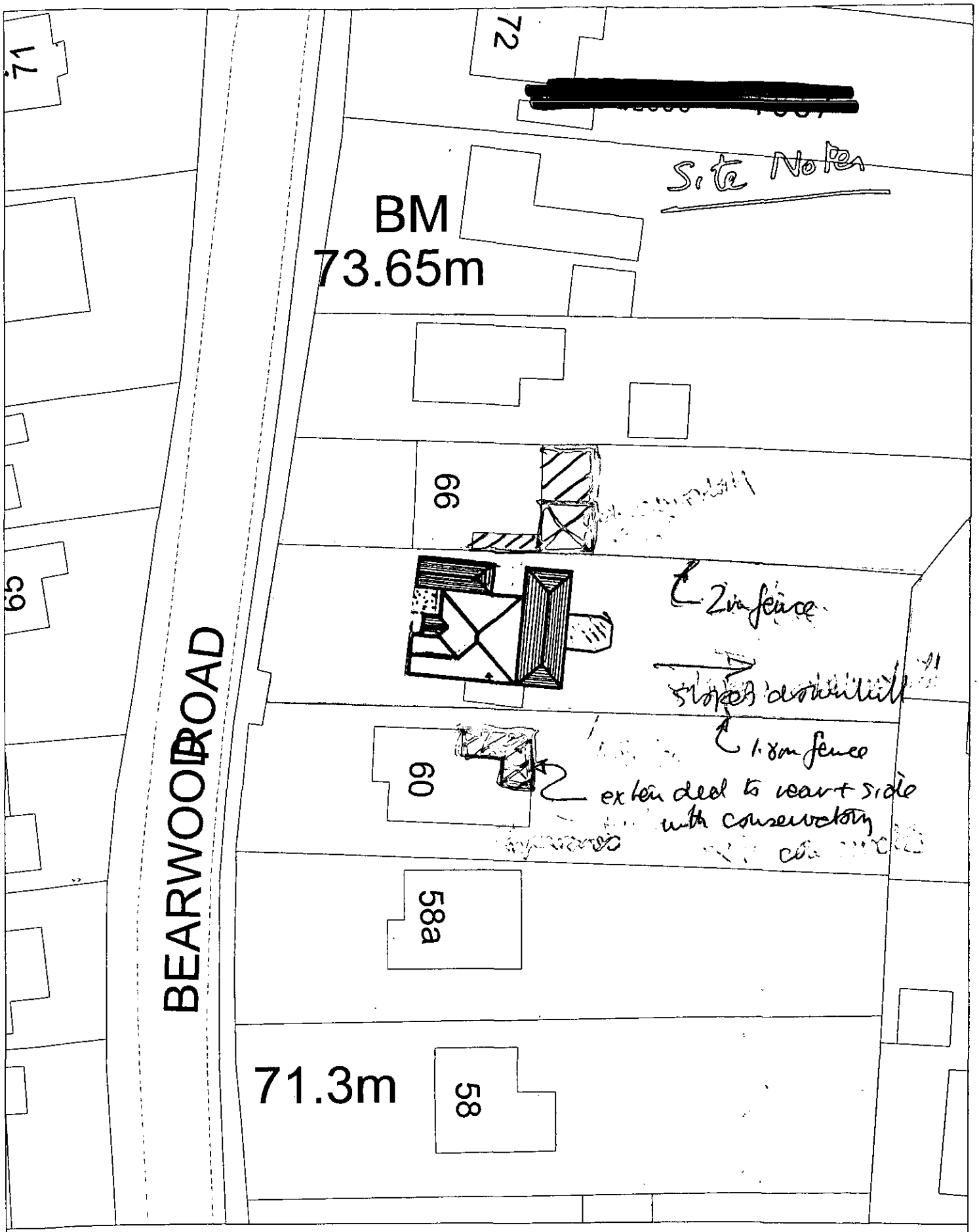
LEVELS — site slopes downhill to rear.

BOUNDARY TREATMENT — No. 66 slightly higher 2m high boundary fence (next to rear with an assortment of ext's) extension at rear single storey conservatory.

OTHERS

- No 60, 1.8 m high fence, extension at rear of house, single storey conservatory.
- Rear boundary some distance away at bottom of garden, 1.8m high fence.

NB No overlooking of neighbours.



Site Plan, Scale: 1 to 500

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Date: 23 May 2000

N W E S

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

Tel: 0118 974 6441

Date: **04 July 2000**

My ref: F/2000/1837

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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

Dear Councillor

Application Number: F/2000/1837
62, Bearwood Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1837**
62, Bearwood Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

Received by Wokingham District Council

Application No: F/2000/1837

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

Location:
62, Bearwood Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL 23.JUN.2000* 1837

Start date:	23 JUN 2000
Officer: AT	Application No. F/2000/1837

Map No. 82 Site ...0:09...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 62 BEARWOOD ROAD

Parish: BARKHAM Ward: Barkham
4.7.2000

Applicant: MR B DAWSON

Fee Received 95-00 (E) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Floor plan - See roof plan		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

no pre-apps

NEIGHBOURS:

SINT 60, 61, 65 + 66 BEARWOOD ROAD

6 + 7 ALMOND CLOSE

Environmental Services

For office use only.
Application number: 23. JUN. 2000* 1837

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	B R DAWSON
	Address and postcode	62 BEARWOOD ROAD BARKHAM RG41 4EY
	Phone number	01189 784874
	Agent's Name	
	Address and postcode	
	Phone number	
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.	62 BEARWOOD RD
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK DWARF WALL / GLASS / PLASTIC
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.

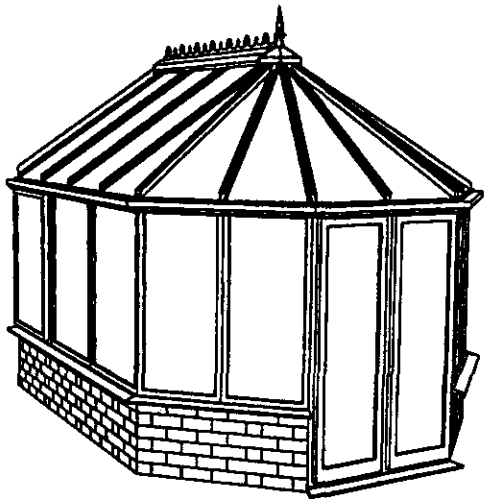
Your signature: BMD on behalf of SGR

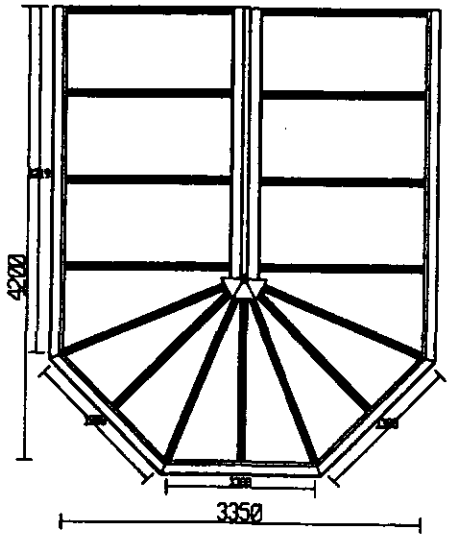
Date 20.6.00

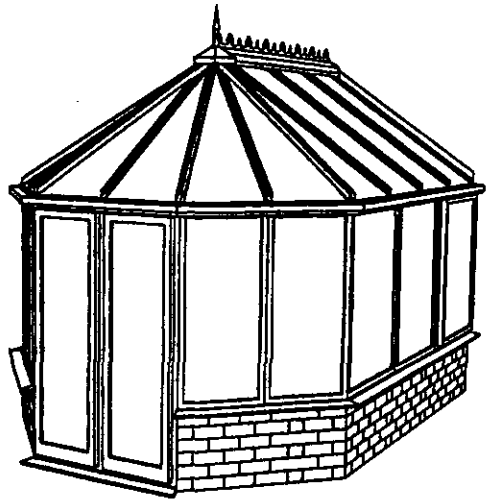
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ALL PLAN VIEWS

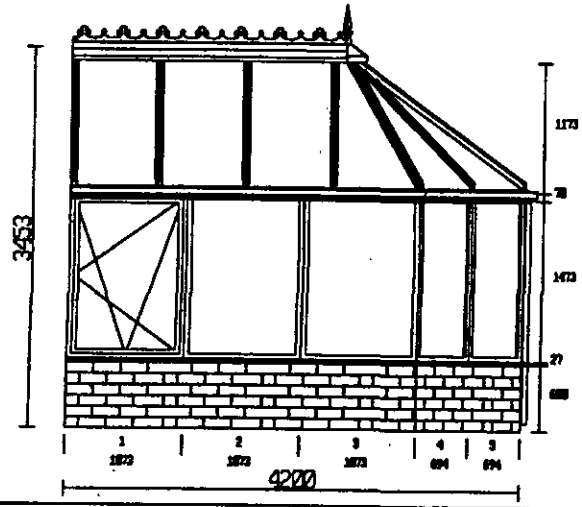
23.JUN.2000* 1837

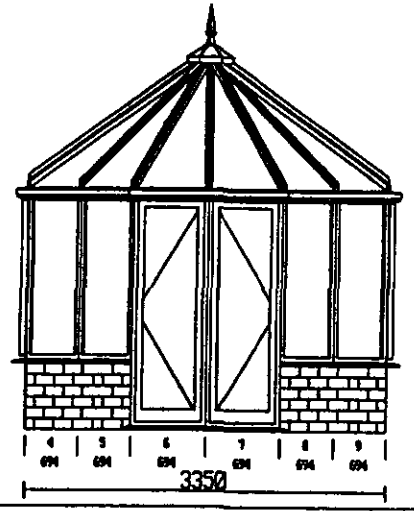


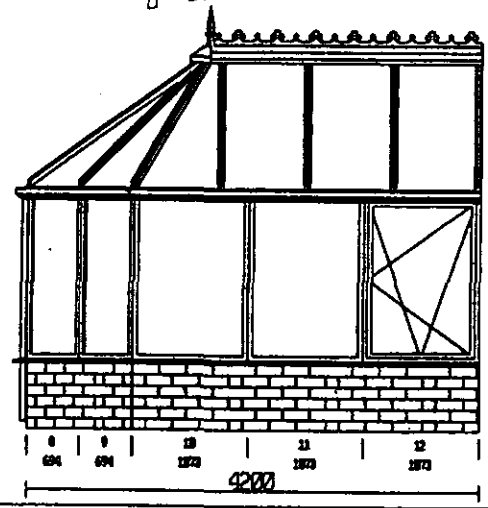




APPROVED







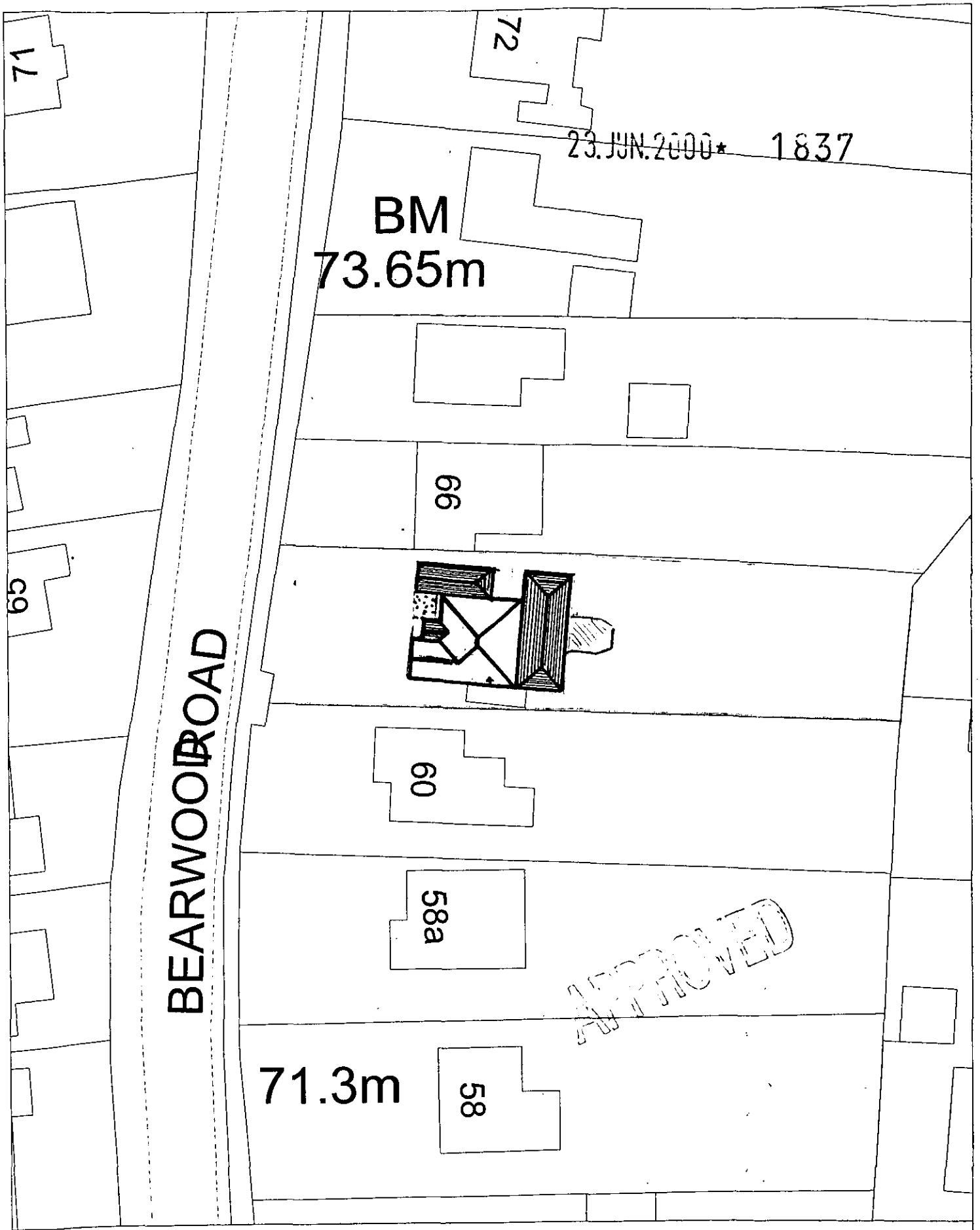
DO NOT USE DIMENSIONS TO CONSTRUCT BASEWORK OR PRODUCE WORKING DRAWINGS

PLEASE NOTE ALL DIMENSIONS IN MM

DIMENSIONS ARE TO INTERNAL SIZES

3 BAY VICTORIAN

DRAWN BY	#
DATE	25.05.2000
SCALE	1: 70
DRAWING NO.	37278



Site Plan, Scale: 1 to 500

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Date: 23 May 2000

N
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Site Plan, Scale: 1 to 2500

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