4

EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/2887

LOCATION:
4 Buckthorn Close, Wokingham.

APPLICANT:
Mr & Mrs Hewetson C/O Ian Wilkins Associates

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

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hewetson
C/O Ian Wilkins Associates
168 Bush Road
Cuxton
Rochester
ME2 1HB

Application Number: F/2000/2887

Parish: **WOKINGHAM**

Location: **4, Buckthorn Close, 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 LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/01/2001

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 : Helen Pollock

Application Number : F/2000/2887

Applicant : Mr & Mrs Hewetson C/O Ian Wilkins Associates.

Location : 4, Buckthorn Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 02/01/01.

Date Registered : 23/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 18/01/2001. 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 :

E.A : 'No objection'

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon Street Scene.

Application Number: F/2000/2887

Appraisal :

The proposed development is for a single storey rear extension to form a conservatory. It would be 3.3m wide, 4.25m deep and stand 3.2m to the ridge and 2.3 m to the eves, with the roof forming a pyramid shape.

The property is detached, with 1.8m fence along all boundaries. The conservatory will be 4m from the boundary with n° 3 and 12m from n° 5. To the rear is Keephatch Rd.

1) Impact upon neighbouring properties:

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory is set away from the boundaries and is single storey.

2) Impact upon the character of the street scene:

The conservatory would not be visible from Buckthorn Close and would be well sheilded ~~by~~ from Keephatch Road by mature trees (The conservatory is also 16.5m from the boundary). The materials would match existing. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recomendation : Approval: ☑ ~~**Refusal:**~~ ☐

(tick appropriate box)

Application Number F/2000/2887
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	COU1	RO1	
2	CON4	RO14	

RECORD OF SITE VISIT

SITE ADDRESS: 4 *Buckthorn Close* Wokingham.

APPLICATION NUMBER: F/2000/2887

OFFICER: Helen Pollock

DATE OF SITE VISIT: 02/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - front pillar.

2. DESCRIPTION OF SURROUNDINGS Residential - modern.

3. DESCRIPTION OF SITE/BUILDING detached modern hse.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no windows in neighbouring property (they also have con).

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Double garage + 2 on drive.

LEVELS N/A

BOUNDARY TREATMENT 1.8m fencing.

OTHERS gardens to rear. no overlooking.

Received by Wokingham District Council

Application No: F/2000/2887

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

Location:
4, Buckthorn Close, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. 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 December 2000

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2887

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2000/2887
4, Buckthorn Close, , 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2887**
4, Buckthorn Close, , 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 Brown

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

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Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2887

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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

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Councillor Edwards

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Tel: 0118 974 6480

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My ref: F/2000/2887

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

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

Our ref: SP\2000\002835\001
Your ref: F/2000/2887

Date: 20th December 2000

ENVIRONMENT AGENCY

	TLS
DC	ENF
APP	
CS	HP
02 JAN 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

SINGLE STOREY REAR EXTENSION (CONSERVATORY)
4 BUCKTHORN CLOSE, WOKINGHAM

Thank you for your letter dated 4 December 2000 which was received on 7 December 2000. You are asked to quote the following reference in any correspondence: SU86NW/23/1. The Environment Agency has the following comments:

The Environment Agency has no objection to this proposal.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

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

Grid reference	*Distance from site*	*Landfill name*
SU 823 691	Approx 190 m	Keephatch Farm

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Ian Wilkins Associates, 168 Bush Road, Cuxton, Rochester, Kent, ME2 1HB

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

1327

WOKINGHAM DISTRICT COUNCIL

To Helen

Date 11/12 Time 10.20.

WHILE YOU WERE OUT

Name Mr Wilkins

Of Wilkins Assoc

Phone No. Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2000/2887

- location plan is 1:1250

Signed Jan

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 NOV 2000
Officer: HP	Application No. F/2000/2887

Map No. 69 Site 0.06
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: 4 BUCKTHORN CLOSE

Parish: WOKINGHAM Ward: NORREYS

Applicant: MR | MRS HEWETSON

Fee Received 95-00 (6) 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	Scale? (1:1250?)		Confirmed 11/12.
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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 (INTERNAL) .....
- 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 250m landfill Site consultation .....

- 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: S/N+ 1, 3, 5, 12 Buckthorn Close

24.1.26 Keephatch Road

Environmental Services

For office use only.
Application number: 23.NOV.2000* 2887

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS HEWETSON GREEN FINCHES 4 BUCKTHORN CLOSE WOKINGHAM BERKS
2	Agent's Name Address and postcode Phone number	IAN WILKINS ASSOCIATES 168 BUSH ROAD CUXTON ROCHESTER KENT ME2 1HB 01634 730807
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.	As above
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.	BRICK TO MATCH BROWN ALUMINIUM COMPATABLE WITH EXIST FRAMES	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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 HEWETSON

Date 14/11/00

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

ADDRESS 4 BUCKTHORN CLOSE PARISH WOKINGHAM

PLOT No. 11 ORD. SHEET No. 84.8269 G

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23078	TAYLOR WOODROW	O/L.	25-4-85	Ref
31261	"	DET. HOUSE & GARAGE	1-9-88	Cl

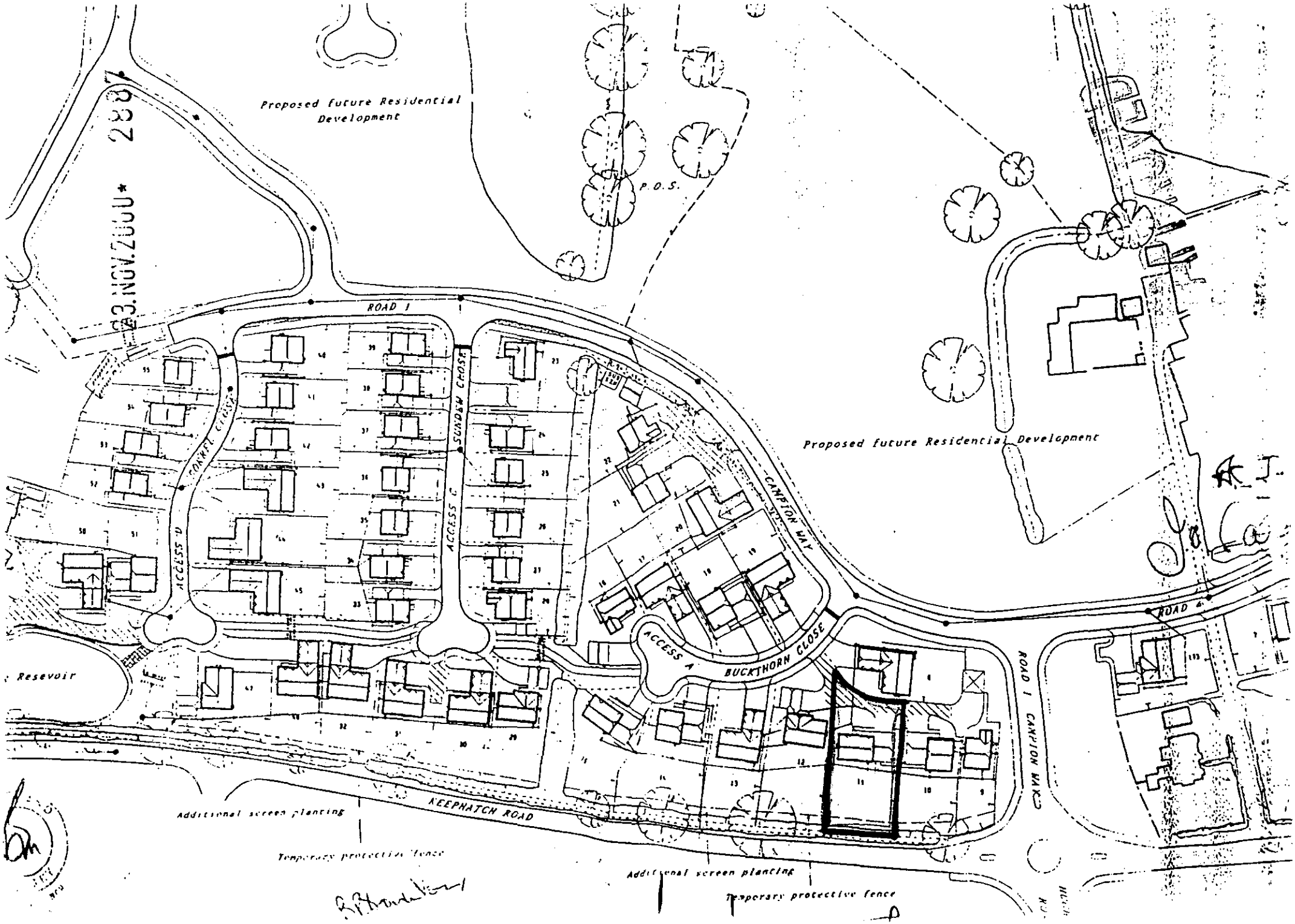
DATE OF COMPLETION

MINISTRY DECISION 23078 — APPEAL GRANTED - 21.7.87

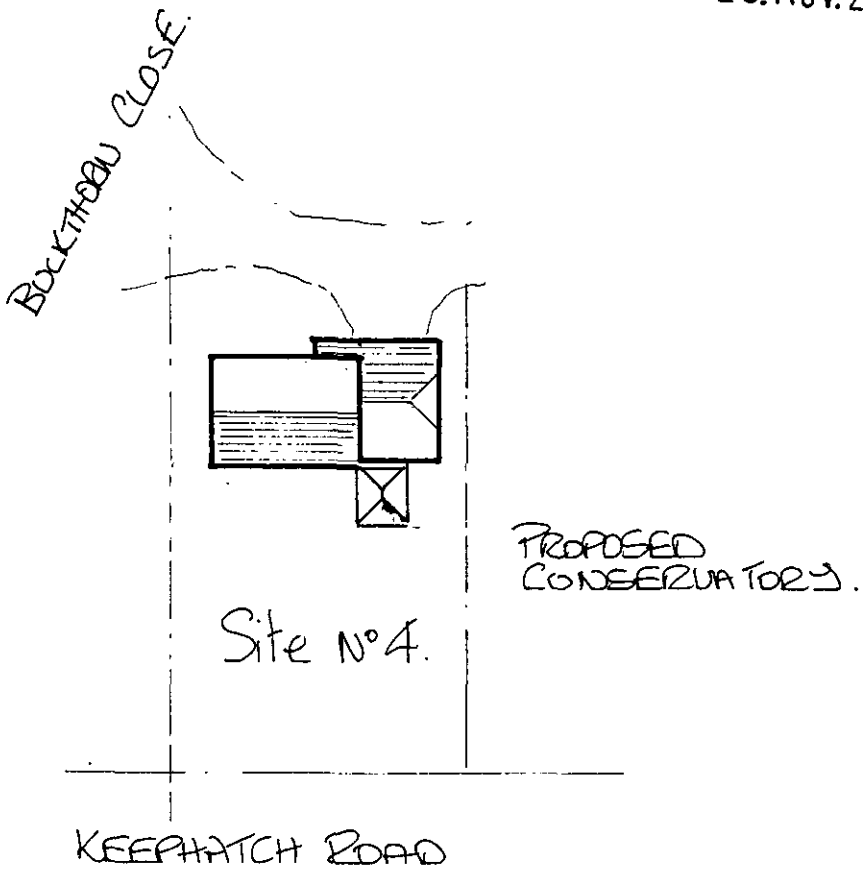
SPECIAL ORDERS TPO 853/97

DRAINAGE PD Eng - conservatory - Mr McFarlane Jack 12.10.00

091074

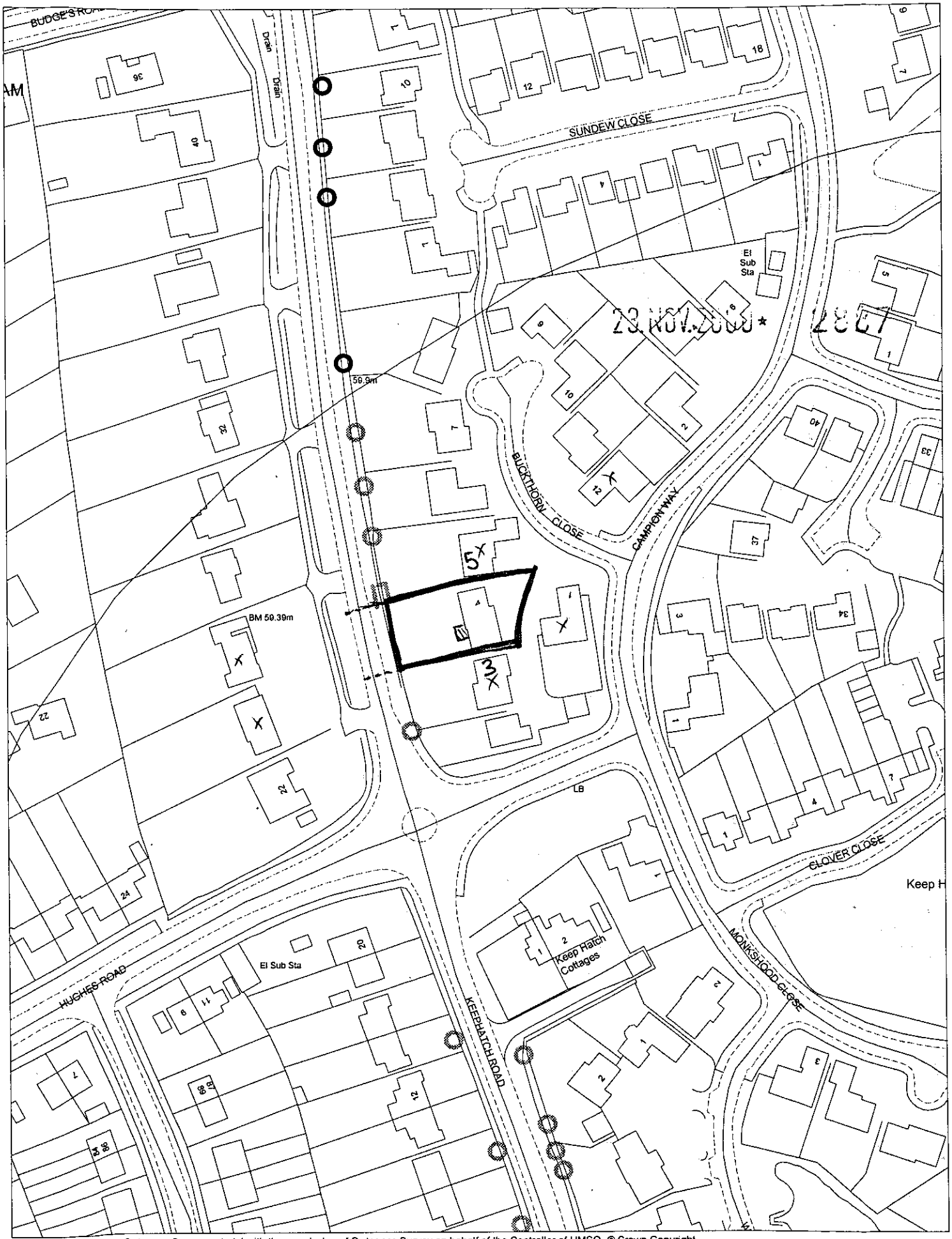

Proposed future Residential Development
P.O.S.
ROAD 1
ACCESS D
ACCESS C
SUNDEW CHASE
CAMPION WAY
Proposed future Residential Development
ACCESS A
BUCKTHORN CLOSE
ROAD 4
ROAD 1 CAMPION WAY
Reservoir
Additional screen planting
KEEPNATCH ROAD
Temporary protective fence
Additional screen planting
Temporary protective fence

23.NOV.2000



PROPOSED CONSERVATORY
@ 4 BUCKTHORN CLOSE.
WOKINGHAM
BERKS.

Scale 1:500



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Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000

Scale: 1 : 1250

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W E
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