APPLICATION NO:

F/2001/3464

LOCATION:

12 Bedford Gardens, Wokingham.

APPLICANT:

Mr & Mrs Downey

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **01/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Downey
12, Bedford Gardens
Wokingham
Berkshire
RG413HZ

Application Number: F/2001/3464

Parish: **WOKINGHAM**

Location: **12, Bedford Gardens, 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. Except where stated otherwise on the approved drawings, 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.
South East Area Local Plan Policies SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

Notice checked by: C Hunter

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.

Received by Wokingham District Council

Application No: F/2001/3464

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

Location:
12, Bedford Gardens, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/04/2001. 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

08 March 2001

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3464

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3464
12, Bedford Gardens, , 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3464**
12, Bedford Gardens, , 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 Marinos

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

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3464

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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12, Bedford Gardens, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3464**
12, Bedford Gardens, , 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 Morgan

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

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3464

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3464**
12, Bedford Gardens, , 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 Hudson

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3464

Applicant: Mr & Mrs Downey

Location: 12 Bedford Gardens, Wokingham.

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

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications: 08/03/01

Date of Site Visit: 15/03/01

Date Registered: 28/02/2001

Earliest Date for Decision: 01/04/2001

Latest Consultation Date/Site Notice Expiry Date: 01/04/2001
05/04/01 (GA)

This application will have expired on: 25/04/2001. 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:

At the time of writing no comments have been received.

WOKINGHAM TOWN COUNCIL- NO OBJECTION TO ORIGINAL APPLICATION AND THE NEW PLANS SHOWING THE FLANK WALL CLOSER TO THE BOUNDARY WITH No 4.

Planning Issues: The issues raised by this application are impact to neighbour amenity.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3464

Appraisal:

The application property is a modern semi-detached house which is situated at the end of this cul-de-sac.

The application proposes a minor single storey rear conservatory extension.

The proposal would only be visible from the private domain and therefore harm to the street scene would not result.

The attached neighbour no.14 has a rear extension marginally less deep than that proposed which would ensure against harm to their amenity.

Application property's garage screens site from no.10 the neighbour to the east.

No other dwelling would be impacted upon.

No increase in parking demand would result.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/20001/3464

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C15	R015	EXTERNAL FINISHES UNLESS STATED TO MATCH
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

9/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 12 Bedford Gardens, Wokingham.

APPLICATION NUMBER: F/2001/3464

OFFICER: George Allpress

DATE OF SITE VISIT: 15/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement comprising contemporary houses in cul-de-sac setting.

3. DESCRIPTION OF SITE/BUILDING Semi-detached single family dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached no.14 to the west, unattached no.10 to the east.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	As existing
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing to rear.
OTHERS	None

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2001/3464

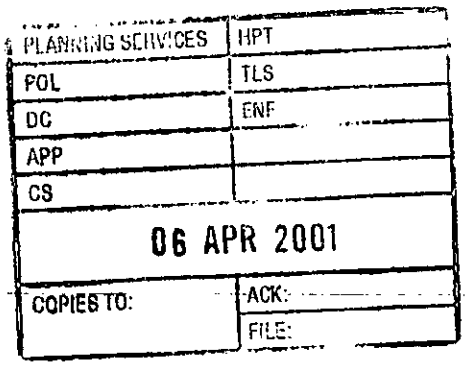
Proposal: Proposed single storey rear extension to dwelling to form conservatory

Site Address: 12 Bedford Gardens, Wokingham

Applicant: Mr & Mrs Downey

Your observations are required in respect of this application **by 01/04/01**

No objection to original application and the new plans showing the flank wall closer to the boundary with no 14.



SIGNED: _____ **DATE:** 03/04/01

CLERK TO Wokingham Town Council

Date: 20 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3464

Location: 12, Bedford Gardens, Wokingham.

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

Applicant: Mr & Mrs Downey.

Case Officer: George Allpress

The new plans show the following: Revision to flank wall of conservatory to locate it closer to boundary with no 14.

Comments are required by 30/03/2001.

Should you have any queries regarding this application please contact the case officer George Allpress on 0118 974 6442.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3464 (Planaps) / (Ludhouse) Date Rec. 19/03/01

Location: 12 BEDFORD GARDENS, WOKINGHAM

Parish WOKINGHAM

Applicant: MR & MRS DOWNEY

Description of attached plans REVISION TO FLANK WALL OF CONSERVATORY TO LOCATE IT CLOSER TO BOUNDARY WITH No 14.

Drawing No's: UNNUMBERED DRAWING

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No 14 BEDFORD GARDENS, WOKINGHAM.

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

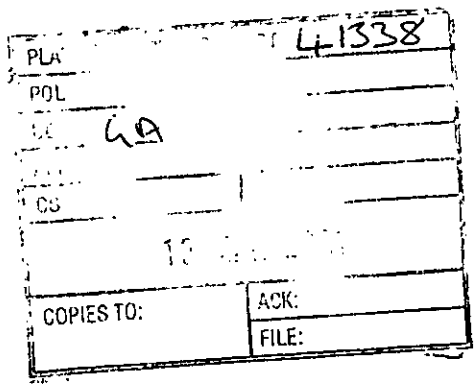
CASE OFFICER G.A.

Consultations Sent by Admin. on 20.03.01.

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN
3464

Wokingham Distrct Council
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR



12 Bedford Gardens
Wokingham
Berkshire
RG41 3HZ

Attention Mr. G. Allpress

Date 16th March 01

Dear Mr. Allpress

Application Number: F/2001/3464
Site Address: 12, Bedford Gardens, Wokingham.
Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Further to your letter acknowledging receipt of our planning application and your visit yesterday, we confirm the following. In the course of obtaining detailed designs from conservatory companies, there have been a few minor changes to the drawing submitted with our application. You advised that we should let you know these now so as to avoid delay in the future.

The changes are as follows and I have included some sketches to avoid any misunderstanding.

1. Although the overall size has not changed, the setting out of the doors and windows has been altered slightly.

2. The distance between the full height wall and the boundary has altered, as the overhang of the gutter will only be 30mm and not the 260mm previously envisaged. The wall will now be 120mm from the boundary with the outside edge of the gutter 90mm from the boundary. We have discussed this change with our neighbours and although I know you will obviously consult them, they have raised no objection to this change. In fact the outside edge of their gutter is actually on the boundary line.

3. The notes on the drawing indicate that the existing patio doors will be removed, they will now be left unaltered. The opening left between the kitchen and the conservatory will also be fitted with bi-fold doors.

I trust that the above and enclosures are acceptable.

Yours Sincerely

John Downey
Cc. J. & A. Hartley -14 Bedford Gardens

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 FEB 2001
Officer: GA	Application No. F/2001/3464

Map No. 68 Site 005
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: 12 BEDFORD GARDENS

Parish: WOKINGHAM Ward: Evendons

Applicant: MR/MRS DOWNEY

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) 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			
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 .....

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:

.....site notice & see map for neighbours.....
.....
.....
.....
.....
.....
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.....
.....

12 BEDFORD GARDENS

68

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/10/62			Sanerlee / Res Dev	29/3/62 C			
B/51/62	5457	25.10.62	Dwellinghouse	29.11.62 C			
	BR 10024		ALTERATIONS & ADDITIONS (MR. L. COLE)		21.12.78 APP.		
97/64975/F			1st FLOOR & DORMER EXTS (MR & MRS DOWNEY)	6.3.97	C/A		
FP97/6145			2/St. Ext. "		16.4.97 C/APP		

Environmental Services

For office use only
Application number 28.FEB.2001* 3464

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	MRS J. DOWNEY.
	Address and postcode	12 BEDFORD GARDENS WOKINGHAM BERKSHIRE RG41 3HN
	Phone number	01189 627503
	Agent's Name	
	Address and postcode	N/A.
	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.	As Above. ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR OF HOUSE.
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 TO MATCH EXISTING WHITE UPVC FRAMES GLAZING.
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 ☑

3344 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.	£95.00	
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

Date 26/2/01

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

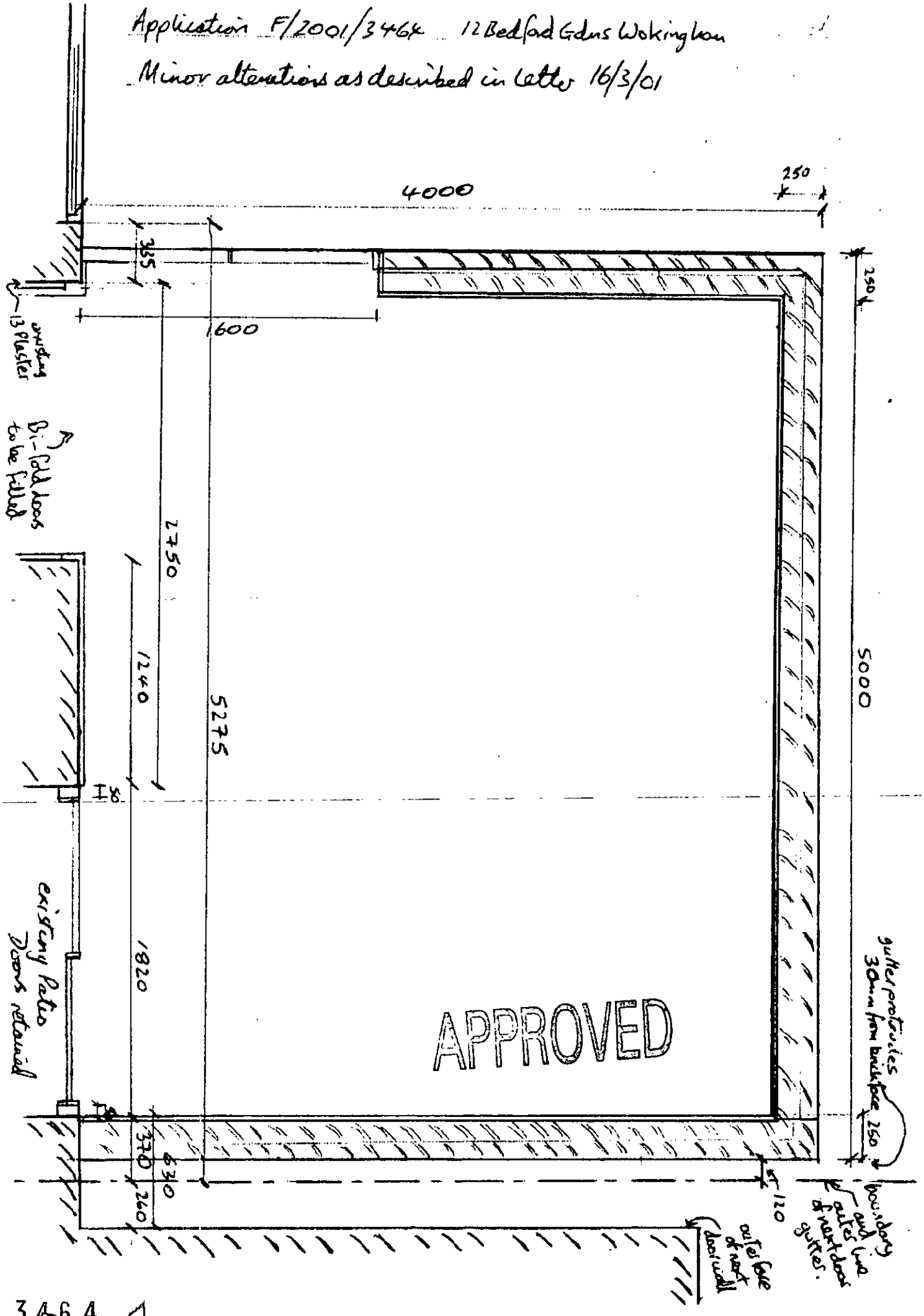
CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3464**
CASE OFFICER: **George Allpress**
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				

Application F/2001/3464 12 Bedford Gdns Wokingham

Minor alterations as described in letter 16/3/01

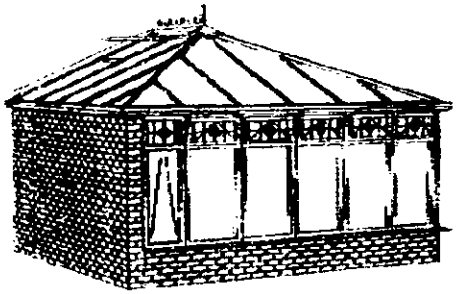


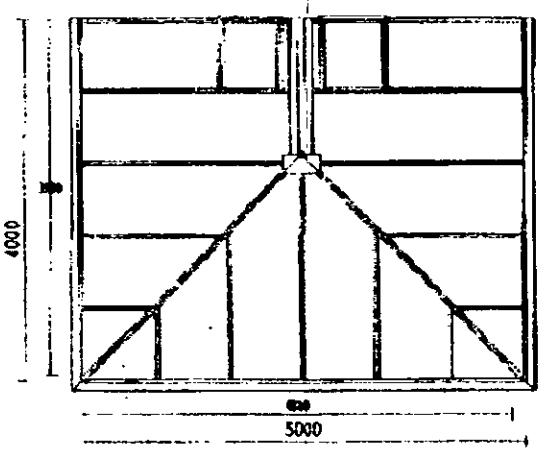
3464

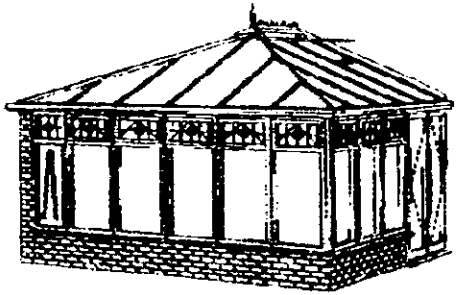
REVISED PLAN

3464

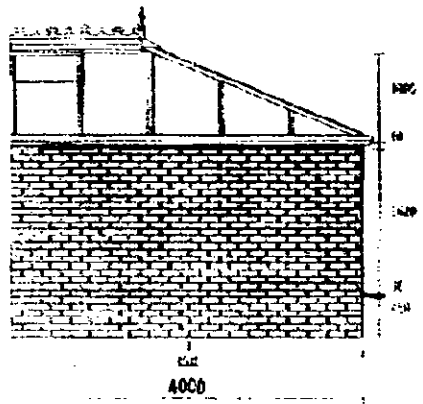
ALL PLAN VIEWS

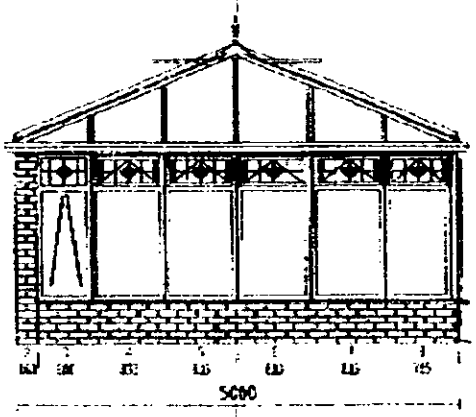


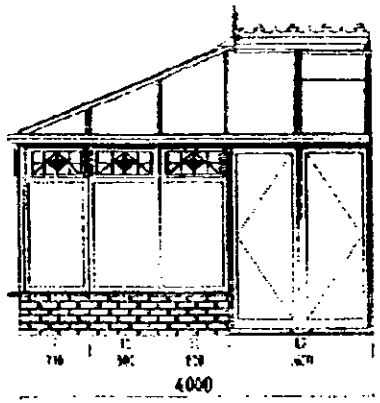




APPROVED







REVISED PLAN

PLEASE NOTE ALL DIMENSIONS IN MM
DIMENSIONS TO INTERNAL RING BEAM
FRAMES CONFORM TO BS5750
ALL GLAZING TO BS6262
ROOF LOADING TO CONFORM WITH BS6399

EDWARDIAN
JOHN DOWNEY
12 BEDFORD GARDENS
WOKINGHAM
BERKSHIRE
01189 627503

DRAWN BY
DATE 13.03.01
SCALE 1: 75
DRAWING NO. 1043

3464



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Development Control Section, Environmental Services, Wokingham District Council.
5 March 2001 Scale: 1 : 1250

N
W E
S