APPLICATION NO:
F/2000/2947

LOCATION:
21 Tattersall Close, Wokingham.

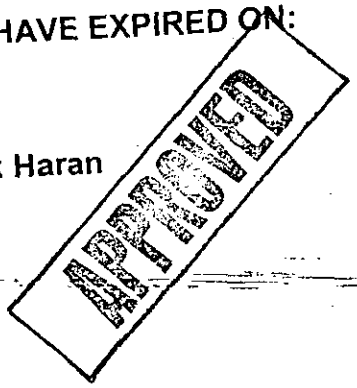
APPLICANT:
Mr & Mrs Leven C/O Thames Valley Windows

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

EARLIEST DATE FOR DECISION: **05/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/01/2001

CASE OFFICER: **Patrick Haran**



RAILEX
Marbleboard

EASIFILE EP7

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Leven
C/O Thames Valley Windows
Unit 44
Longshot Lane
Bracknell
Berkshire
RG42 1RL

Application Number: F/2000/2947

Parish: **WOKINGHAM**

Location: **21, Tattersall 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 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/01/2001

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 : Patrick Haran

Application Number : F/2000/2947

Applicant : Mr & Mrs Leven C/O Thames Valley Windows.

Location : 21, Tattersall Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.12.00

Date of Neighbour Notifications : .....

Date of Site Visit : 22.12.00

Date Registered : 30/11/2000

Earliest Date for Decision : 05/01/2001

Latest Consultation Date/Site Notice Expiry Date : 05/01/2001

This application will have expired on: 25/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

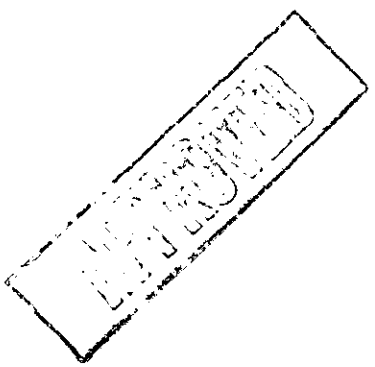
Consultation Responses :

Wokingham Town Council – no objections

neighbour responses – none

Planning Issues :

- IMPACT UPON NEIGHBOURING PROPERTIES
- STREET SCENE



Application Number: F/2000/2947

Appraisal :

IMPACT ON NEIGHBOURING PROPERTIES

The application being considered is for a single storey rear extension to form a conservatory. The conservatory has a sloping roof design which, at its highest, stands at approx 3.2 metres and at it lowest approx 2.3 metres. The extension projects out approx 3.2 metres.

The extension is sited close to the boundary with NO:22 however, it is considered that the lightweight structure of the proposal would have a minimal impact on the amenity of NO:22, All other properties are considered to be of sufficient distance away for impact to be negligable.

STREET SCENE

The proposal would be largely obscured by the main footprint of the house and, as such, the impact on the streetscene would be negligable.

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

APPROVED

Application Number F/2000/2947
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 21 Tattersall Close Wokingham.

APPLICATION NUMBER: F/2000/2947

OFFICER: Patrick Haran

DATE OF SITE VISIT: 22/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL - SEMI DETACHED & DETACHED

3. DESCRIPTION OF SITE/BUILDING

NEW PROPERTY (1970's) 2 STOREY BRICK BUILT DETACHED
PREVIOUS EXTENSION TO REAR

4. RELATIONSHIP TO ADJOINING PROPERTIES

2.5 METRES to flank of No 22

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS LEVEL

BOUNDARY TREATMENT

OTHERS

ARCHIVED

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Patrick Haran

Application Number: F/2000/2947

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

Site Address: 21 Tattersall Close, Wokingham

Applicant: Mr & Mrs Leven C/O Thames Valley Windows

Your observations are required in respect of this application **by 05/01/2001**

PLANNING SERVICES

POL	ENF
DC	
APP	
CS	
10 JAN 2001	
COPIES TO:	ACK:
	FILE:

No objections

SIGNED: _____ **DATE:** 09/01/2001

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/2947

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

Location:
21, Tattersall 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 Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2001. 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

12 December 2000

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

Tel: 0118 974 6482

Date: **12 December 2000**

My ref: F/2000/2947

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2947
21, Tattersall 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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2000/2947**
21, Tattersall 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 Wyatt

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

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

Tel: 0118 974 6482

Date: **12 December 2000**

My ref: F/2000/2947

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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

John Mitchell
Development Control Manager

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Case officer: **Patrick Haran** Application Number: **F/2000/2947**
21, Tattersall 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 Green

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 NOV 2000	Map No. 76 Site 0.04
Officer: PH | Application No. F/2000/2947	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: 21 TATTERSALL CLOSE

Parish: WOKINGHAM Ward: Wescott 12.12.2000 B.

Applicant: MR/MRS LEVEN

Fee Received 95-00 (S) 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	Signed on behalf of agent not applicant.		
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:

S/N+ See map.
.....
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Environmental Services

For office use only.
Application number: 30.NOV.2000* 2947

Householder planning application form

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

1	Your name	MR & MRS LEVEN
	Address and postcode	21 TATTERSALL CLOSE WOKINGHAM BERKS RG40 2LP
	Phone number	0118 9 787539
2	Agent's Name	THAMES VALLEY WINDOWS
	Address and postcode	UNIT 44 LONGSHOT LANE BRACKNELL BERKS RG42 1RL
	Phone number	01344 869400
3	Site	AS ABOVE
	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.	6 x 1:2500 6 x 1:500 6 x ELEVATION DRAWINGS.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A UPVC CONSERVATORY WITH A POLYCARBONATE ROOF
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.	WHITE UPVC CONSERVATORY + GLASS WITH A POLYCARBONATE ROOF TO MATCH EXISTING BRICKWORK.
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 ☑

APPROVED

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: ✓	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: Hilary Stapleton

on behalf of Mr / Mrs Leven ~~THAMES VALLEY WINDOW~~ CO.

Date 15.11.00

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

ADDRESS 21 TATTERSALL CLOSE PARISH WOKINGHAM

PLOT No. 20 ORD. SHEET No. SU 8268

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/8/71	KENTISH HOMES LTD	O/APP. DEMOLISH 34 RANGES LANE - 50 DWELLINGS AT REAR	8.6.71	N/A REF
0/86/72	" "	O/APP. 76 DWELLINGS	26.6.72	N/A REF
0/87/72	" "	O/APP 63 "	23.11.72	N/A REF
0/18/73	EDEN DEVELOPMENTS LTD.	50 DET. HOUSES & GARAGES	6.6.73	N/A GR
9559	" "	" "	7.9.73	APP. REF
02982	" "	DETACHED HOUSE & GARAGE	7.8.75	N/A GR
BR 3164	" "	" "	20.8.75	APP. N/A
BR 7884	MR & MRS ALBI	CARPORT	15.2.78	APP. N/A
28172			7.8.87	OUT
BRA2935	MR & MRS S LEVEN	S/SE. EXTENSION	29.5.87	APP

DATE OF COMPLETION

MINISTRY DECISION 0/8/71 - APPEAL GRANTED - 26.6.72

SPECIAL ORDERS

DRAINAGE

091074

30.NOV.2000* 2947



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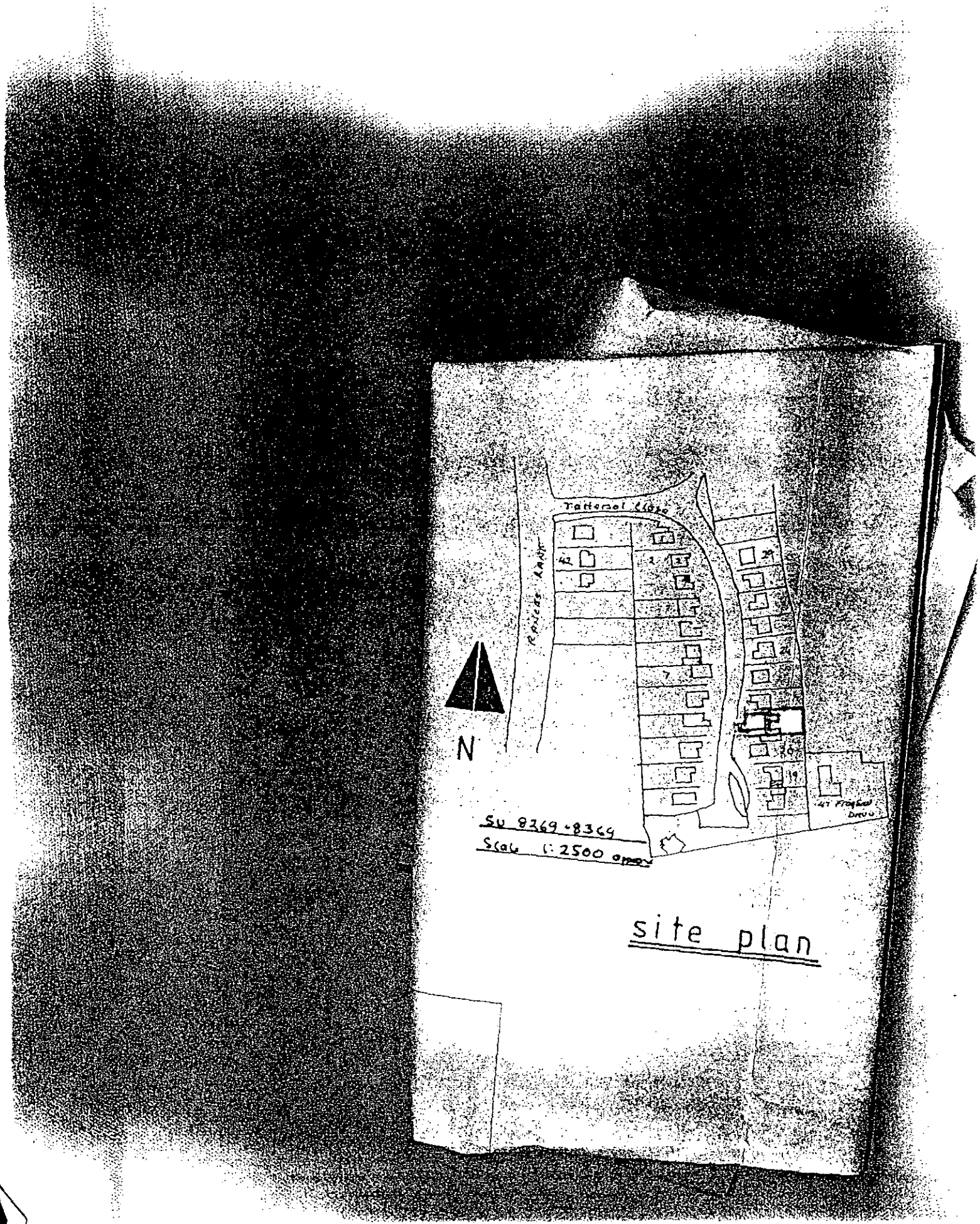
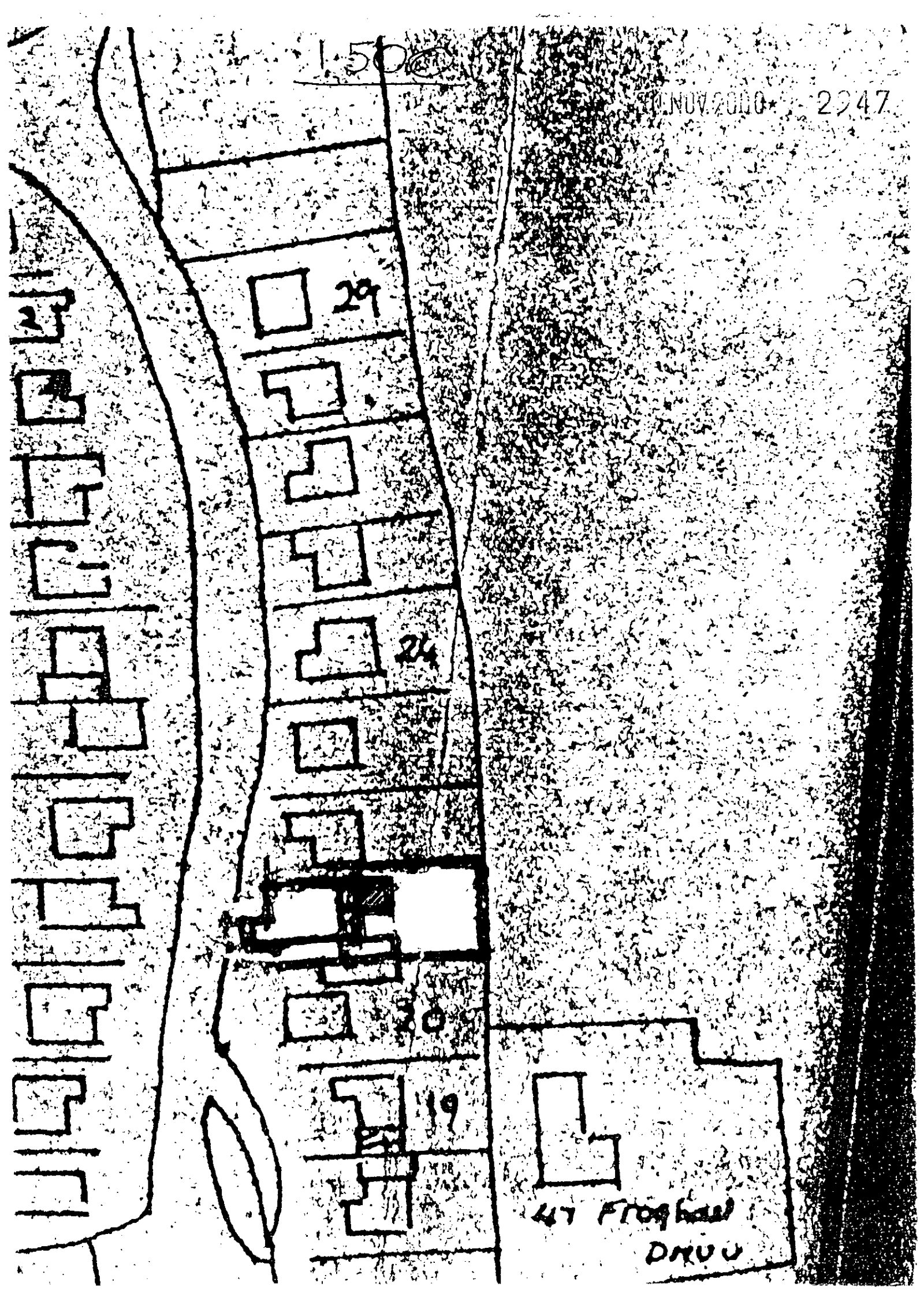
Development Control Section, Environmental Services, Wokingham District Council.
8 December 2000

Scale: 1 : 1250

N
W E
S

30.NOV.2000* 2947




1:500
10 NOV 2000
2947
29
24
19
47 FROGHALL
DRIVE