X SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

APPLICATION NO:
F/2002/6107

LOCATION:
68 Emmbrook Road, Wokingham.

APPLICANT:
Mr Fraser C/O Richard Stennett

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

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Francis Leo**

59

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Fraser
C/O Richard Stennett
1 Glebe Gardens
Byfleet
Surrey
KT14 7LD

Application Number: F/2002/6107

Parish: **WOKINGHAM**

Location: **68, Emmbrook 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 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 02/05/2002

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 : Francis Leo

Application Number : F/2002/6107

Applicant : Mr Fraser C/O Richard Stennett.

Location : 68, Emmbrook Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 19/4/02 .....

Date Registered : 11/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application will have expired on: 06/05/2002. 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 :

Ground water Protection Zone

Planning Issues : I'd Sett

SBE1 SBE2

WOS3 WBE1

EN1.

Application Number: F/2002/6107 **Officer : Francis Leo**
68 Emmbrook Road, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory.

The site is a semi-detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
Nos 68 and 70 are located angled to the main road approximately 68 degrees, while the gardens are almost perpendicular. The proposal would therefore be very close to the northern boundary of the site. Despite this, it is felt, the proposed conservatory would have no adverse impact on the adjoining property because the boundary fence between the two properties is 1.8m high, at this part, but mainly because the adjoining property faces away from the garden of application site.

Impact upon the character of the area
The proposal is a Victorian styled conservatory with a glass sloping roof and including decorative features to add to its character and is well suited to the cottage. Also the proposal is at the rear and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6107

Appraisal :

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

Application Number F/2002/6107
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			(1) ~~[illegible]~~ Ground water
			protection zone guidance notes
			from Conrad Moore

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES~~:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

(2)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 2.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 68 Emmbrook Road Wokingham.

APPLICATION NUMBER: F/2002/6107

OFFICER: Francis Leo

DATE OF SITE VISIT: 19/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mainly 2 storey houses surrounding site. Thatched cottage to H. opposite

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-di cottage large front garden and parking space. Front dormer windows. Garden is angled

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 70 adjoining property, unlikely to be affected the proposal is set away from No 70.

5. SITE CONSTRAINTS

TREES Along side @ boundary.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Timber fence 1-8m high.

OTHERS Bush alongside.

Application Number : F/2002/6107	Map No : 68
Case Officer : FL	Site Area : 0·07
Valid Date : 11-3-02	Received Date: 11/03/2002

Level : Delegated Application

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

Location : 68, Emmbrook Road, , Wokingham.

Parish : WK Ward : EMM 21·3·02 B

Applicant : Mr Fraser C/O Richard Stennett.

Fee Required: £95 Fee Received: £95 (12)

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	~~None~~		
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 21.3.02 B

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

●

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

OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning information)

No pre-app

NEIGHBOURS

S/N + see map

+ E. McCALLUM, 12 LOWTHER CLOSE, WOKINGHAM.

Organisation_Name	Building_Name	address1	Postcode
		64EMMBROOK ROADWOKINGHAM	RG411HG
		68EMMBROOK ROADWOKINGHAM	RG411HG
		70EMMBROOK ROADWOKINGHAM	RG411HG
		12LOWTHER CLOSEWOKINGHAM	RG411JE
		14LOWTHER CLOSEWOKINGHAM	RG411JE
		16LOWTHER CLOSEWOKINGHAM	RG411JE
		18LOWTHER CLOSEWOKINGHAM	RG411JE
		10COMMONS ROADWOKINGHAM	RG411JG
	THE THATCHED COTTAGE	THE THATCHED COTTAGEEMMBROOK ROADWOKI	RG411HG
EMMBROOK VILLAGE HALL			RG411JN

Neighbours Consulted 21.3 F/2002/6107

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

Tel: 0118 974 6502

Date: 21 March 2002

My ref: F/2002/6107

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/6107
68, Emmbrook Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6107**
68, Emmbrook 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Malvern
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 21 March 2002

My ref: F/2002/6107

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Eke

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

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

Tel: 0118 974 6502

Date: 21 March 2002

My ref: F/2002/6107

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6107**
68, Emmbrook 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: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/6107

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

Location:
68, Emmbrook 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 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/2002/6107 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. 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.

Trevor Watson
Development Control Manager

21 March 2002

Environmental Services

For office use only.
Application number: 11.MAR2002* 6107

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	APPLICANT'S NAME ~~Your name~~ Address and postcode Phone number	MR. FRASER 68 EMMBROOK ROAD WOKINGHAM RG41 1HG 0118 978 2650
2	Agent's Name Address and postcode Phone number	RICHARD STENNETT 1 GLEBE GARDENS BYFLEET SURREY KT14 7LD 01932 353216
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 68 EMMBROOK RD. WOKINGHAM RG41 1HG
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION of a SINGLE STOREY CONSERVATORY to the REAR
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.	DECORATED, RENDERED DWARF WALLS to MATCH EXISTING. WHITE PVC-U FRAMES to WINDOWS, DOORS and ROOF
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? UNALTERED	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.		} 1/1250 SITE LOCATION/BLOCK PLAN
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations. →		1:50

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.

AGENT'S

signature: [signature]

on behalf of MR. FRASER

Date 09/03/02

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

ADDRESS 68 EMMBROOK ROAD PARISH WOK

PLOT No.

ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
6R10648	MR. PYLER	S/STOREY SIDE EXT.	4.6.79	APP N/A
10530	"	"	8.6.79	N/A C/A
97/65881/F	FRASER/ BRONNLEE	1ST FLOOR EXT.	8-5-97	C/A
FP97/6813	"	"	17.9.97	C/A

DATE OF COMPLETION

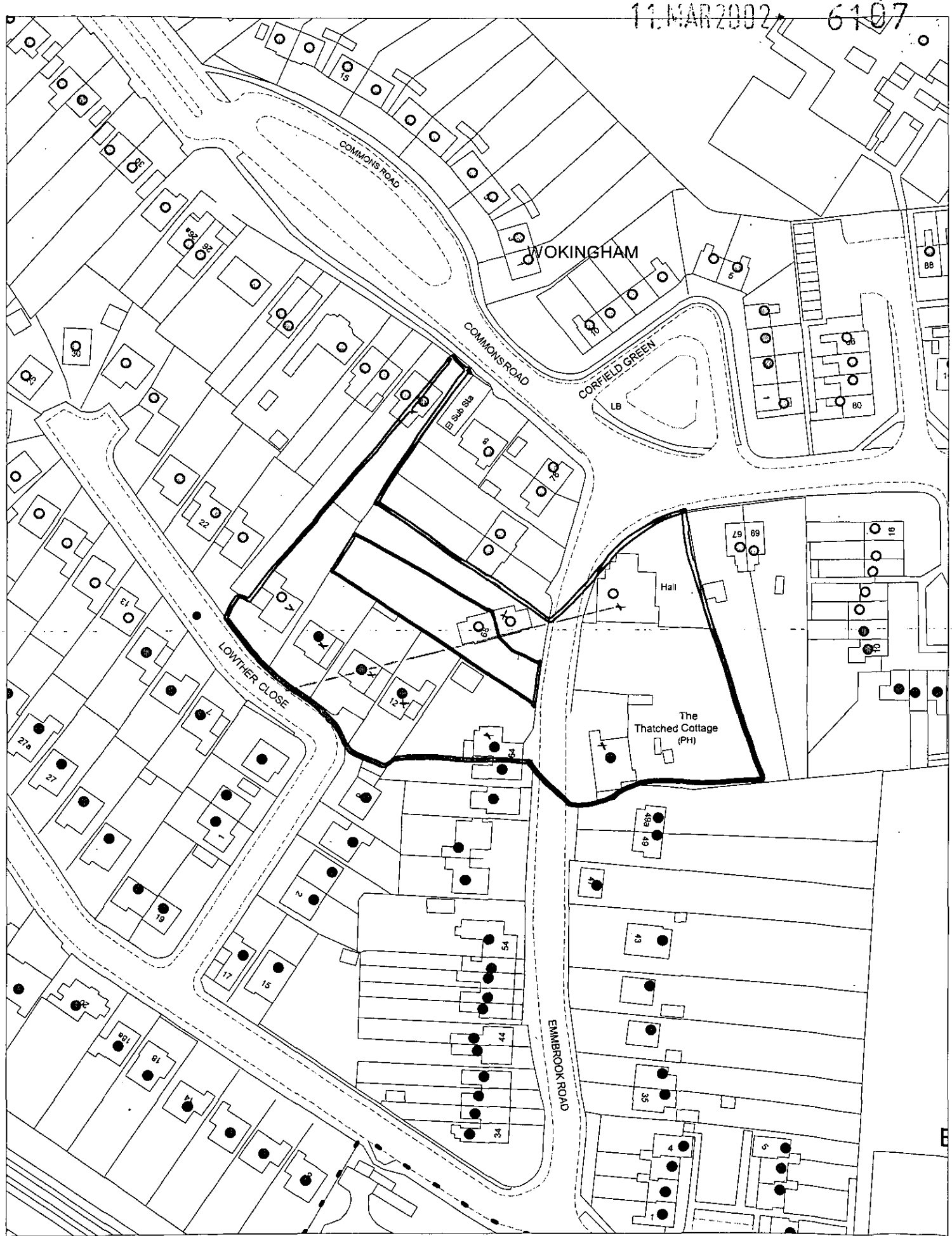
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

11 MAR 2002 6107



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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002 Scale: 1 : 1250

N
W E
S

11 MAR 2002 6107



EXISTING REAR (North) ELEVATION

68 Emmbrok Road Wokingham RG41 1HG

Mr. Fraser tel: 0118 978 2650



HALL

LIVING

PLAYROOM

KITCHEN

BATH

UP

UP

2530

1942

588

2470

1050 approx.

B

2398

3600

5998

A

C

3946

5000

1054

ALTERATIONS to EXISTING
Remove existing window and brickwork under. Pin and adequately prop brickwork over and remove lintol and adjacent wall.
Place 2N° CATNIC lintols ref: CN5XA HEAVY DUTY x 1500mm long OVER (min. 150mm END BEARINGS)
FIT PAIR of NEW DOORS GLAZED with TOUGHENED or LAMINATED GLASS

APPROVED

Note

11 MAR 2002 * 6107

A		
	Date	Revision

© copyright

Richard Stennett
BUILDING DESIGN
Richard J Stennett BA(Hons)Arch MBIAT ACIOB
1 Glebe Gardens
Byfleet
Surrey
KT14 7LO
Tel & Fax: 01932 353216
E-mail: richarddesign@tinyworld.co.uk

Client
MR. FRASER

Job Title
68 EMMBROOK ROAD
WOKINGHAM
RG41 1HG

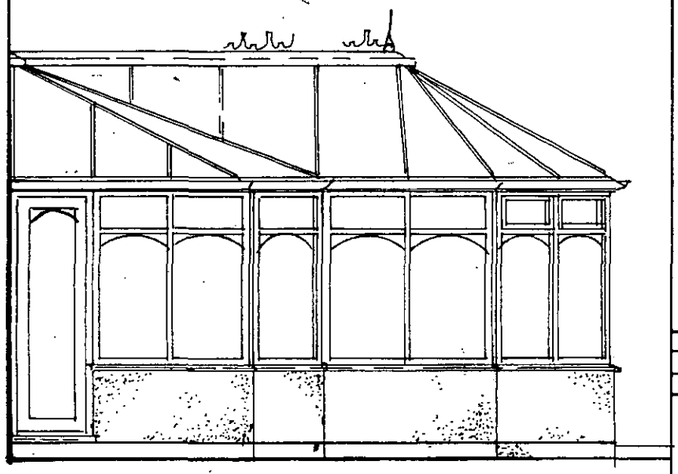
Drawing Title
EXISTING GROUND FLOOR PLAN showing PROPOSED CONSERVATORY

Scale 1:50

Date Mar'02 Drawn by RS.

Drg. No. FS.02/500 Rev.

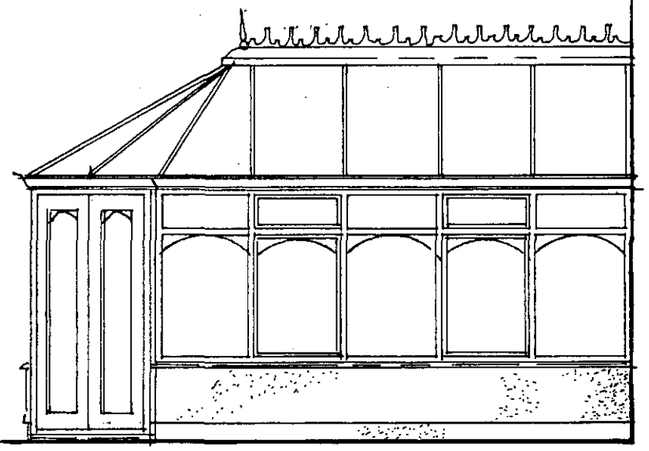
REPROPOINT 2589



FLANK (East) ELEVATION B



PROPOSED REAR (North) ELEVATION A



FLANK (West) ELEVATION C

Note :

11.MAR2002* 6107

A		
	Date	Revision

© copyright

Richard Stennett
BUILDING DESIGN

Richard J Stennett BA(Hons)Arch MBIAT ACIOB
1 Glebe
Gardens
Byfleet
Surrey
KT14 7LD

Tel & Fax: 01932 353216

Client
MR. FRASER

Job Title
68 EMMBROOK ROAD
WOKINGHAM
RG41 1HG

Drawing Title
ELEVATIONS - PROPOSED

Scale 1:50

Date Mar '02 Drawn by RS.

Drg. No. FS.02/501 Rev.

REPROPOINT 2589