APPLICATION NO:
F/2001/5418

LOCATION:
4 Bell House Gardens, Wokingham.

APPLICANT:
Mr P Lewis

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

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2002

CASE OFFICER: **Louise Smith**

APPROVED Listing Data

530

D0

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Lewis
4 Bell House Gardens
Wokingham
Berks
RG41 2BD

Application Number: F/2001/5418

Parish: **WOKINGHAM**

Location: **4, Bell House 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. 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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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 : Louise Smith

Application Number : F/2001/5418

Applicant : Mr P Lewis .

Location : 4, Bell House Gardens, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 7/1/2 .....

Date Registered : 07/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 01/02/2002. 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 :

Neighbour - No 3 - voiced concerns of overbearing.

Planning Issues :

Identified Settlement
Impact on Neighbours
Impact on Streetscene
1

Application Number: F/2001/5418 – 4 Bell house Gardens

Appraisal:

Development

The site is two-storey end-terrace dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a single storey rear extension to the dwelling to form a conservatory. It would have a bay window frontage, projecting 2.7m from the rear of the dwelling and measuring 3.8m in width with a brick wall in the side elevation facing No3. The roof would be pitched, 2m to the eaves and 3m to the ridge.

1. Impact upon neighbouring properties
   With regard to overlooking, the conservatory would be set a sufficient distance from Dickens Court so as not to infringe upon the privacy of the property. The dwelling is enclosed on the right by a 2m fence with a footpath behind and then dwellings along the Reading Road, which are again set a sufficient distance away. The rear walls of No's 3 and 4 Bell house Gardens are set at the same level, and ground floor windows to be considered in the rear of the neighbouring dwelling are those to the lounge. However, the eaves of the extension would be set at the same height as the boundary fence, and combined with the angle of the proposed conservatory, it is not considered that overlooking would be an area of concern.

   The conservatory would be set back 0.4m from the boundary fence. Massing would be reduced by the pitched roof design of this single storey extension, which would extend 1m above the fence line. It is therefore felt that overshadowing would not be an issue on the neighbouring lounge window or patio doors. These windows already receive limited light due to their NW facing aspect. Similarly, the reduced massing would prevent the development from being overbearing.

2. Impact upon the character of the area
   The proposed conservatory would be screened from the road and therefore is not felt to detract from the streetscene. The eaves height of the conservatory would correspond with that of the garage extension and therefore provide some balance in the side elevation.

Approval: ✓ **~~Refusal:~~**

Application Number F/2001/5418
Conditions/Reasons for Refusal

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

No 3 Neighbour.
— enclosed, too near boundry.
Back gfl lounge.
window right + patio doors to left.

Loddon Area Loc Pl.
Ad'd Sett.

RECORD OF SITE VISIT

SITE ADDRESS: 4 Bell House Gardens Wokingham.

APPLICATION NUMBER: F/2001/5418

OFFICER: Louise Smith

DATE OF SITE VISIT: 7/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - Post in front garden.

2. DESCRIPTION OF SURROUNDINGS Residential culdersac
terrace blocks modern - block styles differ. 5 yrs old
Red brick brown concrete tile roof / grey tile.
2 storey - some dormers in left

3. DESCRIPTION OF SITE/BUILDING
End of terrace. 2 storey. (side agge extension)

front ext ?

4. RELATIONSHIP TO ADJOINING PROPERTIES Back gdn slopes down
No front boundaries.
Right side - footpath. 2m close boarded fence, rear 2m close BF footpath to rear
tall conifers other side of footpath (right)

sufficient distance to houses at rear

No 3 boundary
2m cb fence
2m out
then
1.6m high for 2m with trellis on top to 2m

→ then 2m down
1.4m trellis on top to 2m

then continues as
1.4m cb fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING N/A

LEVELS —

BOUNDARY TREATMENT

OTHERS

NEED OTHER SIDE ELEVATION.
PLAN

Look for sim. conservatories

MARK NEIGHBOUR REAR WINDOWS.

Tel. (0118) 974 6463

Date: 10 January 2002

Your Ref:

My Ref: Louise Smith
F/2001/5418

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
10 JAN 2002	
COPIES TO:	ACK:
	FILE:

WOKINGHAM UNITARY
Aiming for Excellence

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

The Owner/Occupier
3 Bell House Gardens
Wokingham
Berkshire

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: F/2001/5418
Site Address: 4, Bell House Gardens, , Wokingham.
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Revised/additional plans show: Earlier missing side elevation.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **20/01/2002**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **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 take this letter with you or quote application number F/2001/5418 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Louise Smith**, on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

Environmental Services

For office use only.
Application number 07.DEC.2001 • 5418

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 P. I. LEWIS
	Address and postcode	4 BELL HOUSE GARDENS WOKINGHAM BERKSHIRE RG41 2BD
	Phone number	01189 771190
	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.	4 BELLHOUSE GARDENS WOKINGHAM BERKSHIRE RG41 2BD
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF CONSERVATORY ON 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.	DARK OAK IN MATCHING BRICKS, PVC-U & GLASS CONSERVATORY
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 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: N/A
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

Date 18/11/2021

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

Environmental Services

For office use only.
Application number: 07.DEC.2001 • 5418

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1	Your name Address and postcode Phone number	MR P.I. LEWIS 4 BELL HOUSE GARDENS WOKINGHAM BERKSHIRE RG41 2BD 01189 771190
	Agent's Name Address and postcode Phone number	N/A
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6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	DWARF WALL IN MATCHING BRICKS, PVCU & GLASS CONSERVATORY
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

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None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 18/11/2007

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

Received by Wokingham District Council

Application No: F/2001/5418

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

Location:
4, Bell House 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 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/2001/5418 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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.

Head Planning and Transportation

24 December 2001

F

Application Number : ~~NEW~~/2001/5418	Map No : 75A
Case Officer : LS	Site Area : 0.03
Valid Date : 7/12/01	Received Date: 07/12/2001

Level : Delegated Application

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

Location : 4, Bell House Gardens, , Wokingham.

Parish : WK Ward : EMM

Applicant : Mr P Lewis .

Fee Required: £95 Fee Received: £95 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	[redacted]		
BLOCK PLANS	[redacted]		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	other side elevation	request with SN 24/12	
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

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

NEIGHBOURS

S/N + see map

OTHERS

(TOWN CENTRE)

No pre-apps

07.DEC.2001 * 5418

The Planning Department
Wokingham Council
Shute End
WOKINGHAM
Berks
RG40 1WR

5th December 2001

Dear Sirs,

Please find enclosed the forms as listed below in support of my application to erect a conservatory on the rear of my house.

1. Householder planning application form x 6
2. 1:2500 Scale location plan x 6
3. 1:500 Scale site layout plan x 6
4. 1:100 Side Elevation x 6
5. 1:100 Rear elevation & floor plan x 6
6. Cheque to Wokingham District Council in the sum of £95.00

I hope that this is enough information, but if you require more then please contact me at the address below or on 01189 771190, or mobile 07780 681430.

Sincerely,

Patrick Lewis

4 BELL HOUSE GARDENS
WOKINGHAM
BERKS
RG41 2BD

Environmental Services

For office use only.
Application number 07. DEC. 2001 • 5418

Householder planning application form

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3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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Your signature: [signature]

on behalf of

Date 18/11/01

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

4933

ADDRESS 1/2/3/4 Bell House Gardens PARISH Wokingham

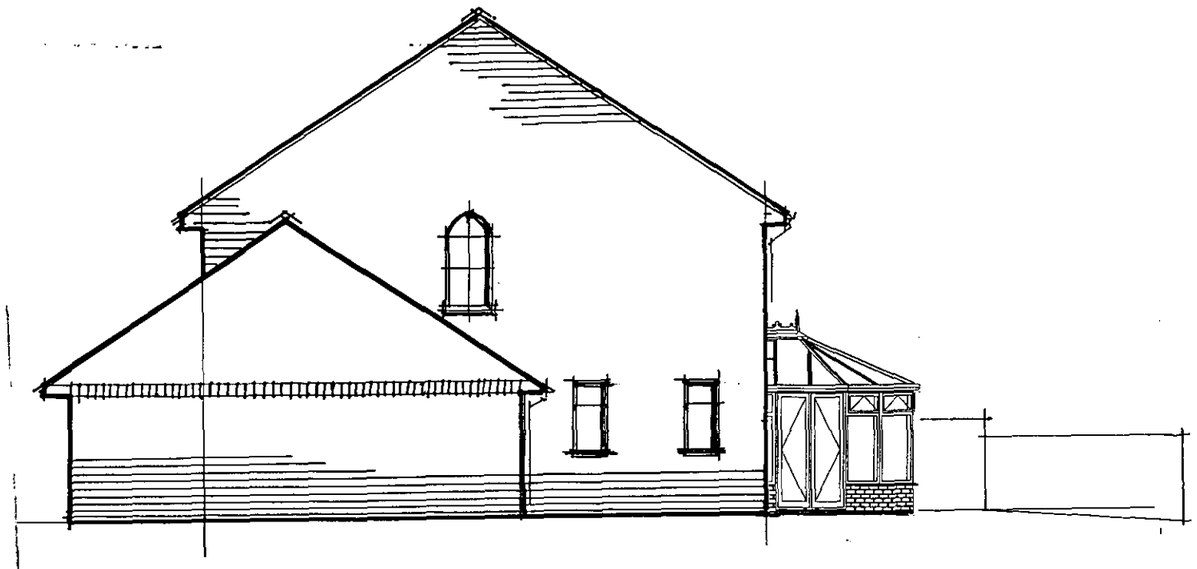
PLOT No. 20/19/18/17 ORD. SHEET No. 75

BUILDER

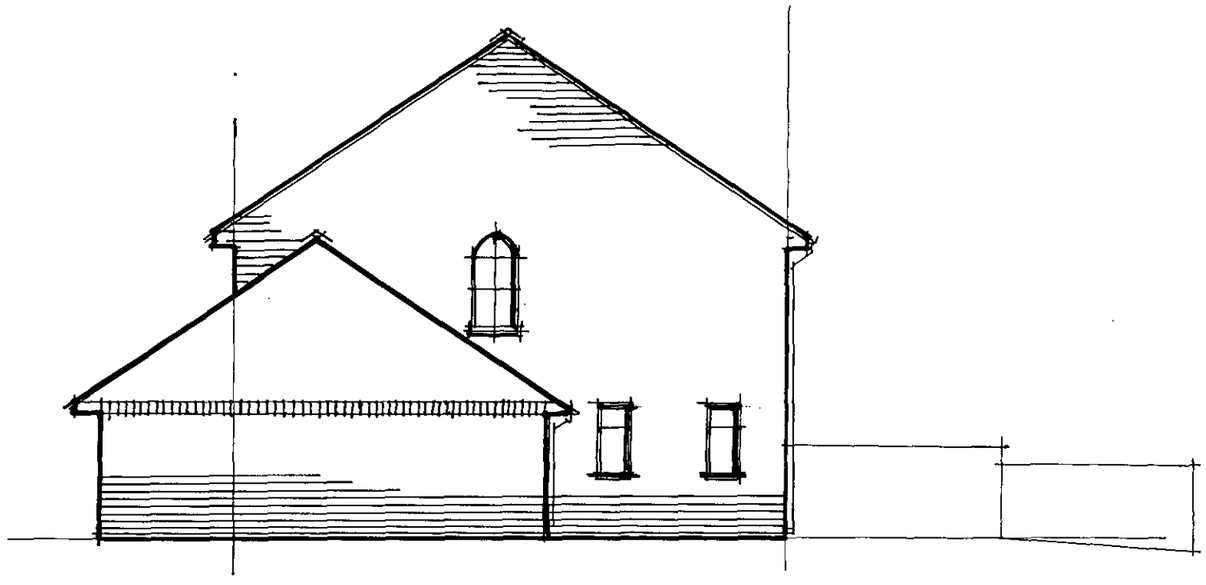
Plan No.	Applicant		Description of Development	Date of Decision	Decisi
40031	DIR. OF PROPERTY - RCC		RES DEV ON SITE OF OTHERS	28.10.92	NOT ISSUED CIA
41091	T.A. USHER		TERR. HOUSES / GARAGES	17.1.93	C/A
FP94 2329	"		" "	18.3.94	C/APP
96/64549/A	LEWIS / RHODES	4	GARAGE TO RES. NEW GARAGE	6.12.96	C
FP96/5825	LEWIS / RHODES	4	GARAGE CONV.	18.10.96	APP
97/65685/F	MR. MRS MARKS	2	GARAGE TO RES	11.7.97	C
FP97/0468	"	4	"	30.5.97	APP
99/69431/F	Mr & Mrs Lewis.	4	S/St side extension.	18/5/99	C
FP99/86648	"	4	" "	28/4/99	REJ
FP99/86648/A	"	4	S/St side extension	21/6/99	App
FP99/8648/A	"	4	S/St/S ext.	21/6/99	APP

MINISTRY DECISION

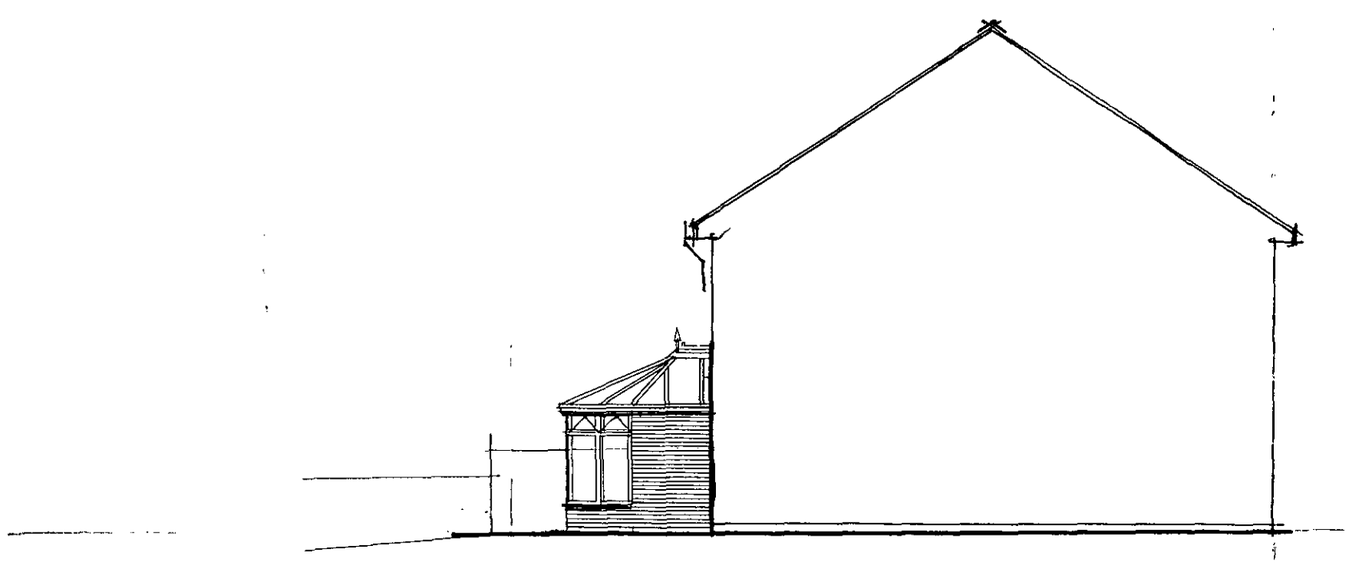
SPECIAL ORDERS



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION.



PROPOSED SIDE ELEVATION.

ADDITIONAL PLAN

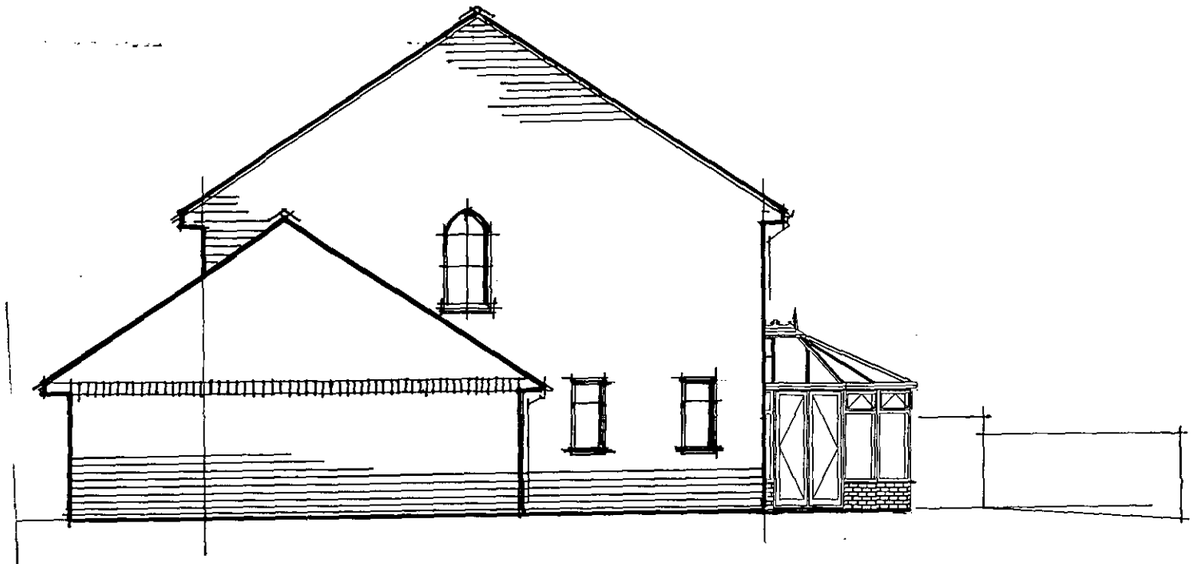
5418

APPROVED

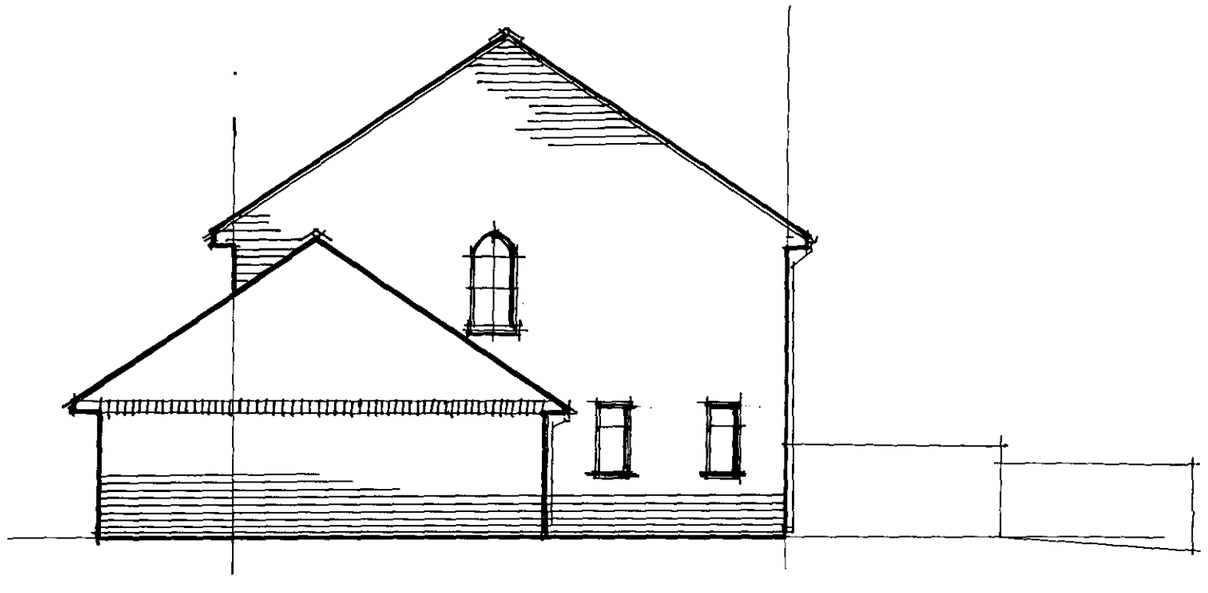
PLANNING STATION	51629
POL	
DC 28	
APP	
CS	
09 JAN 2002	

PROPOSED 3 BAY VICTORIAN CONSERVATORY.
MR. & MRS. P. LEWIS. 4 BELLHOUSE GARDENS.
WOKINGHAM. SCALE: 1:100

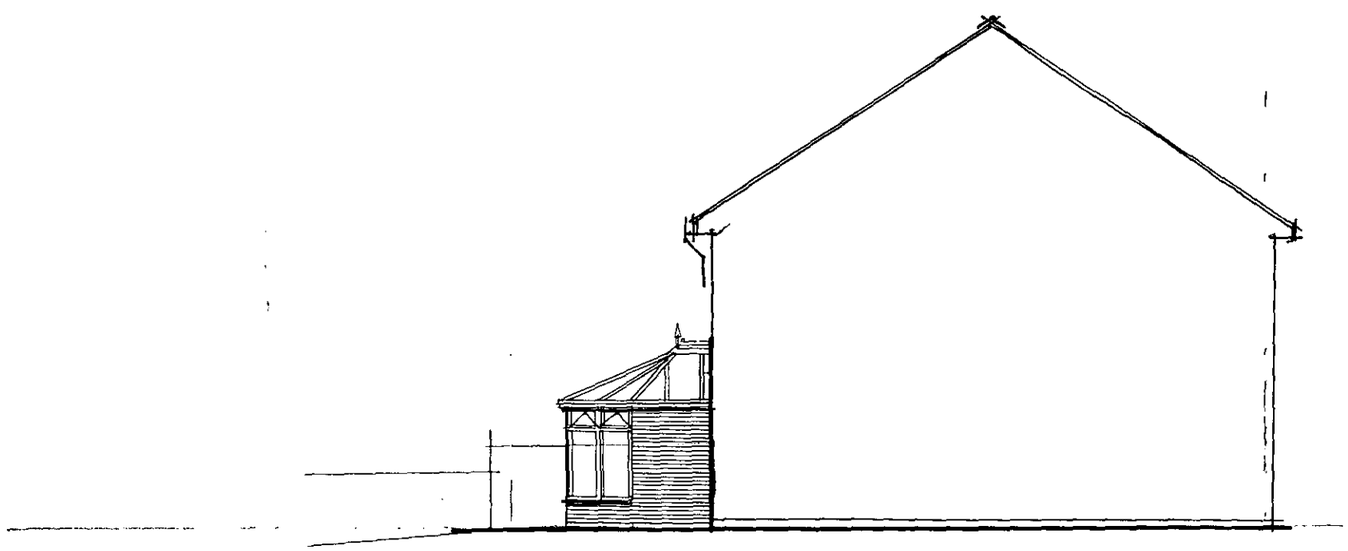
REVISED TO INCLUDE ADDITIONAL ELEVATION.



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION.



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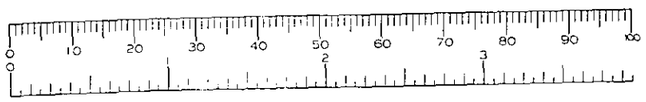

ADDITIONAL PLAN

5418.

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
09 JAN 2002	
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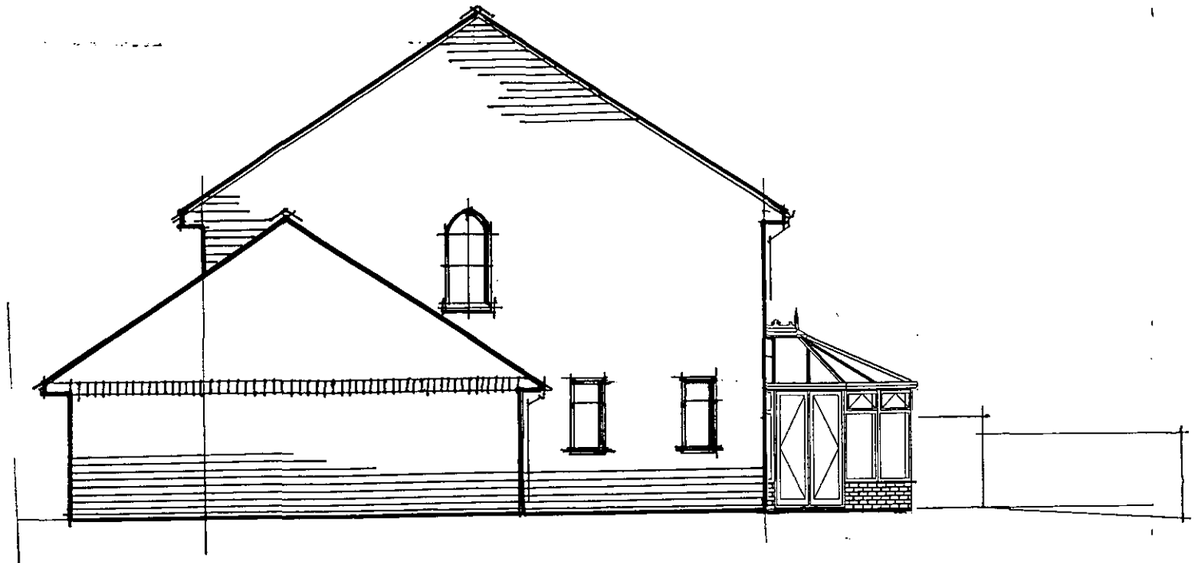
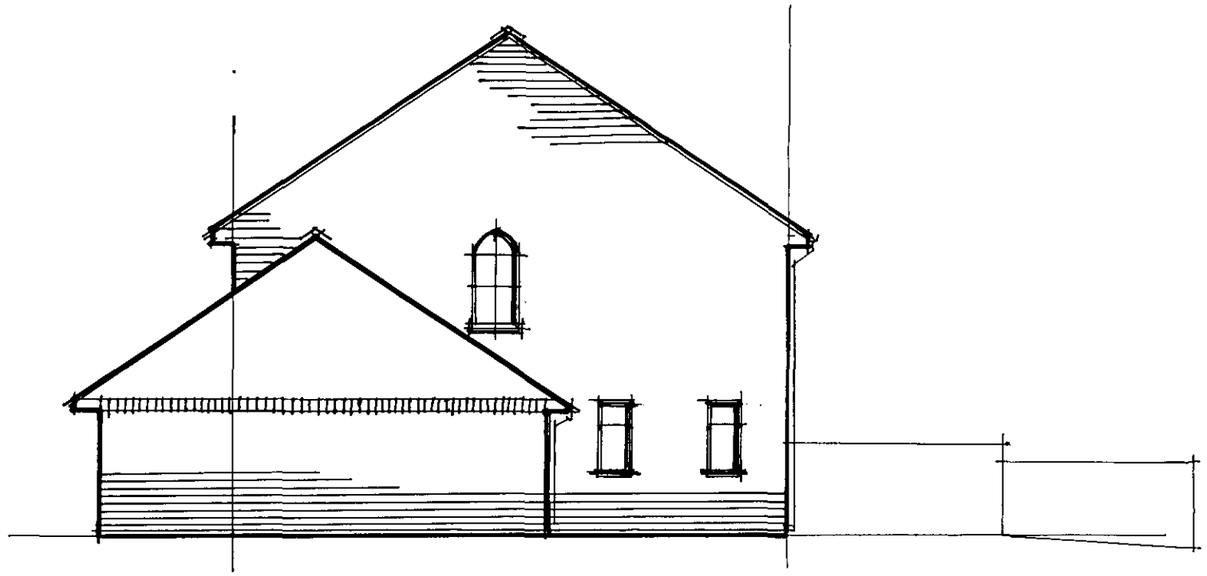
PROPOSED 3 BAY VICTORIAN CONSERVATORY.
MR. & MRS. P. LEWIS. 4 BELLHOUSE GARDENS.
WOKINGHAM. SCALE: 1:100

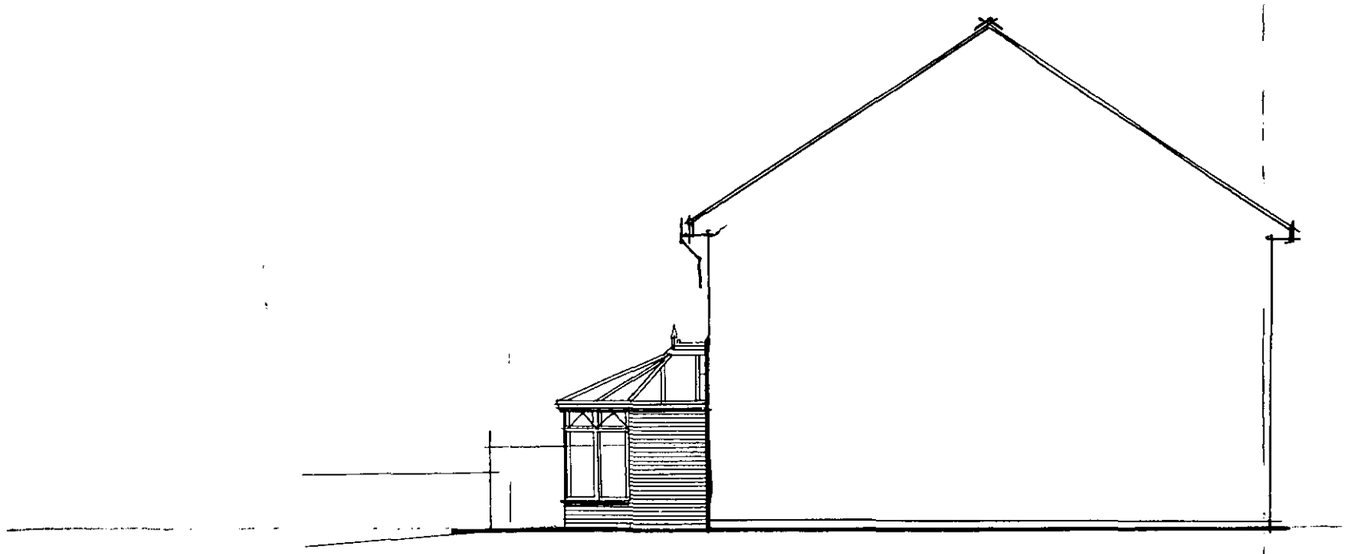
REVISED TO INCLUDE ADDITIONAL ELEVATION.



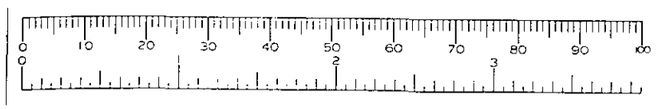
PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION.



PROPOSED SIDE ELEVATION.



ADDITIONAL PLAN

APPROVED

5418

PLANNING SERVICES	HPT
PHL	TLS
E	ENF
[illegible]	
C.	
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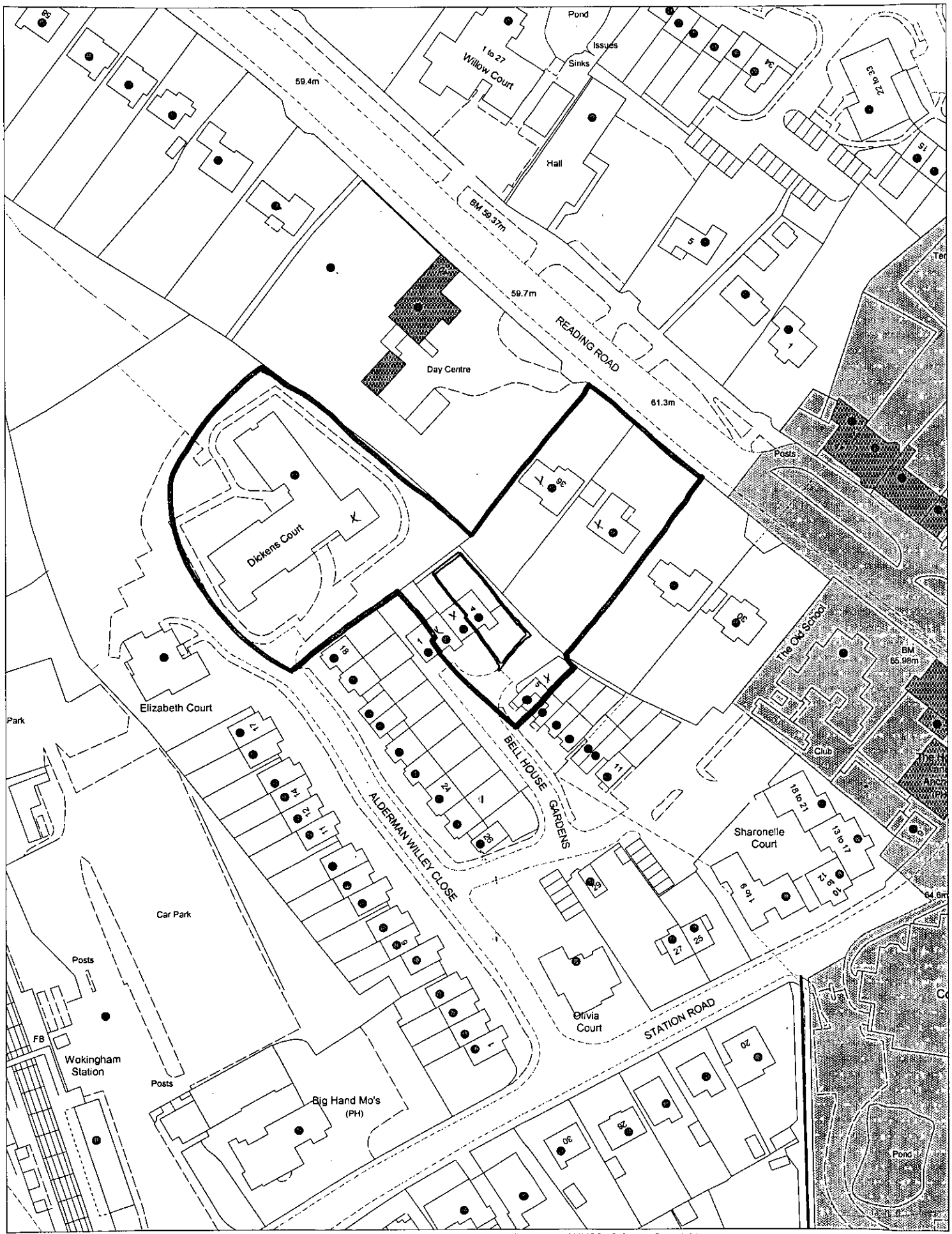
PROPOSED 3 BAY VICTORIAN CONSERVATORY.
MR. & MRS. P. LEWIS. 4 BELLHOUSE GARDENS.
WOKINGHAM. SCALE: 1:100

REVISED TO INCLUDE ADDITIONAL ELEVATION.

07.DEC.2001* 5418



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Development Control Section, Environmental Services, Wokingham District Council.
12 December 2001 Scale: 1 : 1250

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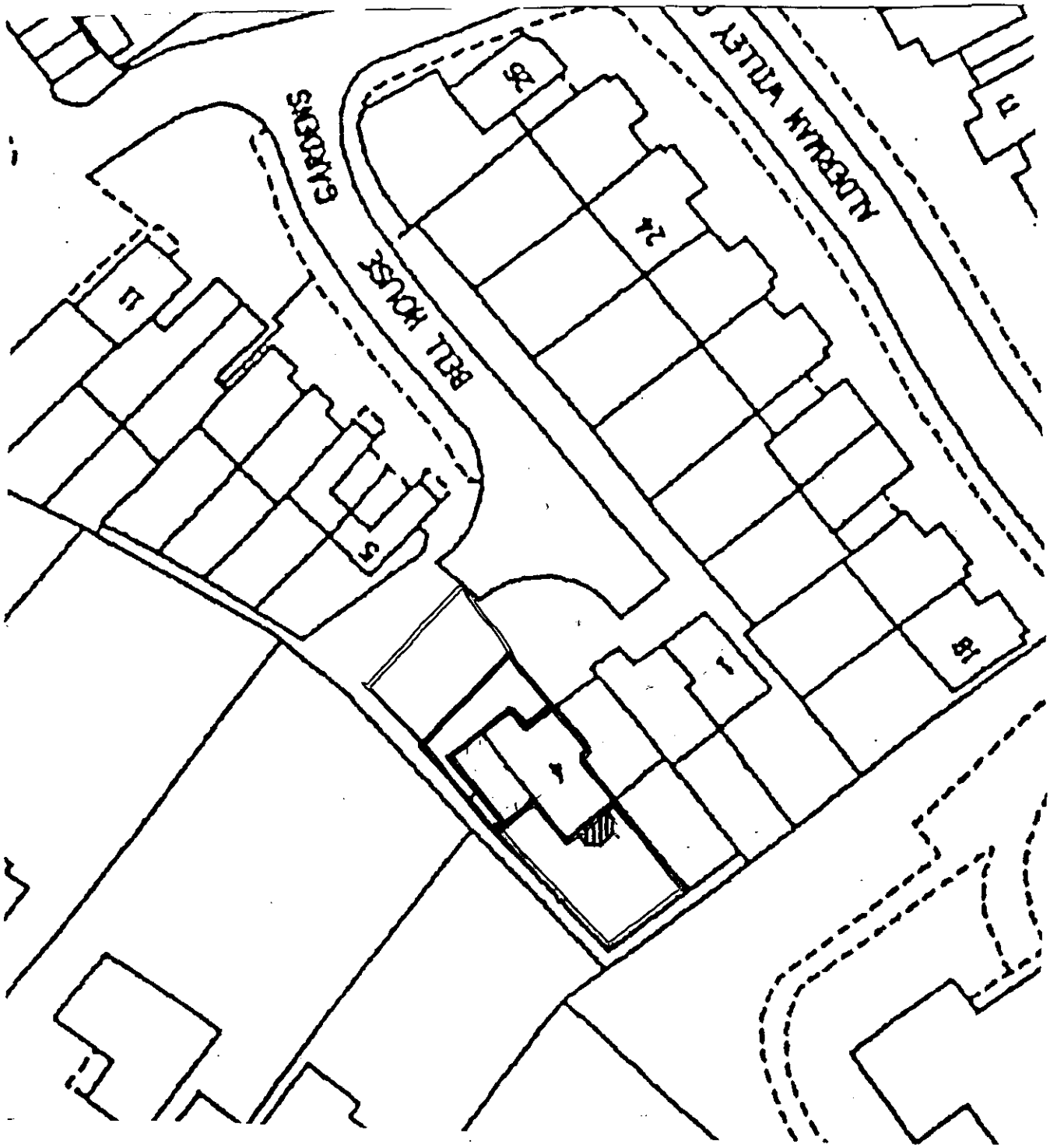
07.DEC.2001* 5418



CLIENT:	Mr and Mrs Lewis. 4 Bellhouse Gardens, Wokingham, Berks	DESCRIPTION:	Block Plan
PROJECT:	CONSERVATORY	SCALE:	1:500
DATE:	DECEMBER '01	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

Excel Design

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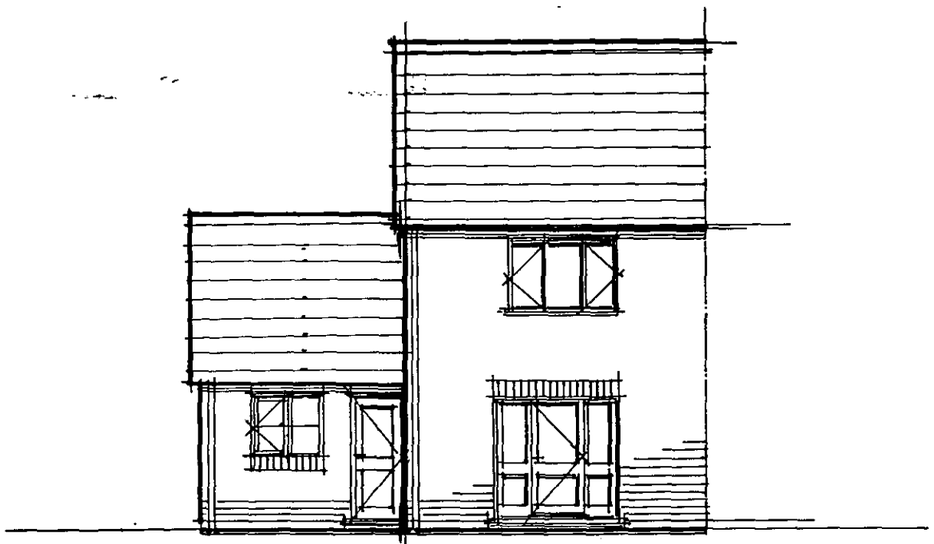

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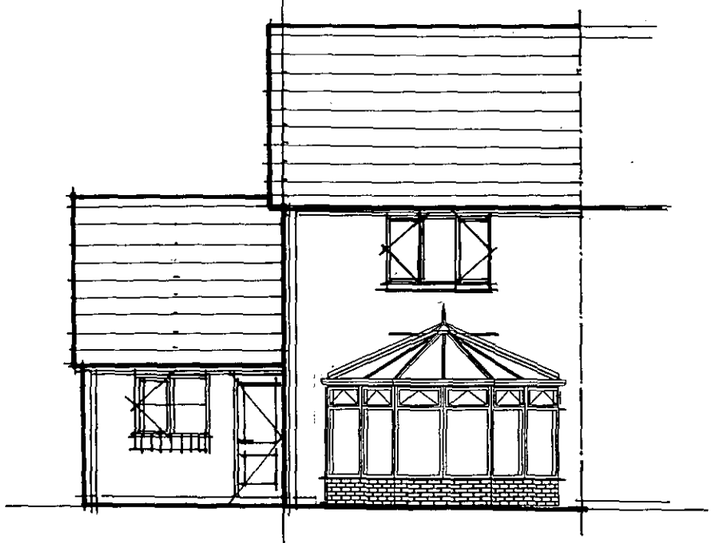
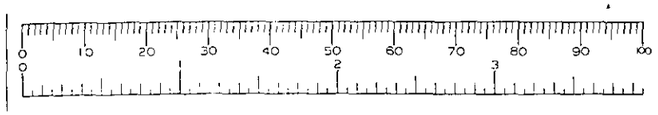
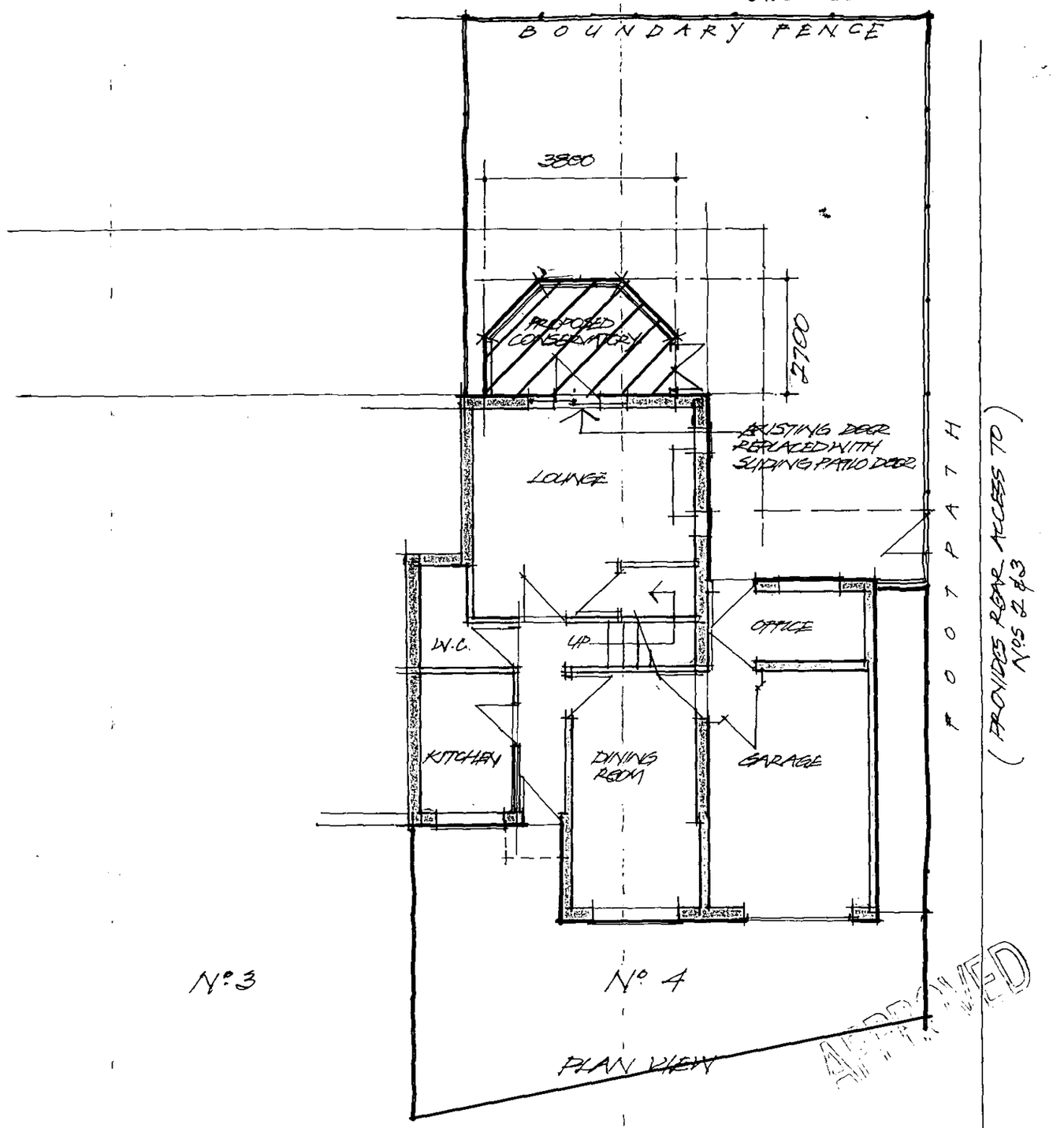


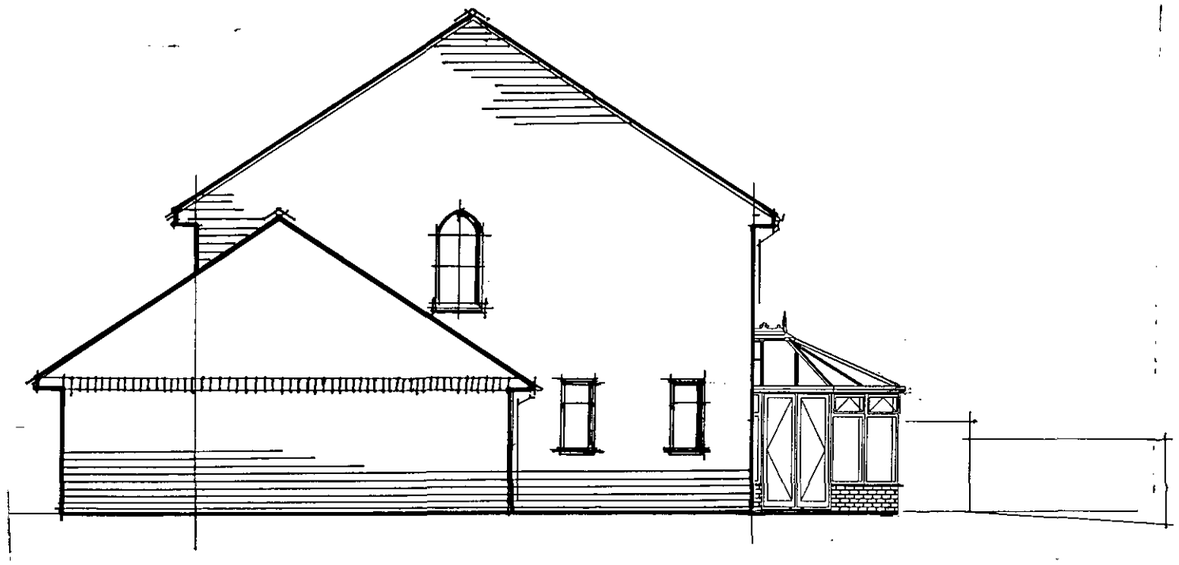
PROPOSED REAR ELEVATION



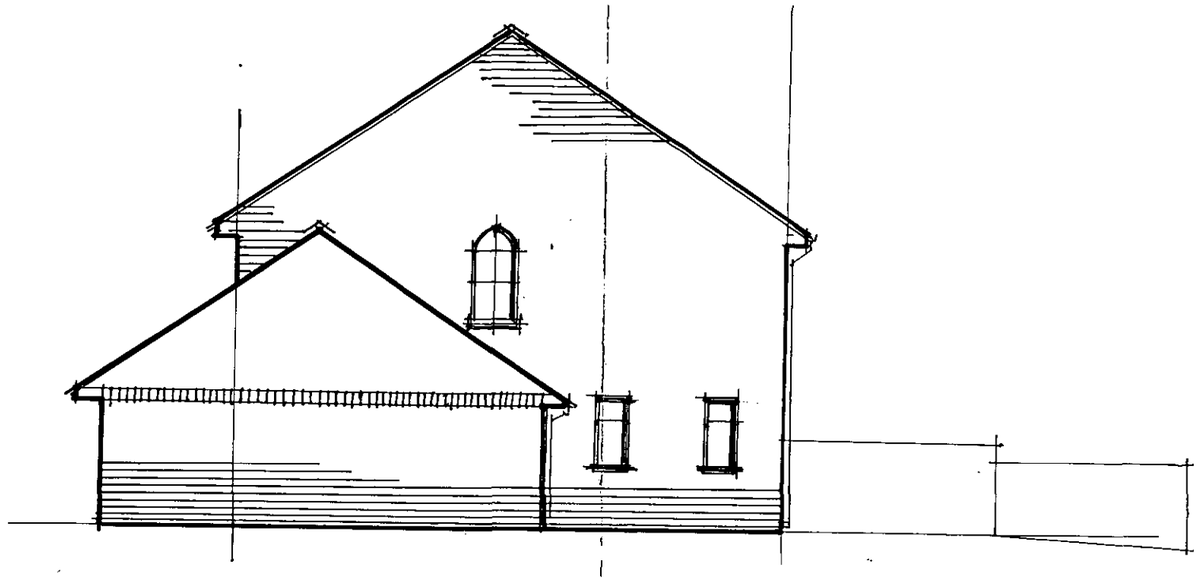


PROPOSED 3 BAY VICTORIAN CONSERVATORY.
MR. & MRS. P. LEWIS. 4 BELLHOUSE GARDENS.
WOKINGHAM. SCALE: 1:100.

07.DEC.2001* 5418



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION

APPROVED

PROPOSED 3 BAY VICTORIAN CONSERVATORY..
MR. & MRS. P. LEWIS. 4 BELLHOUSE GARDENS.
WOKINGHAM. SCALE: 1:100

