APPLICATION NO:
F/2001/3187

LOCATION:
11 Payley Drive, Wokingham.

APPLICANT:
Mr & Mrs S Wright C/O Nigel Winch

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

EARLIEST DATE FOR DECISION: **15/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/03/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Wright
C/O Nigel Winch
45 Walburton Way
Waterloovill
Clanfield
PO8 0XP

Application Number: F/2001/3187

Parish: **WOKINGHAM**

Location: **11, Payley Drive, 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 SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 06/03/2001

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.

Received by Wokingham District Council

Application No: F/2001/3187

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

Location:
11, Payley Drive, , 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 15/02/2001. 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

22 January 2001

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

Tel: 0118 974 6480

Date: **22 January 2001**

My ref: F/2001/3187

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/2001/3187
11, Payley Drive, , 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/2001/3187**
11, Payley Drive, , 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**********

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

Tel: 0118 974 6480

Date: **22 January 2001**

My ref: F/2001/3187

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Councillor Edwards

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

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Tel: 0118 974 6480

Date: **22 January 2001**

My ref: F/2001/3187

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3187

Applicant : Mr & Mrs S Wright C/O Nigel Winch.

Location : 11, Payley Drive, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	23/a/a.

Date of Neighbour Notifications : .....

Date of Site Visit : 23/a/a.

Date Registered : 16/01/2001

Earliest Date for Decision : 15/02/2001

Latest Consultation Date/Site Notice Expiry Date : 15/02/2001

This application will have expired on: 13/03/2001. 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 T.C : No objection

Planning Issues :

D impact

Application Number: F/2000/3187

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 4.5m wide, 3.7m deep and have a pitched roof, 2.1m to the eves and 3.4m to the ridge.

The property is detached, with a 1.8m fence and trellises enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be 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 Payley Drive. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3187
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 11 Payley Drive Wokingham.

APPLICATION NUMBER: F/2001/3187

OFFICER: Helen Pollock

DATE OF SITE VISIT: 23/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Modern Res.

3. DESCRIPTION OF SITE/BUILDING
detached 2 Storey HSe with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Alley way to side of HSe joins back garden of 14 + 12 Comfrey Cl.
would not be visible from 9 Payley.
Fence + Conifers to rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 2 garage + 2 driveway.

LEVELS

BOUNDARY TREATMENT open plan to front, 1.8m fence to side.
gate at entrance to side

OTHERS
1.8m fence + 1.5ft trellis to rear. + side beyond HSe (Standard up to there).
(has been previously extended to side).
Conifers to rear = 2ft above trellis

PLANNING SERVICES | PT
ENF
APP
CS
26 FEB 2001
COPIES TO: | ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2001/3187

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

Site Address: 11 Payley Drive, Wokingham

Applicant: Mr & Mrs S Wright C/O Nigel Winch

Your observations are required in respect of this application **by 15/02/01**

No objections

SIGNED: PA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 JAN 2001
Officer: HP	Application No. F/2001/3187

Map No. 67. **Site** ...C:94....
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: 11 PAYLEY DRIVE

Parish: WOKINGHAM Ward: NORREYS
22-01-01

Applicant: MR & MRS S. WRIGHT

Fee Received 95.00 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	cheque for £95 paid in by reception. 16/1/01		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation has been asked for		
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 : 22.01.01 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

Environmental Services

For office use only.
Application number: 16.JAN.2001* 3187

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 S WRIGHT
	Address and postcode	11, PATLEY DRIVE WOKINGHAM. BERKSHIRE
	Phone number	
2	Agent's Name	NIGEL WINCH
	Address and postcode	45, WALBURTON WAY WATERLOOVILL CLANFIELD POBOXP
	Phone number	02392 571940.
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.	11, PATLEY DRIVE WOKINGHAM. BERKSHIRE
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.	Red Brick to Match existing House External + INTERNAL.	
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
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 S. WRIGHT.

Date 15/1/01

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

ADDRESS 11 PARKY DRIVE PARISH WOKINGHAM

PLOT No. 127 ORD. SHEET No. SU 8269

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23078	TAYLOR WOODROW	O/L.	25-4-85	Re
31261	"	RES. DEV.	1.9.88	G
36329	"	"	29.8.90	G
37923	TWIGDEN HOMES	DET. HOUSE & GARAGE	31.7.91	G
97/66493/F	Mr. & Mrs. S.P. Wright	S/St. S. ext.	5.1.98	G
BN98/0625	"	"		

DATE OF COMPLETION

MINISTRY DECISION 23078 - APPEAL GRANTED - 21.7.87

SPECIAL ORDERS

DRAINAGE

091074



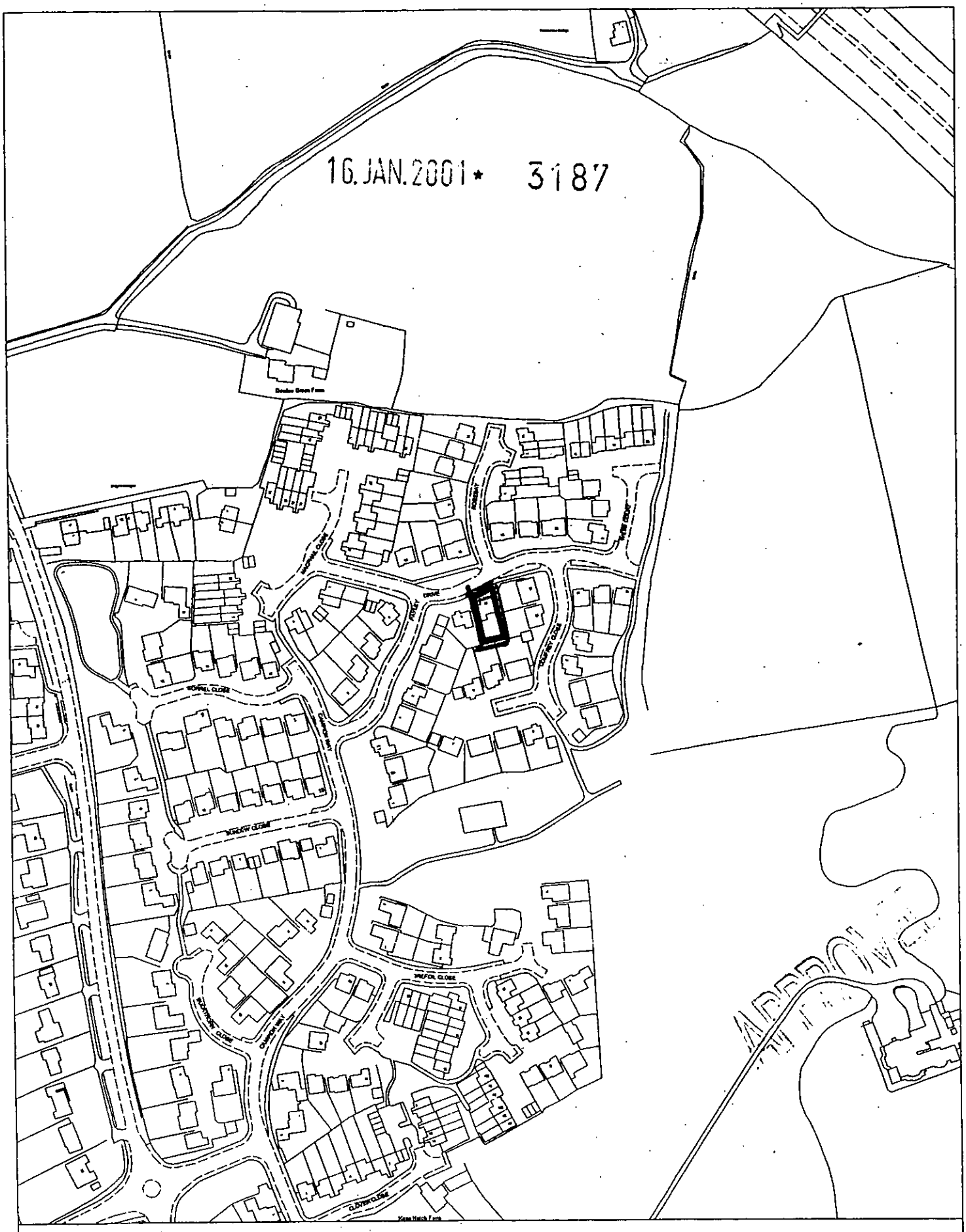
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Development Control Section, Environmental Services, Wokingham District Council.

19 January 2001 Scale: 1 : 1250

N W E S

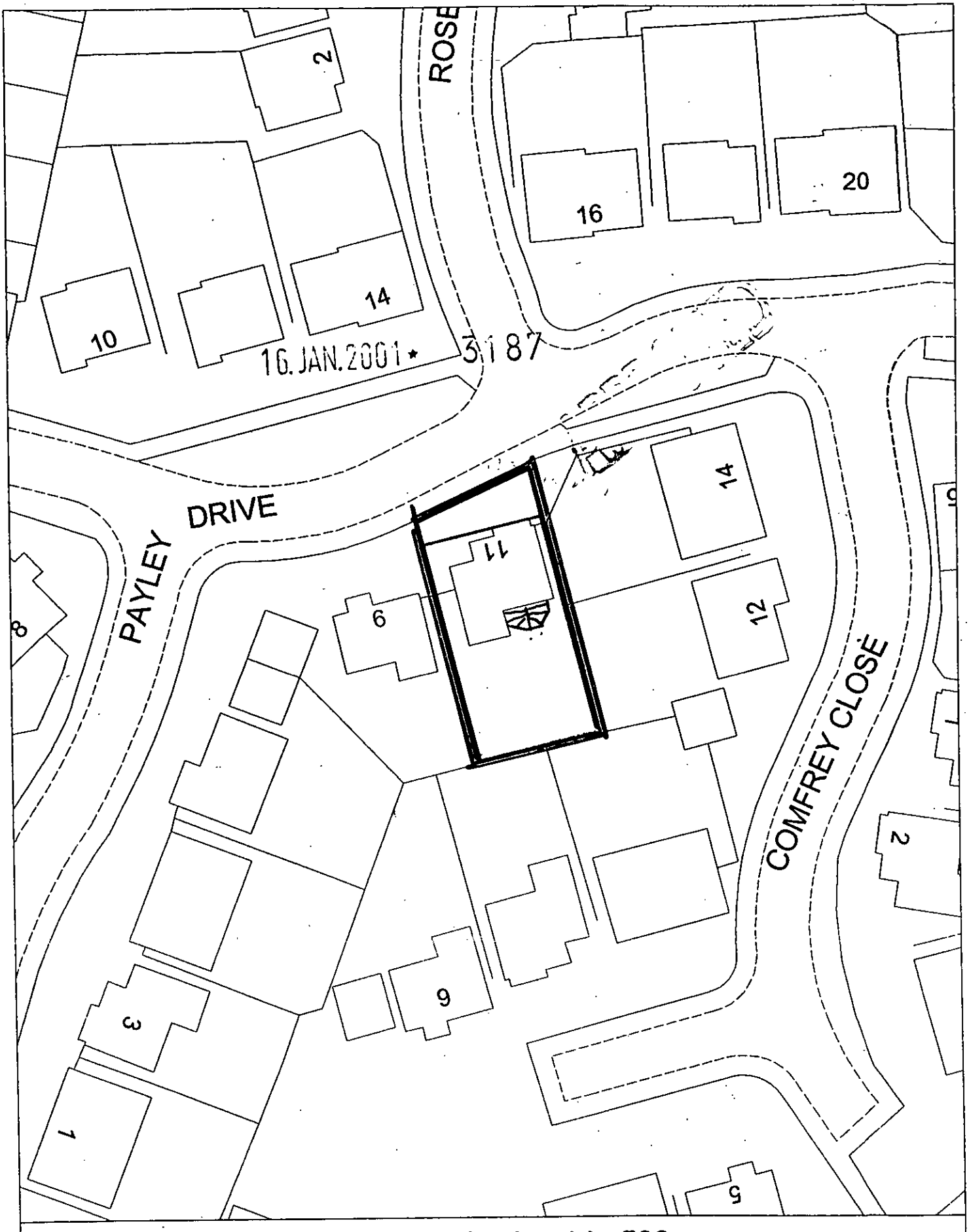
16.JAN.2001* 3187



Site Plan, Scale: 1 to 2500

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Wokingham District Council, Licence No. LA086134
Date: 2 June 1997



Site Plan, Scale: 1 to 500

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Date: 2 June 1997