APPLICATION NO:
F/2001/3643

LOCATION:
3 Denton Mews Denton Road, Wokingham.

APPLICANT:
Mrs Rogers C/O Key Windows (UK) Ltd

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

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

00

56

23.MAR2001 * 3643

APPROVED

DENTON ROAD
WOKINGHAM

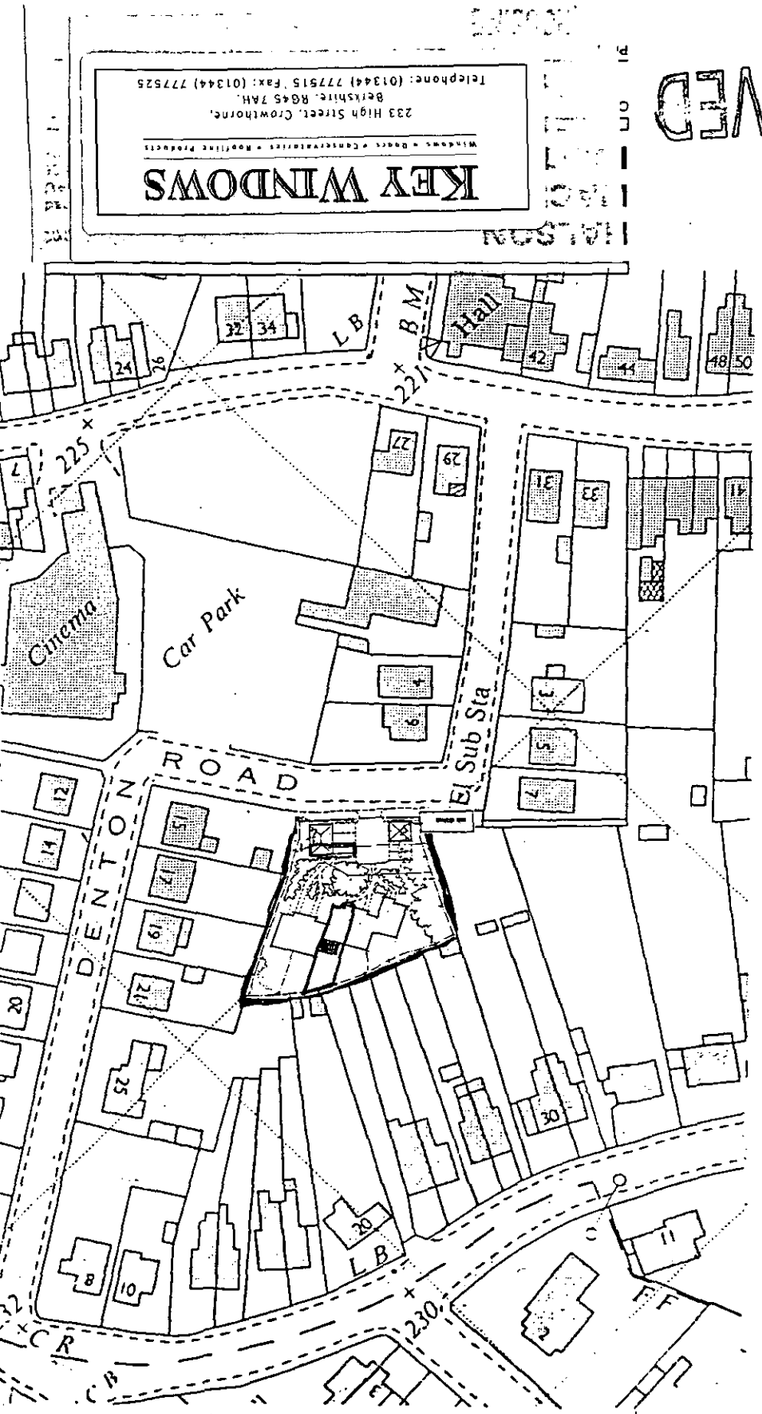
Drawing: LOCATION . SITE LAYOUT

Scale: 1 : 500 Date: AUGUST 1996

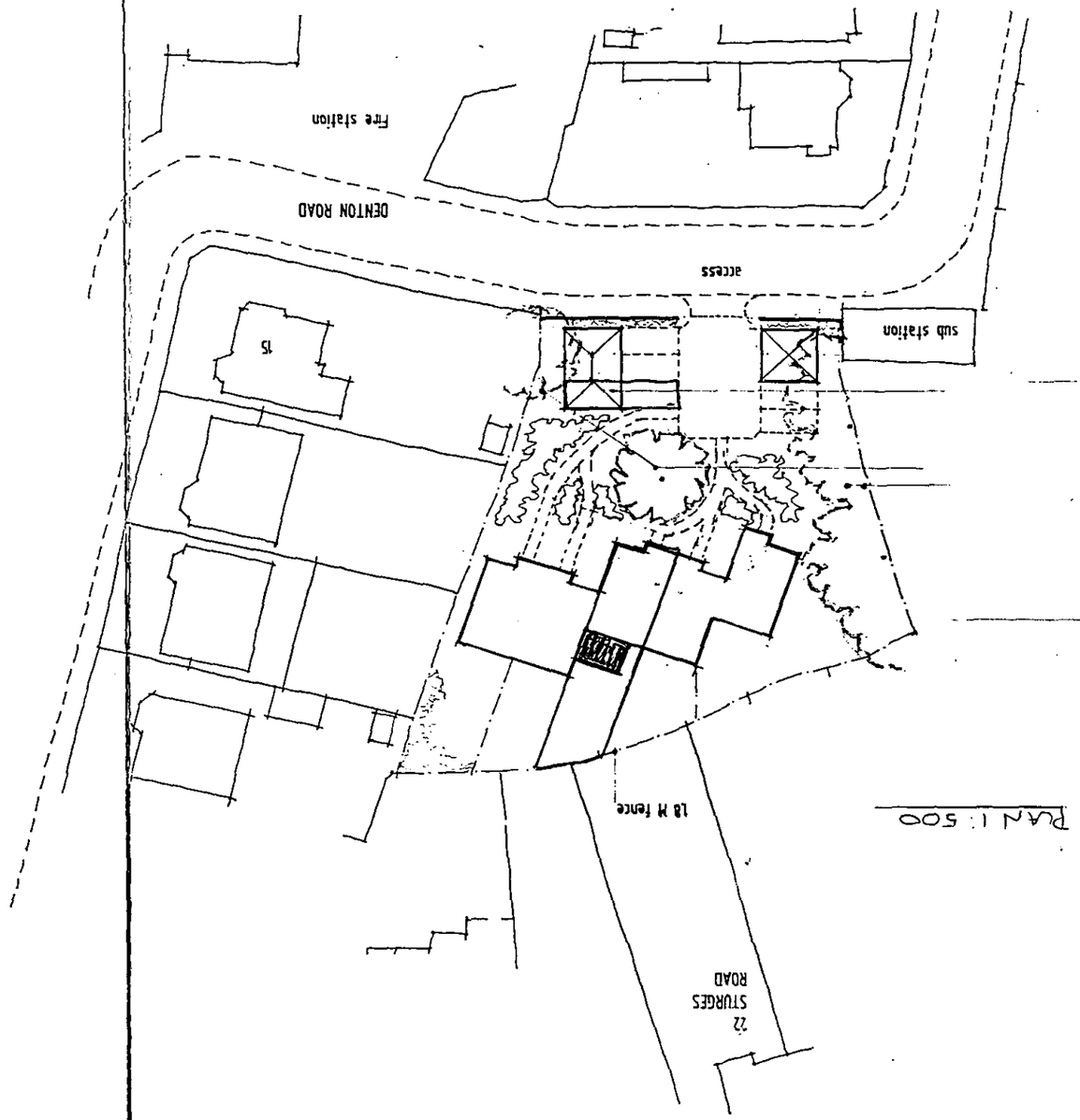
Dwg. no: 96 : 1344 : LOC. Rev:

KEY WINDOWS
Windows • Doors • Conservatories • Roofline Products
233 High Street, Crowthorne,
Berkshire. RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525

LOCATION
PLAN 1 : 1250



SITE LAYOUT





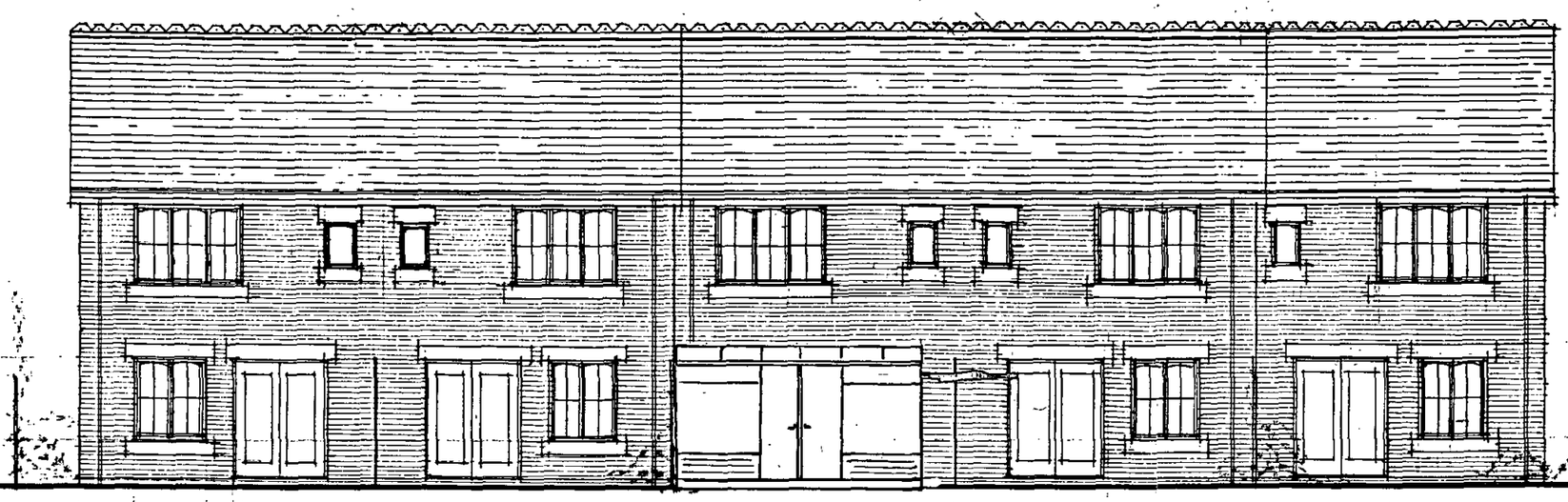
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

29 March 2001

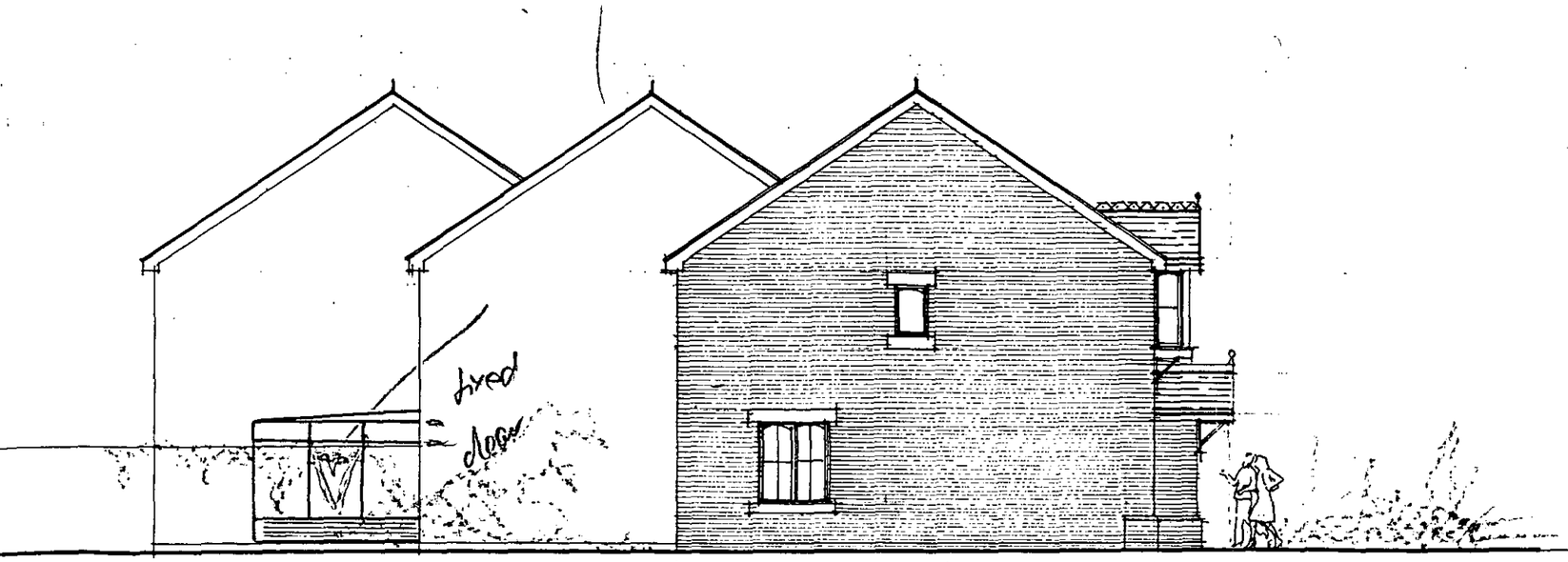
Scale: 1 : 1250

23.MAR2001* 3643



SOUTH WEST

APPROVED



SOUTH EAST

KEY WINDOWS
Windows • Doors • Conservatories • Roofline Products
233 High Street, Crowthorne,
Berkshire. RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525

DENTON ROAD
WOKINGHAM

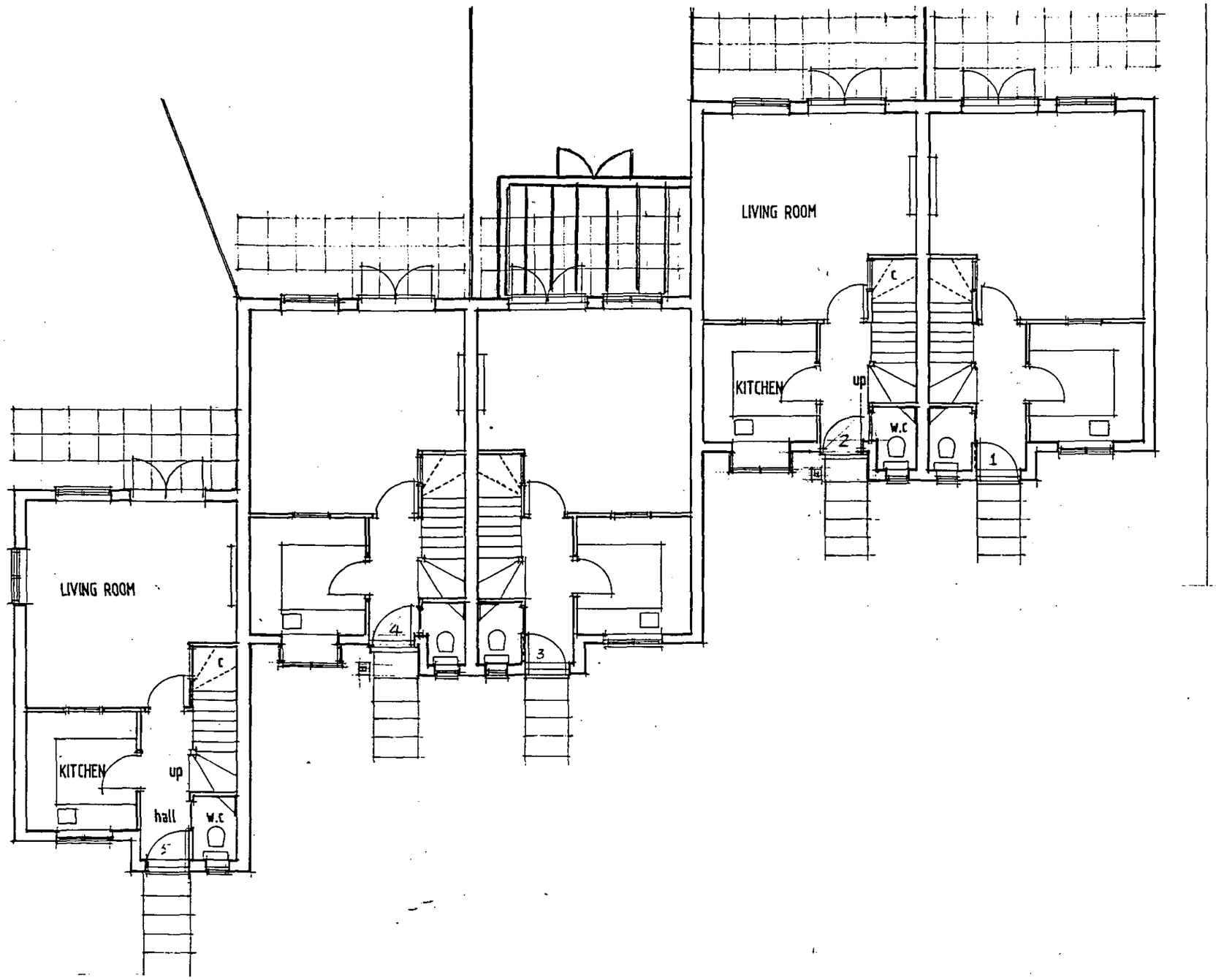
Drawing:
ELEVATIONS : S.W and S.E

Scale: 1 : 100

Date: AUGUST 1996

Dwg. no: 96 : 1344 : A3 : 11

Rev:



23.MAR2001* 3643

APPROVED

KEY WINDOWS
Windows • Doors • Conservatories • Roofline Products
233 High Street, Crowthorne,
Berkshire. RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525

DENTON ROAD
WOKINGHAM

Drawing:
GROUND FLOOR PLANS

Scale: 1 : 100

Date: AUGUST 1996

Dwg. no: 96 : 1344 : A3 : 13

Rev:

APPLICATION NO:

F/2001/3643

LOCATION:

3 Denton Mews Denton Road, Wokingham.

APPLICANT:

Mrs Rogers C/O Key Windows (UK) Ltd

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

APPLICATION NO:

F/2001/3643

LOCATION:

3 Denton Mews Denton Road, Wokingham.

APPLICANT:

Mrs Rogers C/O Key Windows (UK) Ltd

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON: 18/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Rogers
C/O Key Windows (UK) Ltd
Albany House
233 High Street
CROWTHORNE
Berkshire
RG45 7AH

Application Number: F/2001/3643

Parish: **WOKINGHAM**

Location: **3 Denton Mews, Denton 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.

Condition
3. The conservatory windows in the south-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. 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, STV1, STV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 14/05/2001

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.

Application Number F/2001/3643
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

1. **COO1 ROO1** **Full Permission – 5 Years**
2. **CO14 RO14** **External Finishes to Match**
3. **CO45 RO45** **Obscure Glazing**
   "conservatory windows" in the "south east elevation"

Informatives:

NO6 **Within Curtilage**

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1, STV1, STV6.
BSP: EN1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 14/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 3 Denton Mews
Denton Road Wokingham.

APPLICATION NUMBER: F/2001/3643

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 02/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front railings

2. DESCRIPTION OF SURROUNDINGS 'Residential'
modern infill development of 2 storey terraced houses with car ports + drives, off private access.

3. DESCRIPTION OF SITE/BUILDING '1995'
2 storey terrace house (middle) with open plan front garden + enclosed rear garden. Red multi brick with stone details, brown tiled roof + porch, white painted wooden windows, fascia boards with black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to location plan / in block of 5 No terrace houses close to Wokingham town centre

5. SITE CONSTRAINTS

TREES — Oak tree in front open plan garden

ACCESS/PARKING — As existing drive + car port at front of whole dev.

LEVELS —

BOUNDARY TREATMENT — No. 2 brick wall + 1.9m high cb boundary fence

OTHERS — Rear boundary 1.9m high cb fence

— No 4, 1.9m high cb fence.

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

Tel: 0118 974 6441

Date: **09 April 2001**

My ref: F/2001/3643

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/2001/3643
3 Denton Mews, Denton Road, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3643**
3 Denton Mews, Denton 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6441

Date: **09 April 2001**

My ref: F/2001/3643

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3643
3 Denton Mews, Denton Road, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3643**
3 Denton Mews, Denton 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3643
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3643

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

Location:
3 Denton Mews, Denton 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2001. 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

09 April 2001

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3643

Applicant : Mrs Rogers C/O Key Windows (UK) Ltd.

Location : 3 Denton Mews, Denton Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/05/01

Date of Neighbour Notifications : .....

Date of Site Visit : 02/05/01

Date Registered : 23/03/2001

Earliest Date for Decision : 03/05/2001

Latest Consultation Date/Site Notice Expiry Date : 03/05/2001

This application will have expired on: 18/05/2001. 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 :

Neighbours: No comments received

Wokingham TC: No comments received

Planning Issues :

1) Neighbours

2) Streetscene

Application Number: F/2001/3643
Appraisal:

The proposal is for a single storey rear extension to a 2 storey mid terrace house to form a conservatory.

The single storey conservatory will be 4.3 metres wide and will project 2.7 metres towards the rear garden via the living room. It will have a polycarbonate mono pitched roof with an eaves height of 2.3 metres with a ridge height of 2.4 metres.

To be constructed with brick to below window level and to have a pair of glazed patio doors on the rear elevation.

1) Impact on neighbouring properties

No. 4, to the south, a 2 storey mid terrace house, main windows at ground floor and at first floor face rear garden. There is a pair of patio doors located 1.4 metres away from the proposal behind a 1.9 metre high boundary fence adjacent. It is considered that due to the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice', there will be minimal loss of light to the living room – no adverse impact.

No. 2, to the south, a 2 storey mid terrace house, due to the orientation the occupants of this property will not be affected by the proposal.

The neighbouring properties to the south west will not be affected by the proposal due to the orientation, boundary treatment and distance away.

2) Impact on street scene /visual amenity of the area.

The conservatory will not be visible from Denton Road due to the boundary treatments. The materials proposed will match existing, therefore no adverse impact on visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2001

Officer: AT | Application No. F/2001/3643

Map No. 15B Site ...0.01....

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: 3 DENTON MEWS DENTON ROAD

Parish: WOKINGHAM Ward: Wescott 9.4.01 JS

Applicant: MRS ROGERS

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

Enforcement Section (4) 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	Cert B?		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	encroachment?	✓	18/4/01
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.4.01 B 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 ✓

Encroachment -

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: (Green Corridor)

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... S/N + See map .....

KEY WINDOWS

Windows ○ Doors ○ Conservatories ○ Roofline

42304

www.keywindows.co.uk

DC AT
APP
CS
18 APR 2001
COPIES TO: ACK:
FILE:

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Andrew Thorley

16/4/01.

Your Ref: Application No. F/2001/3643

Dear Mr Thorley,

Re: Site Address; 3 Denton Mews, Denton Road, Wokingham

Following your letter dated 09/04/01, I can confirm that no part of the proposed development encroaches onto, over or under neighbouring property.

Yours Sincerely,

Mark Edgell

Glassex Industry Awards Finalist

Office & Factory, Albany Works, Wellington Road, Crowthorne, Berkshire RG45 7LD.
Showrrom: Albany House, 233 High Street, Crowthorne, Berkshire RG45 7AH
Telephone (4 lines): 01344 777515 Fax: 01344 777525

Key Windows (UK) Limited Registered No. 3433346

Environmental Services

For office use only.
Application number: 23.MAR2001* 3643

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 Address and postcode Phone number	MRS E. ROGERS 3. DENTON MEWS DENTON ROAD, WOKINGHAM BERKSHIRE RG40 2DZ. 0118 901 9346
2	Agent's Name Address and postcode Phone number	KEY WINDOWS (UK) LTD ALBANY HOUSE 233, HIGH STREET CROWTHORNE BERKSHIRE RG45 7AH 01344 777515
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.	3 DENTON MEWS DENTON ROAD WOKINGHAM BERKSHIRE RG40 2DZ
4	Give brief details of the proposal for example, two storey side extension About the application	LEAN-TO 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.	BRICK TO MATCH EXISTING HOUSE BRICK & WHITE FRAMING TO MATCH HOUSE WINDOW FRAMES.
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: 2	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: J.M. Rogers on behalf of Mrs E. Rogers

Date 21/3/01

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

1933

ADDRESS 3 DENTON MEWS **PARISH** WOKINGHAM

PLOT No. 3 **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/72/64	MRS CULVER	O/L	25.2.65	REF
04957	"	O/L	5.8.76	REF
45098	CHANSON ESTATES	TERR HOUSES & GARAGES	27.11.95	REF
FP96/5707	GARDENE PROPERTIES	"	16.9.96	C/App
98/67446/F	MRS. E. ROGERS	Erect Garden Store	9.6.98	C/A

MINISTRY DECISION 45098 - APPEAL ALLOWED - 11.6.96

SPECIAL ORDERS PD RIGHTS REMOVED CLASSES ABCE - PD Eng-Shed 16.3.98