APPLICATION NO:
**F/2002/8113**

LOCATION:
**23 Agincourt Close, Wokingham.**

APPLICANT:
**Mr/Mrs M Mulvaney**

PROPOSAL:
**Proposed single storey side extension to dwelling to form conservatory.**

EARLIEST DATE FOR DECISION: **30/12/2002**

**APPLICATION WILL HAVE EXPIRED ON: 27/01/2003**

CASE OFFICER: **Daniel Gigg**

APPROVE

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs M Mulvaney**
**23 Agincourt Close**
**Wokingham**
**Berks**
**RG41 3UT**

**Application Number: F/2002/8113**

**Parish:** **WOKINGHAM**

**Location:** **23, Agincourt Close, Wokingham.**

**Proposal:** **Proposed single storey side 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. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

**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 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/01/2003

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.**

02.DEC.2002 8113

# B&Q

## Conservatory Survey Request

| To: Richard series | From: 0x002000000000001E | Date: 04 September 2002 |
|---|---|---|
| Customer Name: | Mr Mulvaney | SSC Ref: 10492866 |

Please find attached the following:

| | | | |
|---|---|---|---|
| ☐ | Customer Details | ☐ | Customer Plan |
| ☐ | Schedule of Works | ☐ | Perspective Drawing |
| ☐ | Product Listing | ☐ | Accessories Listing |
| ☐ | Other (Please State) | | |

## INSTALLER RETURN INFORMATION

| Check the following Action as Necessary | N/A | Comments |
|---|---|---|
| Confirm product design / type? | O/C | WOODGRAIN |
| Confirm conservatory finish? (Timber / PVCU) | | P.V.U.C |
| Confirm position of french doors? | 1 PANEL Then DOORS R | H/S |
| How many vents are there? | ~~O/C~~ | 2 vents. |
| Check dwarf wall? (Facing bricks/blockwork/plastered) | | Brick-work. |
| Confirm brick match requirements? | | TO BE MATCH |
| Type of window board/skirting? (PVCU/MDF/timber) | | U.P.U.C |
| Check conservatory size against house/bungalow wall and boundaries, confirm position? | O/C | |
| Check floor finish? (Float concrete/~~screed~~) | | FLOAT CONCRETE |
| Confirm type of flashing? (Stepped ~~lead/straight cut~~/flashband) | | STEPPED FLASHBAND |
| Check rainwater dispersal? (~~Surface/existing R.W. system~~/soakaway) | | SOAKAWAY |
| Confirm external works/making good? | | O/C |
| Confirm planning, building regulation requirement, conservation areas? | | AWAITING Planning Permission |
| Is the Schedule of Works correct? | YES | |
| ***Has the price changed from the original estimate?*** | NO | |
| ***If YES, give reason below (i.e., additional works/goods)*** | | |
| Has the customer agreed the changes? | N/A | |
| Has the SSC been informed? | N/A | |
| Date survey carried out? | | 7-9-02 |
| Installation start date (to be confirmed by the SSC) | | DEC/JAN |
| Estimated number of days? | 21 | |

I / We confirm the Installer has visited today and the above is correct.

Customer Signature: _____ Installer Signature: _____

**WORK SHEET FOR :** Daniel Gigg

**Application Number :** F/2002/8113

**Applicant :** Mr/Mrs M Mulvaney .

**Location :** 23, Agincourt Close, , Wokingham.
**Proposal :** Proposed single storey side extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 02/12/2002**

**Earliest Date for Decision : 30/12/2002**

**Latest Consultation Date/Site Notice Expiry Date : 30/12/2002**

**This application will have expired on: 27/01/2003. 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 :**

**Planning Issues :**

**Application Number: F/2002/8113 – 23 Agincourt Close, Wokingham.**

**Appraisal:**

Proposed Development

The proposed development is a single storey rear extension to form a conservatory. It will project 3.14m, be 3.3m in width and have a maximum height of 3.1m.

The site lies in the identified settlement.

The proposed falls to be assessed against policies in the South East Area Local Plan (adopted) and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

The impact on the neighbouring properties needs to be assessed in terms of overlooking, overbearing and overshadowing.

In terms of overlooking, there will be no adverse impacts given that views out from the conservatory will be screened. The boundary treatment is as follows:-

- The north west boundary is a laurel bush of approximately 3.5m in height and a row of conifer trees of approximately 5m in height.

There is a sufficient distance between the property and the neighbouring properties at Minden Close (south east and south west) for there to be no overlooking.

There will be no adverse impacts in terms of overbearing or overshadowing given the level of screening and the fact that the conservatory is a lightweight single storey structure.

2. Impact upon the character of the area

The conservatory would be screened from the street by a laurel bush and is set back from the front wall of the property by 6m and as such is not considered to have any adverse impacts on the street scene. Further, the conservatory is a simple design in keeping with the design of the dwellings and the materials would match the existing property.

8113

**Approval:** ✓ ~~**Refusal:**~~

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

| Informatives for approvals | |
|---|---|
| | |
| | |
| | |
| N04 | |
| | |
| N16 | |

| | |
|---|---|
| Loddon Area Local Plan | |
| South East Area Local Plan | **SBE1, SBE2** |
| Wokingham District Local Plan | **WOS3, WBE1** |
| Green Belt Local Plan | |
| Berkshire Structure Plan | **EN1** |
| Minerals Local Plan | |

**Recommendation and conditions/reasons agreed:** p.p. J.S. Andrewartha

**Date:** 23/1/03

# RECORD OF SITE VISIT

SITE ADDRESS: 23 Agincourt Close Wokingham.

APPLICATION NUMBER: F/2002/8113

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 6/1/03

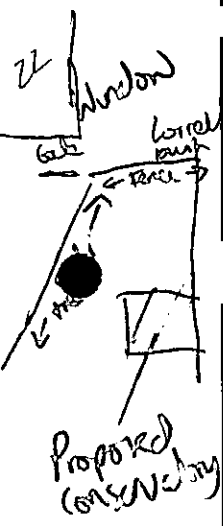
1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

MIX - detached and semi detached.

3. DESCRIPTION OF SITE/BUILDING

Detached
Brick built property, concrete tiled roof




4. RELATIONSHIP TO ADJOINING PROPERTIES

NW - Fence of approx 1.2m in height (open). Beyond boundary in neighbouring property's front garden is a Lowell bush of 3.5m in height

W - Row of conifer trees of 5m in height

Conservatory to rear of 22.

5. SITE CONSTRAINTS

TREES Conifer trees

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

| | |
|---|---|
| Application Number : F/2002/8113 | Map No : ~~23~~ 25 |
| Case Officer : DPG | Site Area : 0·04 |
| Valid Date : 2·12·02. | Received Date: 02/12/2002 |

Level : Delegated Application

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

Location : 23, Agincourt Close, , Wokingham.

Parish : WK Ward : EVE 9·12·02 B.

Applicant : Mr/Mrs M Mulvaney .

Fee Required: £110 Fee Received: £110 (4)

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 | | | |
| 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 9-12-02 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

.....

.....

.....

.....

.....

.....

## NEIGHBOURS

...S/N...&...See...map.....

.....

.....

* No pre-apps.

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 15MINDEN CLOSEWOKINGHAM | RG41 3UG |
| | | 16MINDEN CLOSEWOKINGHAM | RG41 3UG |
| | | 19MINDEN CLOSEWOKINGHAM | RG41 3UG |
| | | 18AGINCOURT CLOSEWOKINGHAM | RG41 3UT |
| | | 19AGINCOURT CLOSEWOKINGHAM | RG41 3UT |
| | | 20AGINCOURT CLOSEWOKINGHAM | RG41 3UT |
| | | 22AGINCOURT CLOSEWOKINGHAM | RG41 3UT |
| | | 23AGINCOURT CLOSEWOKINGHAM | RG41 3UT |
| | | 24AGINCOURT CLOSEWOKINGHAM | RG41 3UT |

**Received by Wokingham District Council**

# Application No: F/2002/8113

**Proposal:**
Proposed single storey side extension to dwelling to form conservatory.

**Location:**
23, Agincourt 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 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/2002/8113 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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**

**09 December 2002**

02.DEC.2002 8:13

# B&Q

## Conservatory Survey Request

| To: Richard series | From: 0x002000000000001E | Date: 04 September 2002 |
|---|---|---|
| Customer Name: | Mr Mulvaney | SSC Ref: 10492866 |

Please find attached the following:

| | | | |
|---|---|---|---|
| ☐ | Customer Details | ☐ | Customer Plan |
| ☐ | Schedule of Works | ☐ | Perspective Drawing |
| ☐ | Product Listing | ☐ | Accessories Listing |
| ☐ | Other (Please State) | | |

## INSTALLER RETURN INFORMATION

| Check the following Action as Necessary | N/A | Comments |
|---|---|---|
| Confirm product design / type? | O/C | WOODGRAIN |
| Confirm conservatory finish? (Timber / PVCU) | | P.V.U.C |
| Confirm position of french doors? | 1 PANEL Then DOORS R | H/S |
| How many vents are there? | ~~ONE~~ | 2 Vents. |
| Check dwarf wall? (Facing bricks/blockwork/plastered) | | Brick-Work. |
| Confirm brick match requirements? | | TO BE MATCH |
| Type of window board/skirting? (PVCU/MDF/timber) | | U.P.U.C |
| Check conservatory size against house/bungalow wall and boundaries, confirm position? | O/C | |
| Check floor finish? (Float concrete/~~screed~~) | | FLOAT CONCRETE |
| Confirm type of flashing? (Stepped ~~lead/straight cut~~/flashband) | | STEPPED FLASHBAND |
| Check rainwater dispersal? (~~Surface/existing R.W. system~~/soakaway) | | SOAKAWAY |
| Confirm external works/making good? | | O/C |
| Confirm planning, building regulation requirement, conservation areas? | | AWAITING Planning Permission |
| Is the Schedule of Works correct? | YES | |
| ***Has the price changed from the original estimate?*** | NO | |
| ***If YES, give reason below (i.e., additional works/goods)*** | | |

| | | |
|---|---|---|
| Has the customer agreed the changes? | N/A | |
| Has the SSC been informed? | N/A | |
| Date survey carried out? | | 7-9-02 |
| Installation start date (to be confirmed by the SSC) | | DEC/JAN |
| Estimated number of days? | 21 | |

I / We confirm the Installer has visited today and the above is correct.

Customer Signature: _____ Installer Signature: _____

# Environmental Services

For office use only.
Application number: 02.DEC.2002 8113

## 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.

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WOKINGHAM UNITARY
Aiming for Excellence

02 DEC 2002

| | | |
|---|---|---|
| 1 | Your name | MR & MRS M MULVANEY |
| | Address and postcode | 23 AGINCOURT CL<br>WOOSEHILL<br>WOKINGHAM<br>BERKS RG41 3UT |
| | Phone number | 01189629529 |
| 2 | Agent's Name | |
| | Address and postcode | |
| | Phone number | |
| 3 | Site<br>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. | 23 AGINCOURT CL, |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | CONSERVATORY ON SIDE OF HOUSE |
| 5 | Are there any trees on the site?<br>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. | SEE B&Q CONSERVATORY SURVEY REQUEST |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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?<br>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.<br>a Six copies of this form signed and dated.<br>b The fee (We have attached a current scale of fees).<br>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: M. Mulcahy on behalf of

Date 17/11/02

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

ADDRESS 23 AGINCOURT CLOSE PARISH WOKINGHAM

PLOT No. 130 Det House. ORD. SHEET No. SU7968 (73)

BUILDER TAYLOR WOODROW WOOSEHILL AREA 9

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 06033 | Hampshire Lotty Estates | Access to Spine Rd | 14. 4 77 | N/A CA |
| BR6934 | " | " " | 22. 8. 77 | App N/A |
| 07689 | Taylor Woodrow | 179 Dwellings | 11. 5. 78. | N/A Ref |
| BR8031 | " | " " | 21. 3. 78 | Ref N/A |
| 08932 | " | House + garage | 28. 9. 78 | N/A CA |
| BR10257 | " | " " | 21 2 79 | App NA |
| 97/65372/F | mr & mrs webb | 2/storey side ex | 19. 5. 97 | CA |
| F97/6281 | " | " | 17.6.97 | APP |
| F/2002/8113 | Mr + Mrs Mulvaney | S/st S. ext - conserv | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - McLaney - Conservatory - 27.8.02 - (see letter)

DRAINAGE

091074