6/1

APPLICATION NO:
F/2002/8120

LOCATION:
25 Turnstone Close, Winnersh Wokingham.

APPLICANT:
Mr N Wise

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

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

APPLICATION WILL HAVE EXPIRED ON:
28/01/2003

CASE OFFICER: **Phillip Taylor**

RAILEX
Marbleboard

Application No: F/2002/8120 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Wise
25 Turnstone Close
Wokingham
Berks
RG41 5LQ

Application Number: F/2002/8120

Parish: **WINNERSH**

Location: **25, Turnstone Close, Winnersh, Wokingham.**

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

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.

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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 09/01/2003

Notice checked by: CHurst

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 : Phillip Taylor

Application Number : F/2002/8120

Applicant : Mr N Wise .

Location : 25, Turnstone Close, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conseervatory. Retrospective

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 03/12/2002

Earliest Date for Decision : 30/12/2002

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

This application will have expired on: 28/01/2003. 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 :

None received

Planning Issues :

Impact upon Character of the Area, Neighbouring Properties

Policy LBE1, LBE2
WOS3, WBE1.

Application Number: F/2002/8120

Appraisal

This is a retrospective application for a conservatory. It projects 2.6m out from the rear of the dwelling and is 3.75m wide. The roof is fully hipped with a ridge2.6m high.

Impact on Neighbouring Properties

No.23 is positioned in line with a to the north of No.25. No.27 is also positioned in line but set to the south. Neither properties have been adversely affected by the proposal in terms of an overbearing effect or loss of light.

Impact on the character of the area

The conservatory is attached to the rear of the dwelling and would not harm the streetscene.

√ Approval

Application Number F/2002/8120
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	~~C001~~	~~A001~~	
2	~~E016~~		Retrospective

RECORD OF SITE VISIT

SITE ADDRESS: 25 Turnstone Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/8120

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential Modern estate

3. DESCRIPTION OF SITE/BUILDING detached house + garage

4. RELATIONSHIP TO ADJOINING PROPERTIES Set in line but no extension

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT 1.7m fence.

OTHERS

Application Number : F/2002/8120	**Map No :** 53
Case Officer : PT	**Site Area :** 0.02
Valid Date : 3.12.02	**Received Date: 03/12/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conseervatory. Retrospective

Location : 25, Turnstone Close, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 9.12.02 BI

Applicant : Mr N Wise .

Fee Required: £0 **Fee Received: £0** resubmission fee paid on 7380

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 JB

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

countryside officer ✓

*Newt conservation

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓

Railtrack Southern.

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.....

.....

.....

No pre-apps

OTHERS

.....

.....

.....

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		21TURNSTONE CLOSEWOKINGHAM	RG41 5LQ
		23TURNSTONE CLOSEWOKINGHAM	RG41 5LQ
		25TURNSTONE CLOSEWOKINGHAM	RG41 5LQ
		10ARBOR LANEWOKINGHAM	RG41 5JA
		12ARBOR LANEWOKINGHAM	RG41 5JA
		14ARBOR LANEWOKINGHAM	RG41 5JA
		16ARBOR LANEWOKINGHAM	RG41 5JA
		26TURNSTONE CLOSEWOKINGHAM	RG41 5LQ
		27TURNSTONE CLOSEWOKINGHAM	RG41 5LQ

Received by Wokingham District Council

Application No: F/2002/8120

Proposal:
Proposed single storey rear extension to dwelling to form conseervatory. Retrospective

Location:
25, Turnstone Close, Winnersh, 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/2002/8120 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor 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

Environmental Services

For office use only.
Application number: 03.DEC.2002 8120

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.

WOKINGHAM UNITARY
Aiming for Excellence
03 DEC 2002
8120

1	Your name Address and postcode Phone number	MR NEIL WISE 25 TURNSTONE CLOSE WINNERSH WOKINGHAM BERKS. RG41 5LQ 01189 627977
2	Agent's Name Address and postcode Phone number	N/A. Fax -
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
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY. RETROSPECTIVE.
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.	TO MATCH EXISTING HOUSE BRICK AND WHITE UPVC.
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?	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.		
	Resubmission F/2002/7380	No Fee Required.	
	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: D. Wa

on behalf of

Date 02.12.2002

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

ADDRESS 25 Turnstone Close PARISH Winnersh

PLOT No. 49 ORD. SHEET No. SU 7771 53

BUILDER PHV

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30884	McALPINE	DET. HOUSE & GARAGE	3.8.88	REF
AL-52A				
F/2002/7380	Mr. N. Wise	S/SH/R - Garage to habitable room	4.10.02	C/A
F/2002/8120	Mr Wise	S/St R - conservatory RETRO		

DATE OF COMPLETION

MINISTRY DECISION 30884 - APPEAL GRANTED - 9.8.89

SPECIAL ORDERS PD Eng - Hodgkinson - Garage con. - 24/7/02 - (4)

DRAINAGE

091074

FROM: Phillip Taylor

DATE: 09 December 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8120

Proposal: Proposed single storey rear extension to dwelling to form conseervatory. Retrospective.

Site Address: 25, Turnstone Close, Winnersh, Wokingham.

Applicant: Mr N Wise .

Your observations are required in respect of this application **by 30/12/2002** .

No comments

SIGNED: _____ DATE: 18-12-02

Clerk To Winnersh Parish/Town Council.