7/2/02

APPLICATION NO:
F/2002/8231

LOCATION:
41 Laurel Close, Wokingham .

APPLICANT:
Mr & Mrs Kaye C/O Peter Tiller The Splash Group

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

EARLIEST DATE FOR DECISION: **02/02/2003**

APPLICATION WILL HAVE EXPIRED ON: 14/02/2003

CASE OFFICER: **Phillip Taylor**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kaye
C/O Peter Tiller
The Splash Group
78 Bedfordshire Way
Wokingham
Berkshire
RG41 3BA

Application Number: F/2002/8231

Parish: **WOKINGHAM**

Location: **41, Laurel Close, 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. 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. This approval is in respect of the Ordnance Survey Site Location Plan and Plan Numbers 01, 05 and 06, received by the Local Planning Authority on 20 December 2002.

Informative
3. 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: 14/02/2003

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8231

Applicant : Mr & Mrs Kaye C/O Peter Tiller The Splash Group.

Location : 41, Laurel Close, Wokingham, .
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/01/02

Date of Neighbour Notifications : 21/01/02

Date of Site Visit : .....

Date Registered : 20/12/2002

Earliest Date for Decision : 02/02/2003

Latest Consultation Date/Site Notice Expiry Date : 02/02/2003

This application will have expired on: 14/02/2003. 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 :

No neighbour comments
No comment from Town Council.

Planning Issues :

Impact upon Character of Area, Highway Position

Relevant Policy : SDE1, SDE2
HOS3, HOS4
ENV.

Application Number: F/2002/8231

Appraisal :

This application proposes a rear conservatory measuring 6.7m in width, 3.0m in depth and 3.2m high. The garden has 17m long and 6m wide. The neighbouring property would not be affected by the conservatory in terms of overlooking, overshadowing or overbearing. Nil visible from the road, the conservatory would have no impact upon the visual amenity of the area.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/8231
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 41 Laurel Close Wokingham .

APPLICATION NUMBER: F/2002/8231

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING Semi-detached house
1.7m face

4. RELATIONSHIP TO ADJOINING PROPERTIES
43 1.7m face opposite.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/8231

Case Officer : PT

Valid Date :	20/12/02

Map No :	75
Site Area :	0.03
Received Date: 20/12/2002	

Level : Delegated Application

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

Location : 41, Laurel Close, Wokingham, .

Parish : WK **Ward : EVE**

Applicant : Mr & Mrs Kaye C/O Peter Tiller The Splash Group.

Fee Required: £110 **Fee Received: £110** (3)

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	[redacted]		
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

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-app.

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

Tel: (0118) 974 6442

Date: 10 January 2003

My ref: F/2002/8231

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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/2002/8231
41, Laurel Close, Wokingham, .
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8231**
41, Laurel Close, Wokingham, .
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

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

Tel: (0118) 974 6442

Date: 10 January 2003

My ref: F/2002/8231

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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
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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Morgan

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

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

Tel: (0118) 974 6442

Date: 10 January 2003

My ref: F/2002/8231

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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

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41, Laurel Close, Wokingham, .
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8231**
41, Laurel Close, Wokingham, .
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2002/8231

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

Location:
41, Laurel 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/2002/8231 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 02/02/2003. 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

10 January 2003

Organisation_Name	Building_Name	address1	Postcode
		17SNOWBERRY CLOSEWOKINGHAM	RG41 4AC
		19SNOWBERRY CLOSEWOKINGHAM	RG41 4AC
		15LIME CLOSEWOKINGHAM	RG41 4AW
		27LAUREL CLOSEWOKINGHAM	RG41 4AZ
		29LAUREL CLOSEWOKINGHAM	RG41 4AZ
		39LAUREL CLOSEWOKINGHAM	RG41 4AZ
		41LAUREL CLOSEWOKINGHAM	RG41 4AZ
		43LAUREL CLOSEWOKINGHAM	RG41 4AZ
		45LAUREL CLOSEWOKINGHAM	RG41 4AZ

Neighbour list 2002/8231

20.DEC.2002 8231

Peter Tiller
The Splash Group, Reading
78 Bedfordshire Way
Wokingham
RG41 3BA
Tel: 0118 978 1790

19 December 2002

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

Dear Madam

CONSERVATORY TO 41 LAUREL CLOSE, WOKINGHAM
FULL PLANNING APPLICATION

Please find enclosed the following amended documents and drawings for consideration for planning approval:

6 No completed copies of 'Householder Planning Application' form.

6 No sets of Dwg No 01, 05 & 06

Planning Fee £110.00

Yours faithfully

pp

PETER TILLER

Cc Mr & Mrs Kaye, 41 Laurel Close, Wokingham

20.DEC.2002 8231 20 DEC 2002

Environmental Services

For office use only.
Application number: 8231

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 KAYE
	Address and postcode	41 LAUREL CLOSE WOKINGHAM RG41 4AZ
	Phone number	0118 979 0724
2	Agent's Name	PETER TILLER
	Address and postcode	THE SPLASH GROUP, READING 78 BEDFORDSHIRE WAY WOKINGHAM RG41 3BA
	Phone number	0118 9781790
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.	41 LAUREL CLOSE WOKINGHAM RG41 4AZ
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED CONSERVATORY TO REAR
	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.	ROOF - WHITE PVC WITH BRONZE POLYCARBONATE ROOF, WHITE PVC DOORS/WINDOWS, RED BRICK DWARF WALL TO MATCH EXISTING
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

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.		
	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: N Rayner

on behalf of MR & MRS KAYE

Date 19 DEC 2002

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

ADDRESS 41 LAUREL CLOSE

PARISH WOKINGHAM

PLOT No. 124 - AREA 5 - WOOSEHILL

ORD. SHEET No. SU.7968 >5-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07101	BRYANT	SEMI-DET. HOUSE & GARAGE	15.12.77	N/A. C/A
BR 7867	"	"	12.5.78	APP N/A
F/2002/7474	Mr M Kaye.	2/St/S/ext.	21.10.02	C/A
F/2002/8231	"	S/St/R - Conservatory		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

MASTER CARD FOR

ADDRESS LAUREL CLOSE AREAS. PARISH WOKINGHAM

PLOT No. APPLIES TO ALL CARDS "Buttercups" ORD. SHEET No. SU 7968 (75)

BUILDER (AREA 5 WOOSEHILL)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/41/69	GALGARY & EDMONTON	O/A. RES DEV	4.12.68	N/A REF
0/42/70	CONSORTIUM OF OWNERS	O/A " "	18.12.71	N/A REF
0/42/71	CALGARY & EDMONTON	" " "		
0/16/72	P.H. SMITH.	" " "		
* 0/66/72	DOBINSON & Co	" " "	18.10.72	N/A REF
* 0/77-8-9/72	FAIRVIEW ESTATES	" " "		
B/31/72	DOBINSON & Co	" " "	31.8.72	N/A REF
• 0/24/73	CONSORTIUM OF OWNERS	" " "	28.3.74	NA C/A
01767	HAMPSHIRE & CITY ESTATES	MASTER PLAN ETC	23.1.75	N/A REF
06321	BRYANT HOMES LTD	196 DWELLINGS	12.5.77	N/A C/A
BR 6940	" " "	RDS SEWERS DRAINAGE	26.8.77	Ref N/A
BR 7094			22.9.77	app N/A
BR 7867	" "	Plots 48 – 196	22.8.78	app NA

DATE OF COMPLETION

MINISTRY DECISION * APPEALS DISMISSED 28/3/74 • ~~[illegible]~~ 28.3.74

SPECIAL ORDERS T.P.O. 16/73

DRAINAGE

091074