APPLICATION NO:
**F/2000/1552**

LOCATION:
**17 Fairview Road, Wokingham.**

APPLICANT:
**Mr & Mrs Churcher C/O Simon Dickerson Anglian Home Improvements Conservatory**

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

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **14/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr & Mrs Churcher**
**C/O Simon Dickerson**
**Anglian Home Improvements**
**Admin Dept**
**PO Box 65**
**Norwich**
**NR6 6EJ**

**Application Number: F/2000/1552**

**Parish:** **WOKINGHAM**

**Location:** **17, Fairview 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 04/07/2000

**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/2000/1552

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

**Location:**
17, Fairview 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 26/06/2000. 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**

**02 June 2000**

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2000/1552

**Applicant :** Mr & Mrs Churcher C/O Simon Dickerson Anglian Home Improvements Conservatory.

**Location :** 17, Fairview Road, , Wokingham.
**Proposal :** Proposed single storey rear extension to dwelling to form conservatory.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 13/6/2000 |

**Date of Neighbour Notifications :** 2/6

**Date of Site Visit :** 13/6/2000

**Date Registered : 19/05/2000**

**Earliest Date for Decision : 26/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 26/06/2000**

**Application Expiry Date: 14/07/2000**

**Consultation Responses :**
Neighbours : None received.
Wokingham TC : No Objection

**Planning Issues :** (identified settlement)
1) Impact on neighbouring properties
2) Impact on streetscene

Application Number: F/2000/1552

**Appraisal:**

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory.

It will be approximately 3.1 metres wide and protrude from the rear elevation via the dining room by 5 metres. It will fill the 'L' shape gap at the rear of the house. The proposed eaves height of the pitched roof will be 2.6 metres with a ridge height of 3.8 metres. The conservatory is located 2 metres away from the eastern boundary. There is a 1.8 metre high fence on the rear boundary and a 1.3 metre high open railing fence on the west boundary.

No. 15, to the east, 4 storey, terraced house, 0.1 metres lower, footprint is set 1 metre back from No. 17, windows in rear aspect only facing garden (north elevation). Due to the orientation and distance way (approx. 3.5 metres from the proposed conservatory) behind a 1.8 metre high close boarded fence on boundary, the occupants of this property will not be overshadowed or overlooked.

No. 19, to the west, 4 storey, terraced house, is positioned approximately 9 metres away from the proposed conservatory, extended to the rear with a single storey extension. Ground floor windows in flank elevation facing No. 17, include a kitchen window and a secondary rear (bay) lounge room window. Due to the distance away the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

Materials proposed will match existing. The conservatory will not be visible from the road (the roads are not visible from the plot due to the house walls and boundary treatments), this proposal will have no visual impact on street scene.

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

**Application Number F/2000/1552**
**Conditions/~~Reasons for Refusal~~**

| No | Std Con | Std Reas | Non Std Conditions / ~~Reasons for Refusal~~ |
|---|---|---|---|
| | | | |
| 1. | SC01 | SR02 | |
| | | | |
| 2. | SC53 | SR12 | " WORK" |

4/7/00

# RECORD OF SITE VISIT

SITE ADDRESS: 17 Fairview Road Wokingham.

APPLICATION NUMBER: F/2000/1552

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS Quiet lane, consisting mainly Residential, 4 storey Victorian period terraced houses with front, basement gardens. on street parking, facing a recreational open space

3. DESCRIPTION OF SITE/BUILDING New, modern, recently been constructed / or rebuilt 3 storey ~~for~~ detached house, Victorian style, small ext to rear. Red brick, stone lintels, slate roof, white wooden casement windows

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — Double garage at rear of (shared) property.

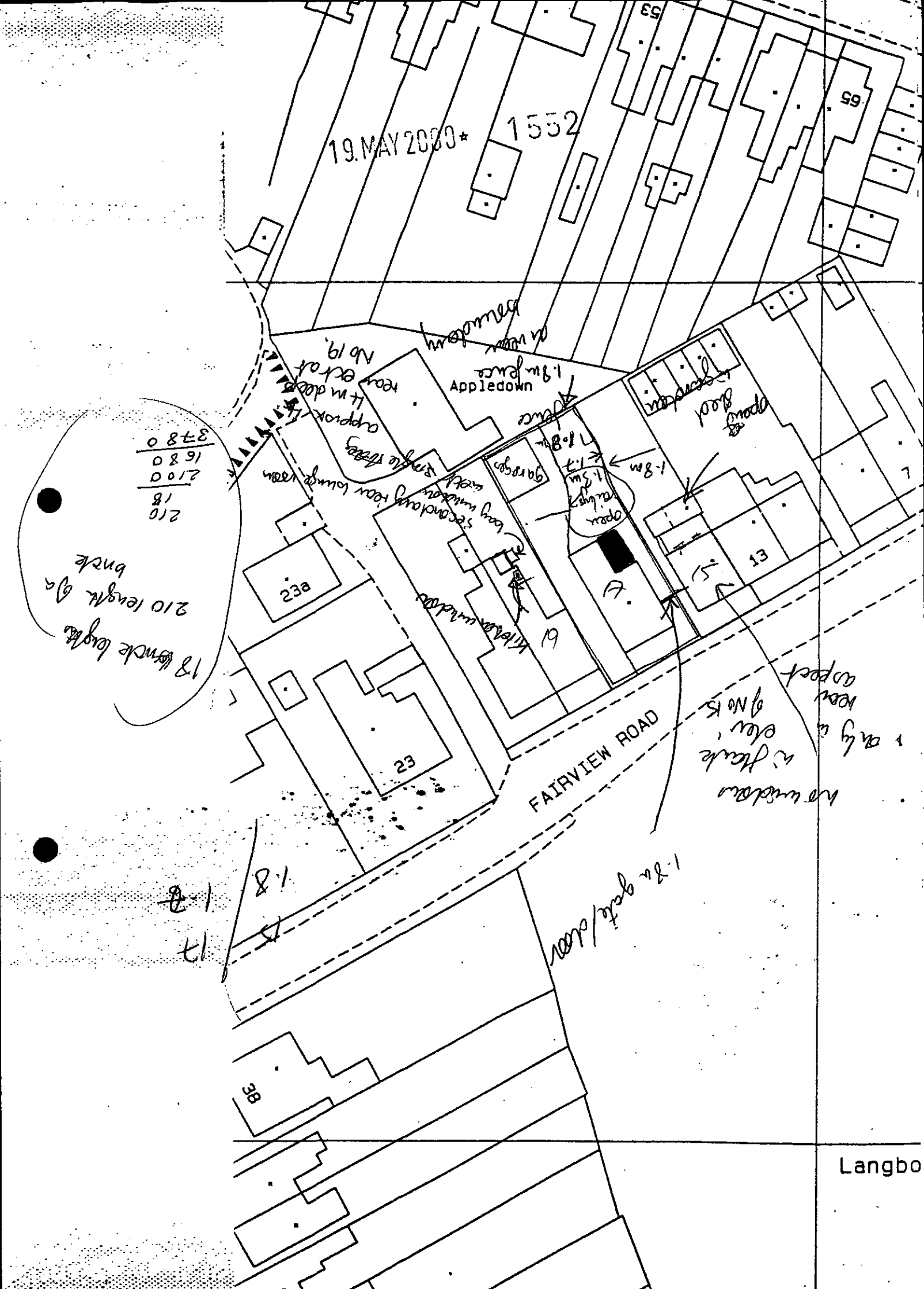
LEVELS — No 15 is slightly lower ~~[illegible]~~ 0.1m (lower) with a

BOUNDARY TREATMENT — 1.8m fence along boundary.

OTHERS — No 19, 1.3m open railings, single storey ext at rear extended approx 4m. Kitchen window in flank elev, + sec bay window to lounge in ext.

— No windows in flank wall of No 15, no overlooking.

Nb. You will see the roof of the con' from the road at the front


19.MAY 2000*
1552
53
65
Appledown
23a
23
13
7
FAIRVIEW ROAD
38
Langbo

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

Tel: 0118 974 6441

Date: **02 June 2000**

My ref: F/2000/1552

**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/2000/1552**
**17, Fairview 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/2000/1552**
**17, Fairview 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: **02 June 2000**

My ref: F/2000/1552

**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
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*John Mitchell*

John Mitchell
Development Control Manager

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**17, Fairview 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**********

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 19 MAY 2000 |
| Officer: AJ | Application No. F/2000/1552 |

Map No. ..... Site ...03..
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: 17 FAIRVIEW ROAD

Parish: WOKINGHAM Ward: Wescott 2/6

Applicant: MR / MRS CHURCHER

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

(S)
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 | ~~Required~~ | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 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 : 2/6..... Parish Council Informed - YES / ~~NO~~

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ..... |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ..... |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ..... |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency | BP: ..... |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

| | |
|---|---|
| The Georgian Group | KC: ..... |
| Ancient Monuments Society | KA: ..... |
| Council for British Arch. | KB: ..... |
| RCHME | KF: ..... |
| Telecommunications (NRPB) | : ..... |
| Sport England | : ..... |

**OTHERS:**

...no pre-apps.....

.....

.....

**NEIGHBOURS:**

.....S/Nt 15+19 fairview Rd.....

.....Appledram 21A " "

.....

.....

.....

.....

.....

.....

.....

## WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

**Case officer:** Andrew Thorley

**Application Number:** F/2000/1552

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

**Site Address:** 17 Fairview Road, Wokingham.

**Applicant:** Mr & Mrs Churcher C/O Simon Dickerson Anglian Home Improvements

Your observations are required in respect of this application by **26/06/2000**

**No objection**

SIGNED: _____ DATE: 13/06//00

CLERK TO Wokingham Town Council

# 17, FAIRVIEW ROAD

| PLAN NUMBERS | | DATE REC. | BRIEF DESCRIPTIONS AND REMARKS | DECISIONS | | DATE STARTED | DATE COMP. |
|---|---|---|---|---|---|---|---|
| PLANNING | BUILDING | | | PLANNING | BUILDING | | |
| 60/57/65 | | 12/8/65 | Erect 1 detached house & 5 garages at rear of 19 | 25/8/65R | | | |
| 96/634811/P | | W/D'd. | | | | | |
| 96/642088/P | | | DET. HOUSE + GARAGE + ACCESS (WINDSOR HOMES) | 9/10/96 | 4/12 26.11.96 C/AP | | |
| P96/5855 | | | | | | | |
| | | | | | | | |
| | | | | | | | |
|

Anglian Home improvements

Our Ref: SD/AM 99/01538 Churcher

18 May, 2000

**Conservatories Admin. Dept.**
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

19.MAY2000* 1552

Dear Sirs,

**REF: PROPOSED DEVELOPEMENT AT: 17 FAIRVIEW ROAD WOKINGHAM BERKS RG40 2DN**

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

pp Mr Simon Dickerson
**PLANNING OFFICER**

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

# Environmental Services

For office use only.
Application number:

## 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.

19 MAY 2000

WOKINGHAM DISTRICT COUNCIL 1553

| | | |
|---|---|---|
| 1 | Your name | MR+MRS CHURCHER |
| | Address and postcode | 17 FAIRVIEW ROAD, WOKINGHAM, BERKS, RG40, 2DN |
| | Phone number | |
| 2 | Agent's Name | SIMON DICKERSON |
| | Address and postcode | ANGLIAN HOME IMPROVEMENTS CONSERVATORY ADMIN DEPT PO BOX 65, NORWICH, NR6 6EJ |
| | Phone number | 01603 420775 |
| 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. | 17 FAIRVIEW ROAD WOKINGHAM BERKS RG40 2DN |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | ERECT P.V.CU CONSERVATORY TO REAR OF PROPERTY |

| | | | |
|---|---|---|---|
| 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. | WALLS: WHITE PVCU FRAMES/ DOUBLE GLAZING<br>ROOF: BRONZE GLASS SHEETS. | |
| 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 ☑ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? N/A | Existing: | 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: Smith

on behalf of MR+MRS CHURCHER

Date 18/5/2000

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

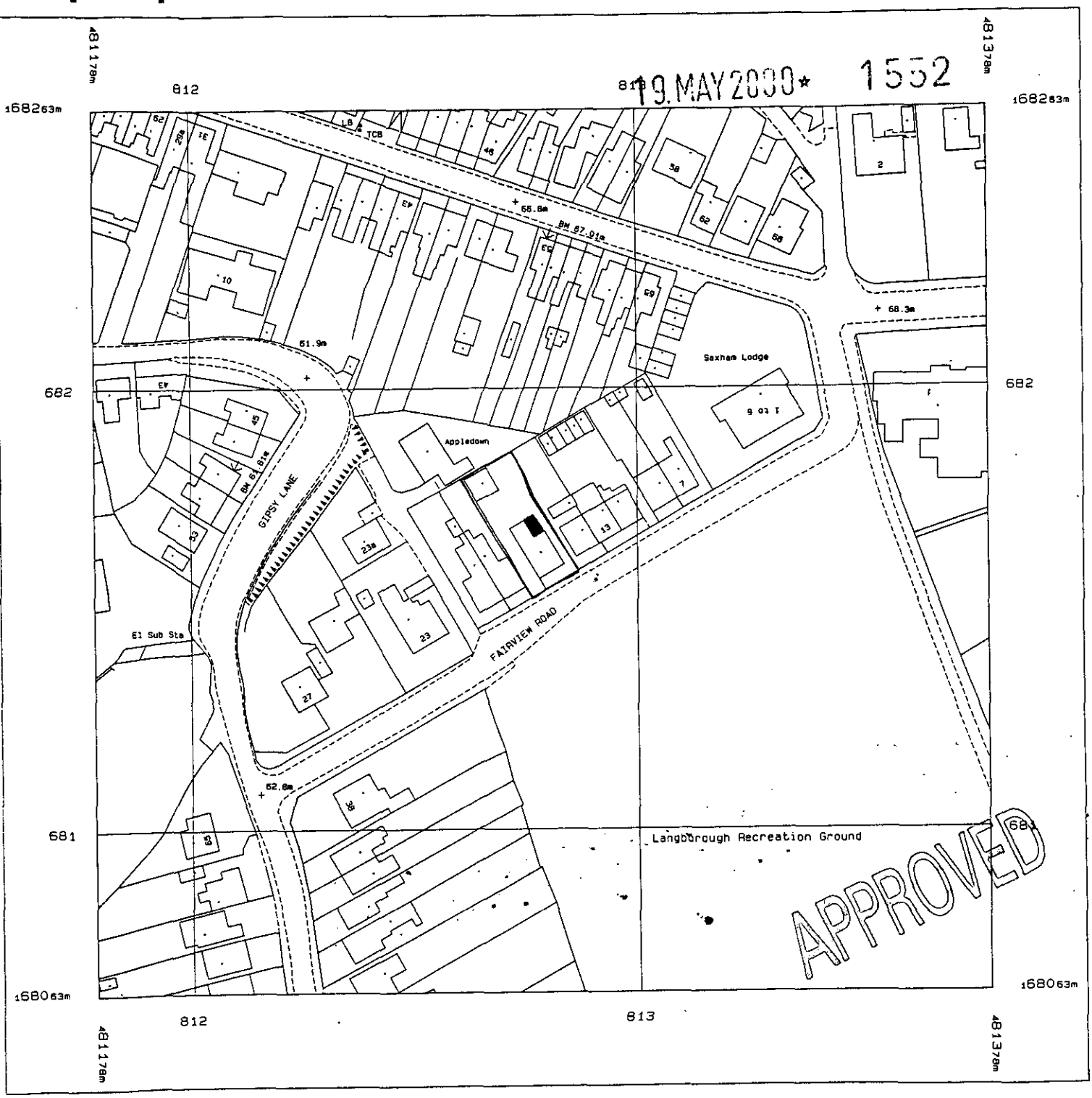
Ordnance Survey®

# Superplan

RECEIVED 0 8 MAY 2000

Planning Extract - 1

Site-centred




19 MAY 2000* 1552

Produced 04 May 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown Copyright 2000.

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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8168SW

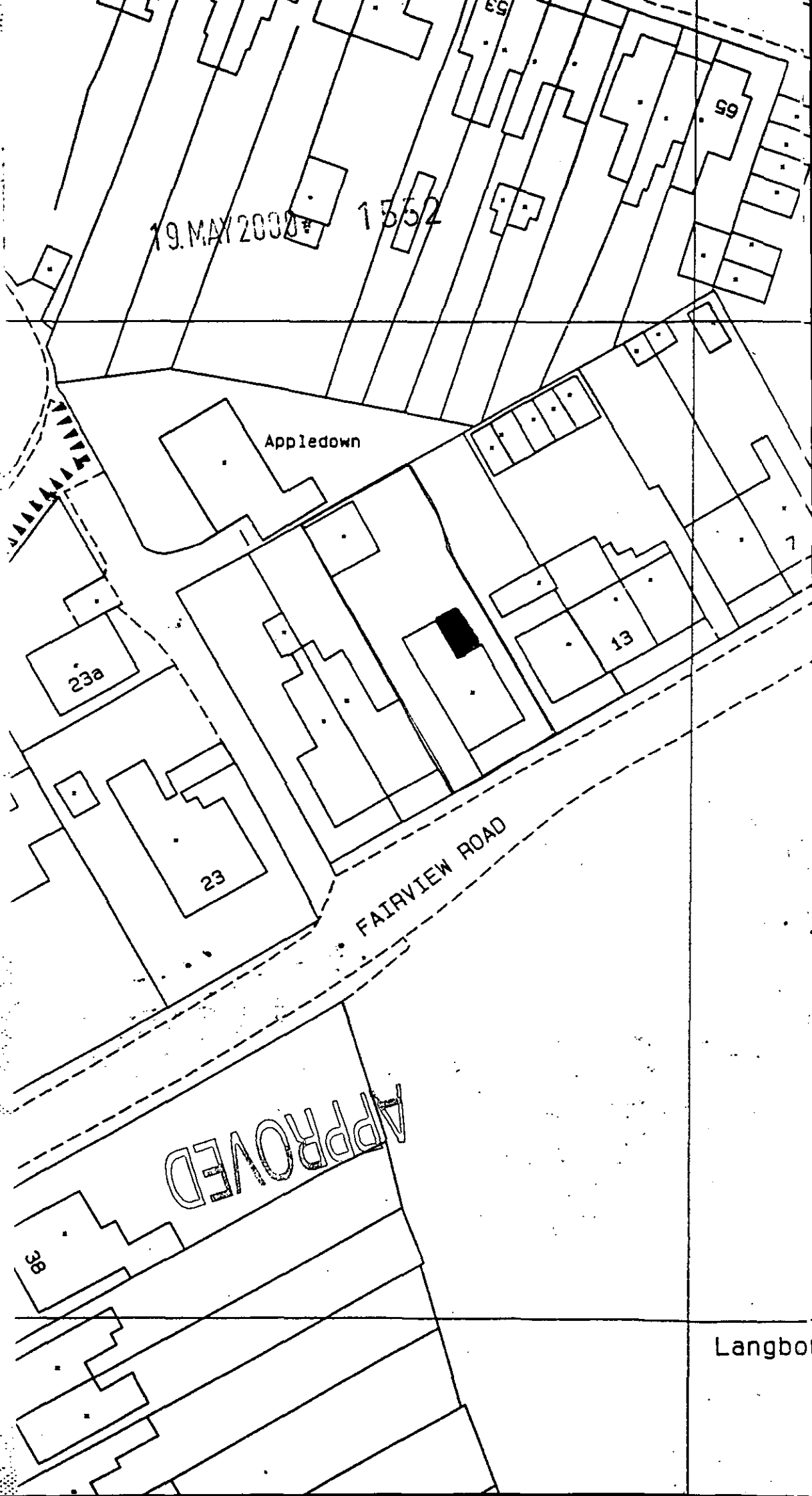
The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 481278 168163

Supplied by: National Map Centre

Serial Number: 33970


19.MAY2008 1552
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