24/9/02

APPLICATION NO:

F/2002/7390

LOCATION:

6 Ambleside Close, Woodley Reading.

APPLICANT:

Mr Cunningham C/O Spa Conservatory Village

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **21/09/2002**

APPLICATION WILL HAVE EXPIRED ON: 10/10/2002

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Cunningham
C/O Spa Conservatory Village
Squires Garden Centre
Maidenhead Road
WINDSOR
Berkshire
SL4 5UB

Application Number: F/2002/7390

Parish: **WOODLEY**

Location: **6 Ambleside Close, Woodley, Reading**

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. 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:

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/10/2002

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 : Daniel Gigg

Application Number : F/2002/7390

Applicant : Mr Cunningham C/O Spa Conservatory Village.

Location : 6, Ambleside Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/08/2002

Earliest Date for Decision : 21/09/2002

Latest Consultation Date/Site Notice Expiry Date : 21/09/2002

This application will have expired on: 10/10/2002. 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 :

Woodley Town Council - no comment
Neighbour - 1. letter of support

Planning Issues :

No impact upon neighbouring properties
No impact upon character of area

Application Number: F/2002/7390 – 6 Ambleside Close, Woodley

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to form conservatory. It will project 4.2m, be 4.2m in width and at its highest point will be 3.4m. The proposed conservatory will have a dwarf brick wall, have a UPVC frame with glass panelling and a polycarbonate roof.

The property to be extended is a 1950s semi-detached property. It is brick built with a concrete tiled pitch roof.

The proposal falls to be assessed against the Loddon Area Local Plan (Adopted) and the Wokingham District Local Plan (Deposit).

1. Impact upon neighbouring properties

The proposed conservatory will not be overbearing or cause overshadowing or overlooking given that:-

- It will be a single storey extension and it is a lightweight structure;
- Views are blocked by wooden fencing that is located on the boundary with no. 7 Ambleside Close. From the rear of the property the fence extends for approximately 5 m and is 1.8m in height with a brick wall below of 0.3m. The rear garden then rises by 0.3m and the remainder of the boundary is a 1.6m high fence.
- Views are blocked by wooden fencing that is located on the boundary with no. 6 Ambleside. The wooden fence extends approximately 10m and is 1.8m in height. The rear garden then rises by 0.3m and an outbuilding that is approximately 2.6m also screens the views. A 1.8m high wooden fence marks the remainder of the boundary.
- From the south, views are screened by vegetation including conifer trees that are approximately 2.5m in height.

2. Impact upon the character of the area

There will not be a detrimental impact on the street scene given that the conservatory will be located to the rear of the dwelling. Further, the proposed design, scale and materials will harmonise with the existing property.

Approval: ✓ ~~**Refusal:**~~

No.	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	**R001**	
	C014	**R014**	

Informatives for approvals

Planning Policies

Loddon Area Local Plan	**LBE1, LBE2**
South East Area Local Plan	
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	~~**LD3 (Adopted S.P.)**~~
Minerals Local Plan	

Application Number: F/2002/7390

Appraisal :

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

Application Number F/2002/7390
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C004	R014	

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ~~LD3 (Adopted S.P.)~~

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T.S. Andrewalle
(Development Control Manager)

Date: 1/10/02

RECORD OF SITE VISIT

SITE ADDRESS: 6 Ambleside Close
Woodley Reading.

APPLICATION NUMBER: F/2002/7390

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 2/9/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS
- 1950s Semis. Brick with Concrete roof tiles.
- Property to east has a conservatory.

3. DESCRIPTION OF SITE/BUILDING
- At present, there is an existing glass conservatory.
- The garden is raised, (step up to it): 30cm between patio area and garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
- western boundary is a 1.6m fence, below this a wall of 30cm. Vegetation along part of this boundary. The garden then rises in height + further fencing panels of 1.8m along boundary.
- Views from rear blocked by vegetation - trees and bushes. Wire fence also
- Views from east blocked by fence (1.8m) and tree and wooden construction of approx 3m

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Site slopes upwards from North to South

BOUNDARY TREATMENT N/A

OTHERS

Application Number : F/2002/7390	Map No : 42
Case Officer : DG	Site Area : 0.06
Valid Date : 15/8/02	Received Date: 15/08/2002

Level : Delegated Application

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

Location : 6, Ambleside Close, Woodley, Reading.

Parish : WY Ward : BUL

Applicant : Mr Cunningham C/O Spa Conservatory Village.

Fee Required: £110 Fee Received: £110 (5)

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	Mark doors on floor plan.	✓ 28/8	
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

NEIGHBOURS

YS/N (see map.

OTHERS

Groundwater Zone - re-planning informatives.

- NO - pre-app).

FROM: Daniel Gigg

DELEGATED

DATE: 28 August 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7390

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

Site Address: 6, Ambleside Close, Woodley, Reading.

Applicant: Mr Cunningham C/O Spa Conservatory Village.

Your observations are required in respect of this application **by 21/09/2002** .

No comment.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 SEP 2002	
COPIES TO	

SIGNED: Eleanor DATE: 18.9.02.

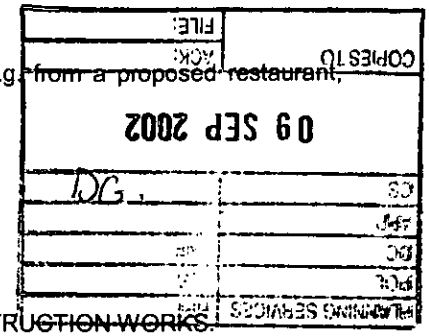
Clerk To Woodley Parish/Town Council.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7390. (Case Officer:Daniel Gigg)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7390

YOUR NAME: MRS·M·E·METCALFE

YOUR ADDRESS: (if these details are incorrect please amend)
10 AMBLESIDE CLOSE
WOODLEY
READING
RG5 4JJ ✓

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments: I think it is a good idea

Continue over the page if more room required

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

Tel: (0118) 974 6296

Date: 28 August 2002

My ref: F/2002/7390

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Rahmouni
C/O Wokingham District Council

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/2002/7390
6, Ambleside Close, Woodley, Reading.
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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Daniel Gigg** Application Number: **F/2002/7390**
6, Ambleside Close, Woodley, Reading.
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 Rahmouni

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

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

Tel: (0118) 974 6296

Date: 28 August 2002

My ref: F/2002/7390

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bland
5 Linden Road
Woodley
Reading
RG5 3QT

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/2002/7390
6, Ambleside Close, Woodley, Reading.
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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7390**
6, Ambleside Close, Woodley, Reading.
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 Bland

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

Received by Wokingham District Council

Application No: F/2002/7390

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

Location:
6, Ambleside Close, Woodley, Reading.

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/2002/7390 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 21/09/2002. 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

28 August 2002

Organisation_Name	Building_Name	address1	Postcode
		10AMBLESIDE CLOSEREADING	RG5 4JJ
		11AMBLESIDE CLOSEREADING	RG5 4JJ
		12AMBLESIDE CLOSEREADING	RG5 4JJ
		5AMBLESIDE CLOSEREADING	RG5 4JJ
		6AMBLESIDE CLOSEREADING	RG5 4JJ
		7AMBLESIDE CLOSEREADING	RG5 4JJ
		15ARUNDEL ROADREADING	RG5 4JP
		17ARUNDEL ROADREADING	RG5 4JP
BEECHWOOD COUNTY JUNIOR & INF.			RG5 4JJ
READING CENTRE		Ambleside close	RG5 4JJ

Neighbour consultation list F/2002/7396

Environmental Services

For office use only.	15 AUG 2002
Application number:	7390

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

1	Your name	MR CUNNINGHAM
	Address and postcode	6 AMBLESIDE CLOSE WOODLEY RG 5 4JJ
	Phone number	
	Agent's Name	SPA CONSERVATORY VILLAGE Squires Garden Centre Maidenhead Road Windsor Berks SL4 [illegible] Tel: (01753) 832506
	Address and postcode	
	Phone number	
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.	6. AMBLESIDE CLOSE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT NEW CONSERVATORY TO REAR
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.	MATCHING BRICK WALL DOUBLE GLAZED WHITE UPVC FRAMES POLYCARBONATE ROOF
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:	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: S Brown

on behalf of MR CUNNINGHAM

Date 14/8/02

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

ADDRESS 6 AMBLESIDE CLOSE PARISH WOODLEY

PLOT No. 101 ORD. SHEET No. SU.7673(A2

BUILDER Messrs. G. Wimpey & Co. Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
873/57	Messrs. G. Wimpey & Co. Ltd	Outline	25.2.58	N/A	Refus
O/49/58	"	Outline - Layout	5.4.58	N/A	C/A
O/102/58	" Outline-	Layout of Rds & Sewers	7.9.58	N/A	C/A
147/59	"	Layout. Semi/Det. House	13.10.59	App	C/A
PD/1169/64	Mr. Argent	conversion of integral Garage to dining Room & New Det. Garage	4.5.64	App.	N/K
152/58	Messrs G. Wimpey & Co Ltd	Roads & Sewers etc	9-9-58	App	C/A
PD/363/69	Mr. W. P. Sheppard	Convert integral garage to Study & erect Det. Garage	7.8.69	App.	N/K

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE