6/5

APPLICATION NO:
F/2002/6214

LOCATION:
14 Harvest Drive, Sindlesham Winnersh.

APPLICANT:
Mr/Mrs G Baker C/O Daniels & Associates

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

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/05/2002

CASE OFFICER: ~~Louise Smith~~ [illegible]

APPROVED

184

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Baker
C/O Daniels & Associates
28 Broad Street
Wokingham
Berks
RG40 1AB

Application Number: F/2002/6214

Parish: **WINNERSH**

Location: **14, Harvest Drive, Sindlesham, Winnersh.**

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:

Berkshire Structure Plan Policies C2, C6 and EN5.
Loddon Area Local Plan Policies LBE1, LBE2, LC1, LC19 and LTV2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC7, WOS3 and WHE5.

Application Number F/2002/6214
Conditions/Reasons for Refusal

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

GREEN GAP / RURAL / COUNTRYSIDE

RECORD OF SITE VISIT

SITE ADDRESS: 14 Harvest Drive
Sindlesham Winnersh.

APPLICATION NUMBER: F/2002/6214

OFFICER: Louise Smith

DATE OF SITE VISIT: 15/7

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Converted barn dwellings. - loft conversions velux
red brick, green window trims - unity in design.
steep pitched roofs.
terraced bungalows.

3. DESCRIPTION OF SITE/BUILDING
end terrace property

4. RELATIONSHIP TO ADJOINING PROPERTIES
adjoins No 15
faces No's [redacted] 12

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS Same

BOUNDARY TREATMENT 2m high ch side + rear fencing.

OTHERS [redacted] within Sindlesham Conservation area.

Most properties have sheds to rear of gdn (14, 15, 16, 17)

No 15 - rear wooden pagoda.

Francis Leo

WORK SHEET FOR : ~~Louise Smith~~

Application Number : F/2002/6214

Applicant : Mr/Mrs G Baker C/O Daniels & Associates.

Location : 14, Harvest Drive, Sindlesham, Winnersh.
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 : 15/4.

Date Registered : 25/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

This application will have expired on: 20/05/2002. 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 :

Urban Design : Scheme is acceptable.

Planning Issues : Green Gap/Wedge/Countryside/Rural/Conservation Area

LALP : LBE1, LBE2, LC1, LC19, LTV2

WDLP : WCC1, WCC2, WCC7, WOS3, WHE5.

BSP : C2, C6. ENS.

Application Number: F/2002/6214 **Officer : Francis Leo**
14 Harvest Drive, Sindlesham, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory

14 Harvest Drive, a terraced property is located within the Sindlesham Conservation Area designated in 1993. The site is part of the rear garden of no 14 Harvest Drive located in the Green Gap Wedge/Rural/Countryside within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
No 15, adjoining property to the east, is the nearest property to the site and it is unlikely to be affected because the proposal is a single storey development and the timber boundary fence between the two properties is 1.8m high hence minimising visibility.

Impact upon the character of the area
The site adjoins Sindlesham Conservation Area and is part of a larger development permitted in 1998 (application no 98/67237/F). The site was formerly used as stables converted to terraced houses and a few dwellings. Its design is simple and emulates the appearance and character of stable buildings. Sindlesham Conservation Area boundary to the north runs along the rear building line of the terraced properties from nos 14 - 18. Because of the sensitive nature of the area in which the site is located, adjoining the Rural/Countryside open land, permitted development rights in accordance with Schedule 2, Part 1, Classes A and B to the Town and Country Planning (General Permitted Development Order) 1995 were revoked.

Policy EN5 of the Berkshire Structure Plan (Areas of Special Character including Conservation Areas) provides protection from changes that are damaging to their character and appearance.. Policy WHE5 of Wokingham District Local Plan (Alterations and extensions to traditional buildings in Conservation Areas) item G in particular states that ' The siting of extensions should not detract from the traditional integrity of the building or its relationship with other buildings or open spaces within Conservation Areas'.

Application no F/2002/5672 for a conservatory was refused in march 2002 because the proposed conservatory was considered to be insensitive to a building in a Conservation Area and Rural Area also designated as Green Gap Wedge. The applicant was however invited to discuss an alternative scheme with the Council where the reason for refusal could be overcome. Accordingly the applicant was given appropriate guidance and has revised the scheme which shows a 3m deep conservatory with a sloping roof, the highest part of which is kept below the cornice of the main building in order to protect the appearance, character and details of this stable building. The proposal is now considered to be in keeping with the character of the building and character of the area.

Recommendation : approval ☑ **Refusal** ☐

To:
Harold Sanders
Urban Design And Conservation Officer

From: Louise Smith

Date: 08 April 2002 10 APR 2002

Application Number: F/2002/6214

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

Site Address:
14, Harvest Drive, Sindlesham, Winnersh.

Applicant:
Mr/Mrs G Baker C/O Daniels & Associates.

Your observations are required in respect of this application within **7 days** of the above date.

THE REVISED DESIGN AND MATERIALS NOW REFLECT PREVIOUS COMMENTS CONCERNING EXTENSIONS TO THE FORMER FARM BUILDINGS WHICH ARE LOCATED WITHIN THE CONSERVATION AREA.

THE PRINCIPLES OUTLINED ON THE REVISED SCHEME IS ACCEPTABLE TO ME

Harold Sanders

22.04.02.

Environmental Services

For office use only.
Application number:

Householder planning application form

25 MAR 2002 * 6214

WOKINGHAM UNITARY
Aiming for Excellence

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.

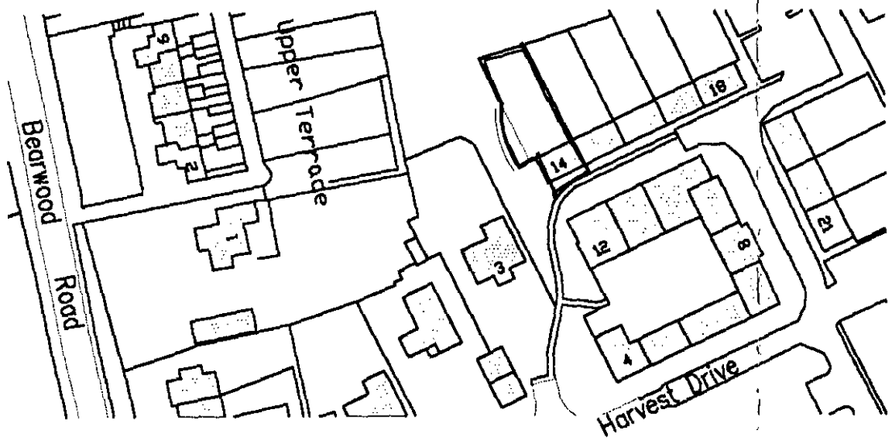
1	Your name Address and postcode Phone number	Mr. and Mrs. G. Baker, 14, Harvest Drive, Sindlesham, Berks. RG41 5RF
2	Agent's Name Address and postcode Phone number	Daniels & Associates, 28, Broad Street, Wokingham, Berks. RG40 1AB 0118 9790313
3	Site We need you to send in six copies of the 1:2500 scale 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.	14, Harvest Drive, Sindlesham
4	Give brief details of the proposal for example, two storey side extension. About the application	Proposed conservatory at rear of property
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.	Sealed unit glazing in brown powder-coated aluminium frame. Dwarf brick walls
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

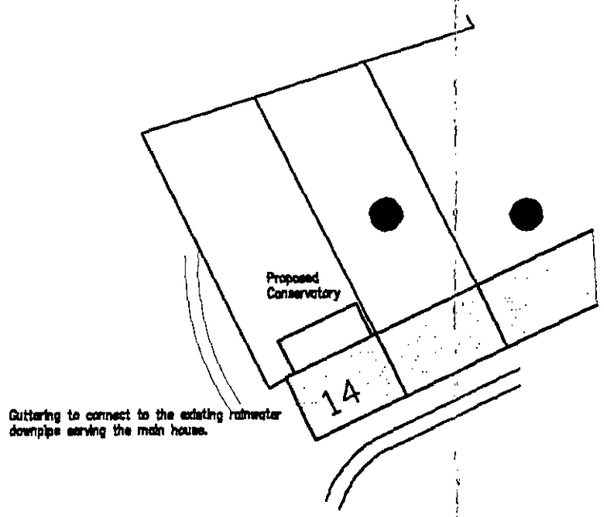
Please turn over

NOTES
All dimensions must be checked on site and not scaled from this drawing.

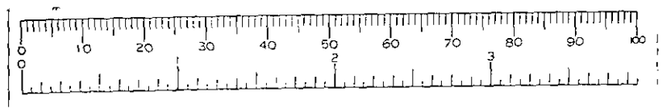
25.MAR2002 6214



1 : 1250 Site Plan



1 : 500 Block Plan



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AMENDMENT SCHEDULE		
Date	No.	Description

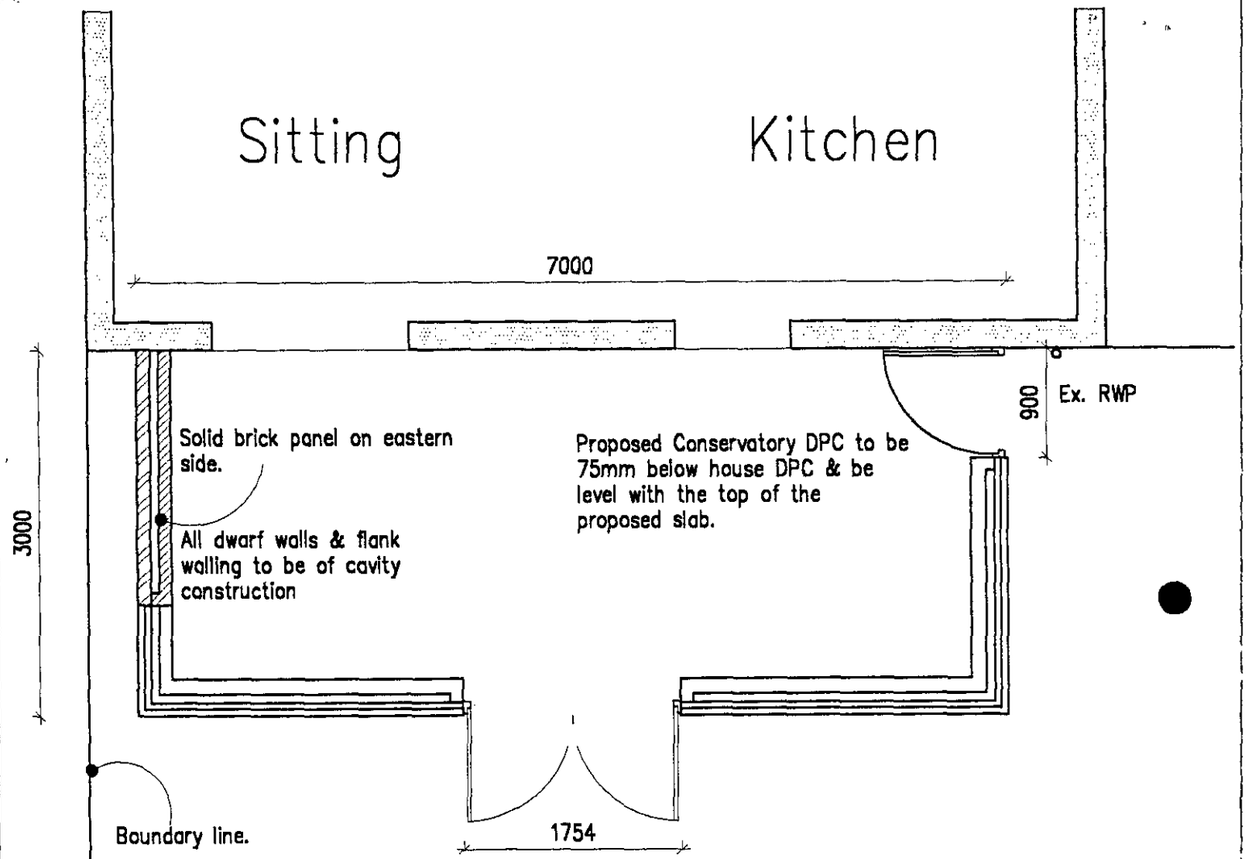
Client: Mr & Mrs G. Baker

Job: Proposed Conservatory at 14, Harvest Drive, Sindlesham, Berks

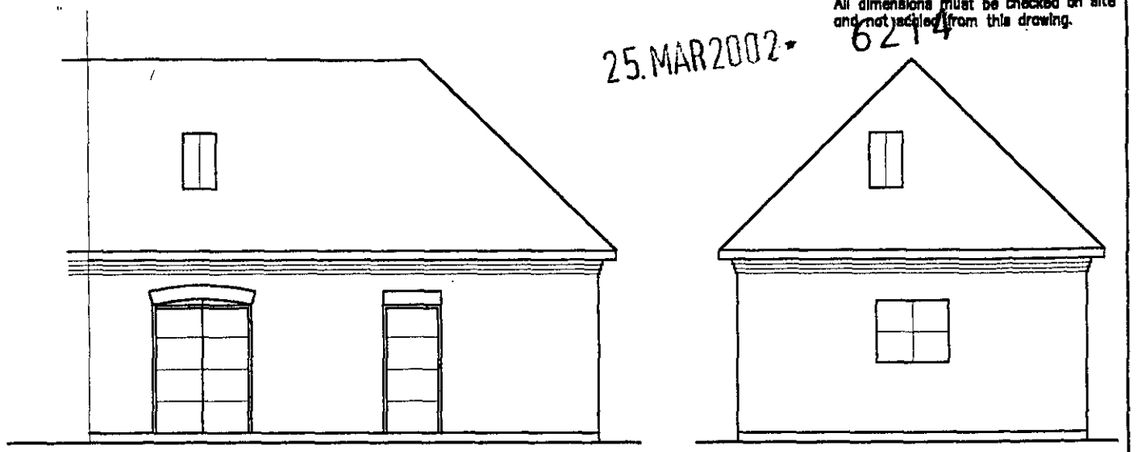
Drwg: Site & Block Plan

Date:	Jan, 02	Drg No.	D4258 A
Scale:	1 : 500	Sheet No.	1
Drwn by:	mjd		

Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS



Plan – 1 : 50



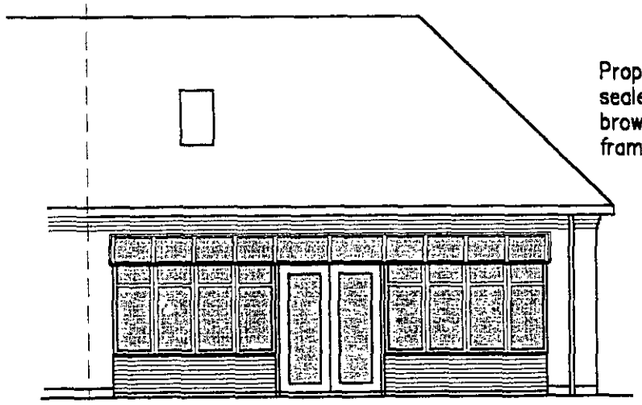
Rear (north)

Side (west)

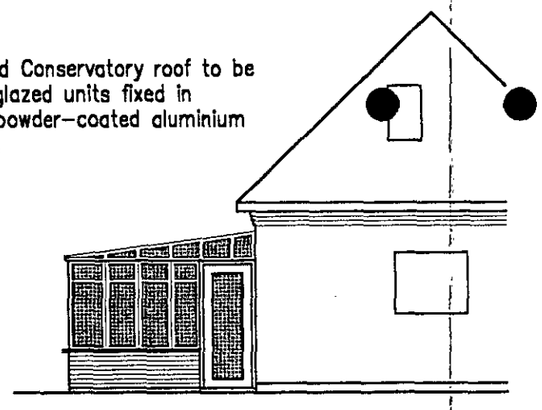
Existing elevations– 1 : 100

NOTES
All dimensions must be checked on site and not scaled from this drawing.

25.MAR2002 6214



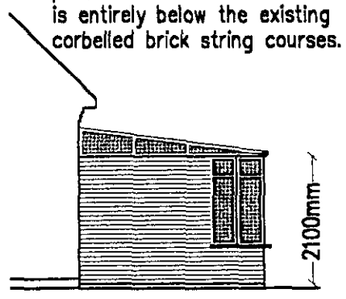
Rear (north)



Side (west)

Proposed Conservatory roof to be sealed glazed units fixed in brown, powder-coated aluminium framing.

Proposed Conservatory roof to be pitched at 7.5° to ensure fabric is entirely below the existing corbelled brick string courses.



Side (east)

Proposed elevations– 1 : 100



AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr. & Mrs G. Baker

Job: Proposed Conservatory at 14, Harvest Drive, Sindlesham, Berkshire RG41 5RF

Drwg: Plan & Elevations

Date:	Mar. 02	Drg No.	D4258A
Scale:	1 : 50	Sheet No.	2
Drwn by:	mjd		

Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS

Application Number : F/2002/6214	Map No : 67
Case Officer : LS	Site Area : 0·03
Valid Date : 25.3.02.	Received Date: 25/03/2002

Level : Delegated Application

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

Location : 14, Harvest Drive, Sindlesham, Winnersh.

Parish : WI Ward : WIN

Applicant : Mr/Mrs G Baker C/O Daniels & Associates.

Fee Required: £0 Fee Received: £0 PD rights removed plus resubmission 5672 refused

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 SINDLESHAM

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) - CONSERVATION AREA

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

Green Gap x Wedges / Rural Area / Countryside

No pre-app

NEIGHBOURS

S/N + see map

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		3HARVEST DRIVEWOKINGHAM	RG415RF
		11HARVEST DRIVEWOKINGHAM	RG415RF
		12HARVEST DRIVEWOKINGHAM	RG415RF
		14HARVEST DRIVEWOKINGHAM	RG415RF
		15HARVEST DRIVEWOKINGHAM	RG415RF

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

Tel: (0118) 974 6463

Date: 08 April 2002

My ref: F/2002/6214

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2002/6214
14, Harvest Drive, Sindlesham, Winnersh.
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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6214**
14, Harvest Drive, Sindlesham, Winnersh.
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 Bray

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

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

Tel: (0118) 974 6463

Date: 08 April 2002

My ref: F/2002/6214

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

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Tel: (0118) 974 6463

Date: 08 April 2002

My ref: F/2002/6214

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Councillor E Siggery
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6214

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

Location:
14, Harvest Drive, Sindlesham, Winnersh.

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/2002/6214 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. 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

08 April 2002

Environmental Services

For office use only.
Application number:

25.MAR2002* 6214

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.
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WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	Mr. and Mrs. G. Baker, 14, Harvest Drive, Sindlesham, Berks. RG41 5RF
2	Agent's Name Address and postcode Phone number	Daniels & Associates, 28, Broad Street, Wokingham, Berks. RG40 1AB 0118 9790313
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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

ADDRESS 14, 15, 16, 17, 18 HARVEST DRIVE PARISH WINNERSH

PLOT No. 17, 18, 19, 20, 21 ORD. SHEET No. SU 7767 67

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65841/F	HUDSCOTT ESTATES	CONV. FARM BLDGS TO 14 RES + S " B1/B2	17.12.97	REF
97/65842/F	"	"	17.12.97	REF
98/67236/F	"	5 TERRACED HOUSES & PARKING	4.9.98	C/A
98/67237/F	"	"	8.3.99	C/A
C/67237/09	HUDSCOTT ESTATES (EAST) LTD	DETAILS TO COMPLY WITH COND 09 FOR ACCESS RD.	31.3.99	APP
C/67237/11-17	" "	D TO C (11-17) Hard & Soft Landscaping	09.12.99	APP
C/67237/23	" "	D TO C (23) Exterior Materials (part)	25.06.99	APP
F/2002/5672	NO 14			

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conservatory - Mr. G. Baker - 27/12/01 - (4) No. 14

6214
FRANCIS

FROM: Louise Smith

DATE: 08 April 2002

RECEIVED
10 APR 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/6214

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

Site Address: 14, Harvest Drive, Sindlesham, Winnersh.

Applicant: Mr/Mrs G Baker C/O Daniels & Associates.

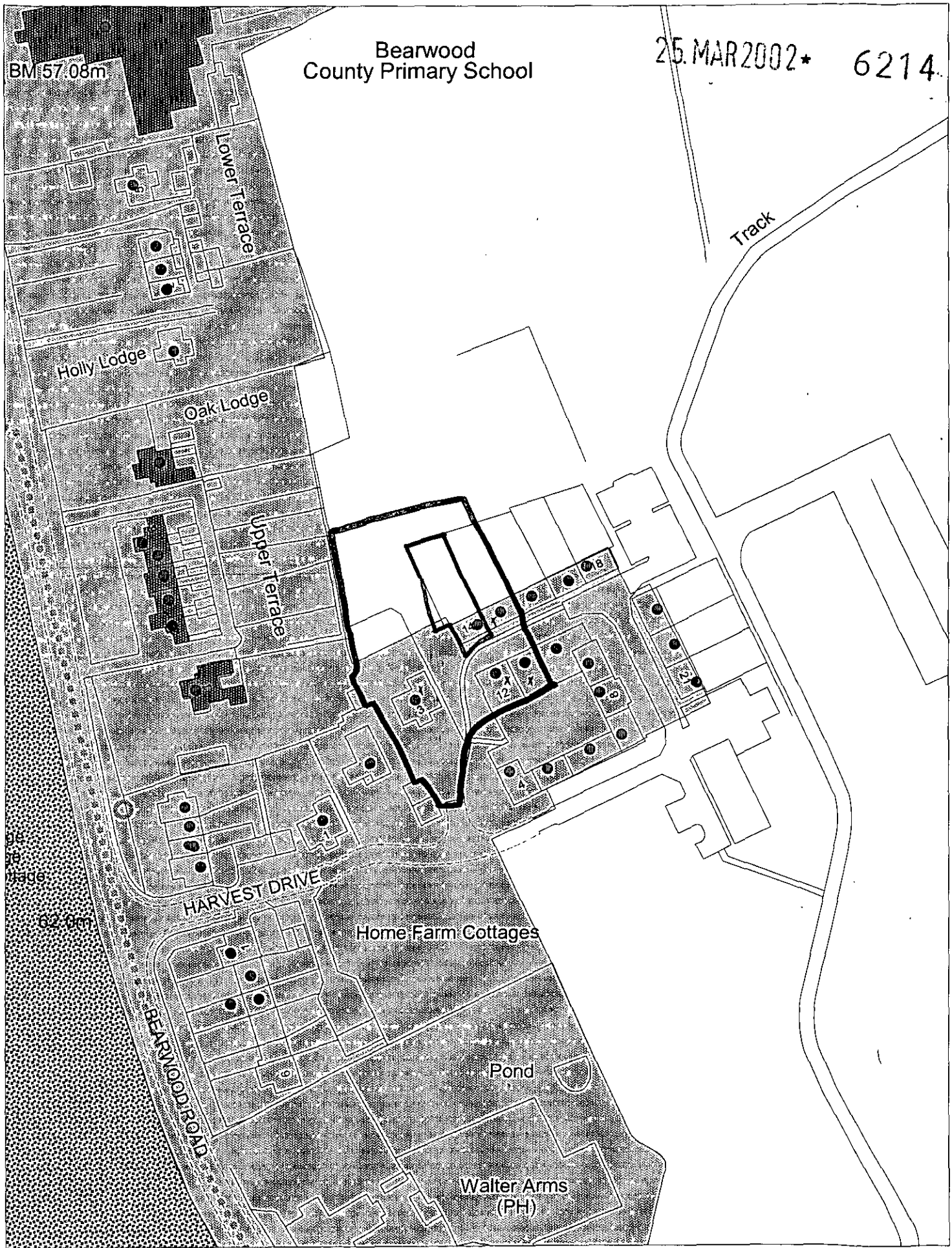
Your observations are required in respect of this application by 02/05/2002

01 MAY 2002

No comments

SIGNED: _____ DATE: 30.04.02

Clerk To Winnersh Parish/Town Council.



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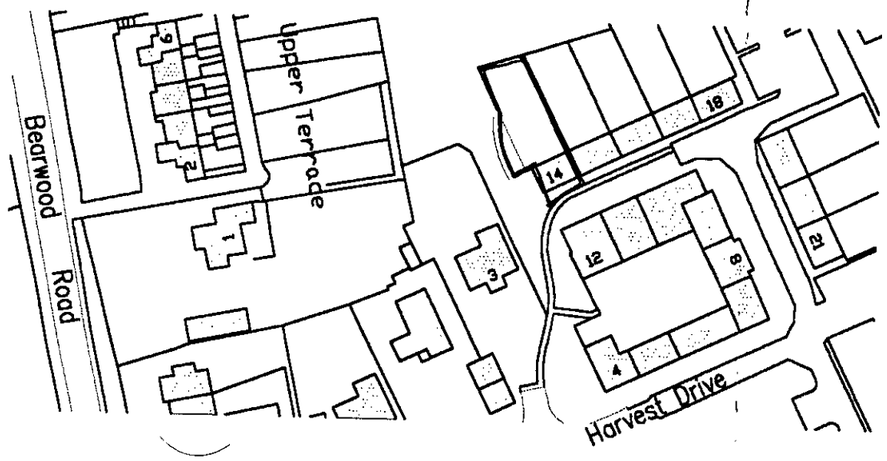
Development Control Section, Environmental Services, Wokingham District Council.

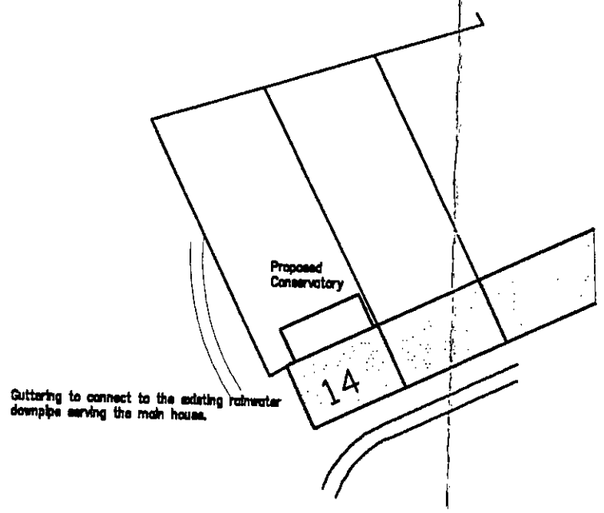
2 April 2002

Scale: 1 : 1250

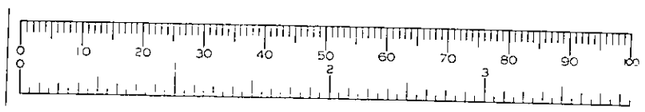
N
W E
S



1 : 1250 Site Plan



1 : 500 Block Plan



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NOTES
All dimensions must be checked on site and not scaled from this drawing.

25.MAR2002* 6214

APPROVED

AMENDMENT SCHEDULE		
Date	No.	Description

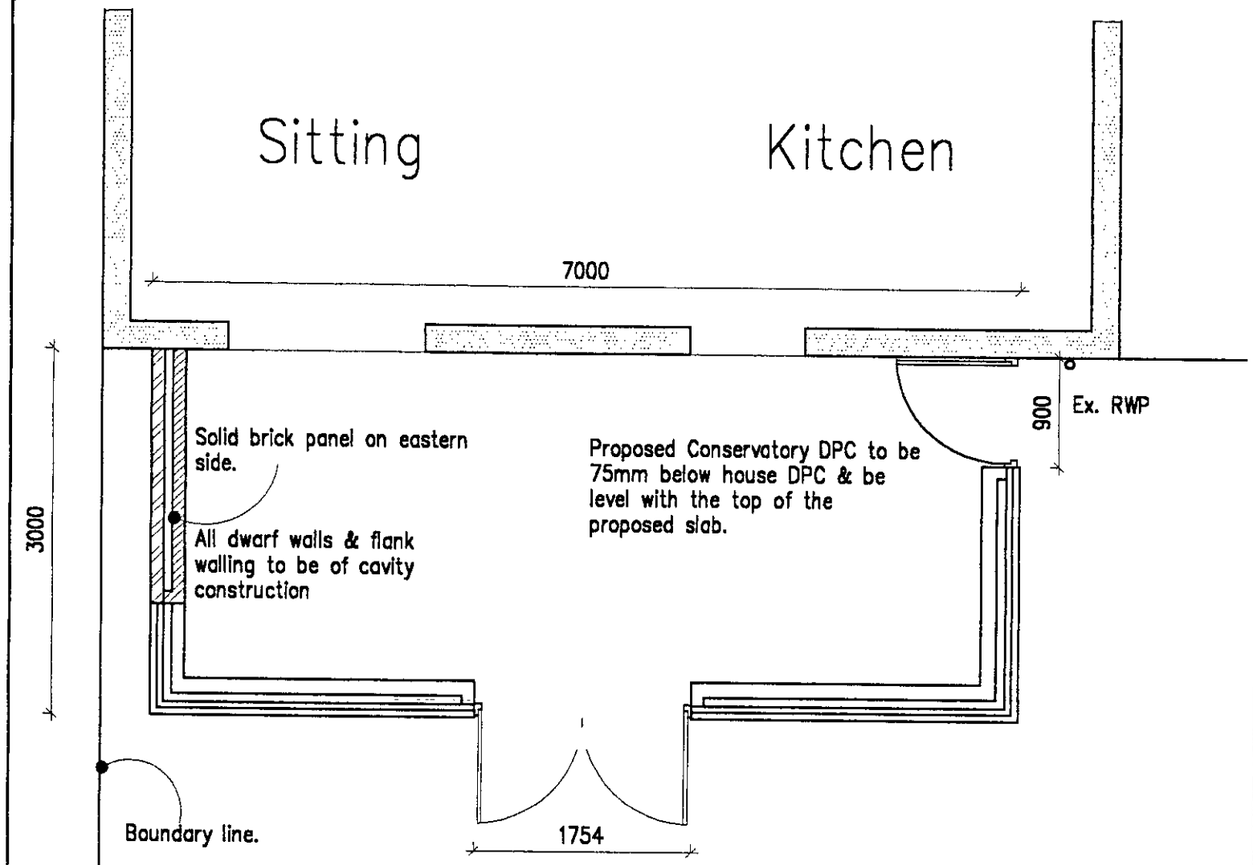
Client: Mr & Mrs G. Baker

Job: Proposed Conservatory at 14, Harvest Drive, Sindlesham, Berks

Drwg: Site & Block Plan

Date:	Jan, 02	Drg No.	D4258 A
Scale:	1 : 500	Sheet No.	1
Drawn by:	mjd		

Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS

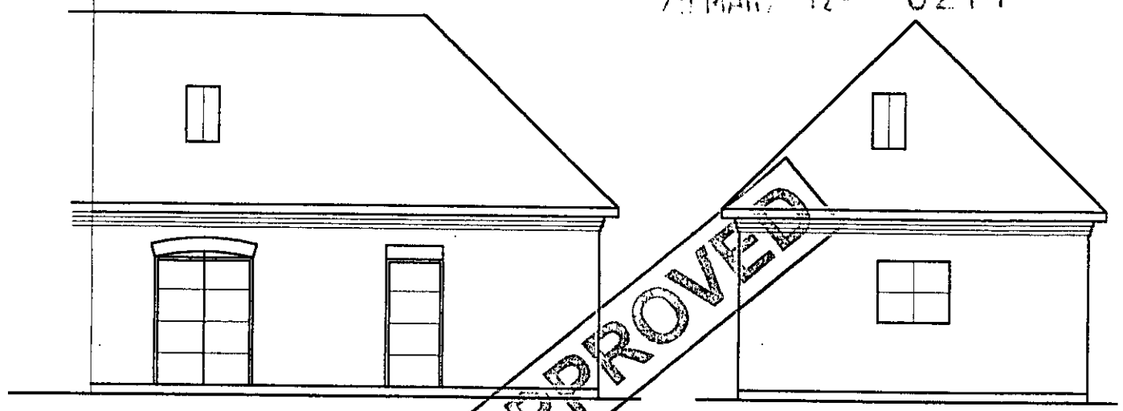


Plan – 1 : 50

NOTES
All dimensions must be checked on site and not scaled from this drawing.

25 MAR 2002 * 6214

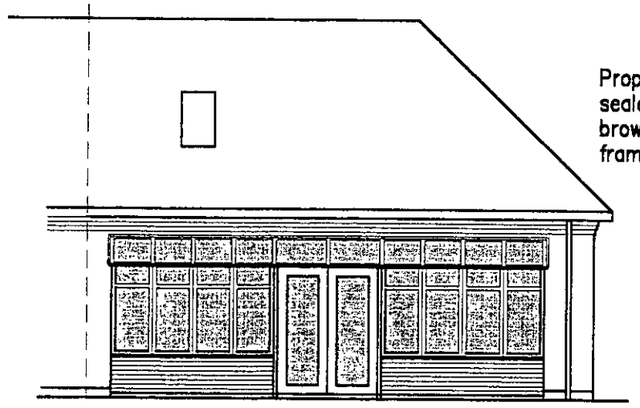
APPROVED



Rear (north)

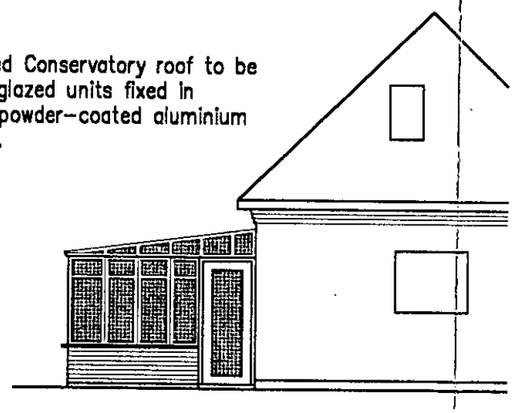
Side (west)

Existing elevations– 1 : 100



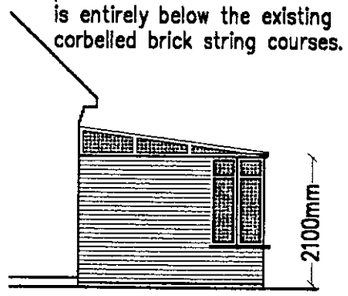
Rear (north)

Proposed Conservatory roof to be sealed glazed units fixed in brown, powder-coated aluminium framing.



Side (west)

Proposed Conservatory roof to be pitched at 7.5° to ensure fabric is entirely below the existing corbelled brick string courses.



Side (east)

Proposed elevations– 1 : 100



AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr. & Mrs G. Baker

Job: Proposed Conservatory at 14, Harvest Drive, Sindlesham, Berkshire RG41 5RF

Drwg: Plan & Elevations

Date:	Mar. 02	Drg No.	D4258A
Scale:	1 : 50	Sheet No.	2
Drwn by:	mjd		

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