APPLICATION NO:
F/2001/3124

LOCATION:
6 Stephen Close, Twyford Reading.

APPLICANT:
Mr Gillespie And Miss Telling C/O Crown Conservatories

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

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 02/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gillespie And Miss Telling
C/O Crown Conservatories
15 Avocet Crescent
College Town
Sandhurst
Berkshire
GU47 OXN

Application Number: F/2001/3124

Parish: **TWYFORD**

Location: **6, Stephen Close, Twyford, 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.

Condition
3. The conservatory window in the south east elevation facing No. 7 Stephen Close of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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. 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 LTV1/LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 12/02/2001

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 : Andrew Thorley

Application Number : F/2001/3124

Applicant : Mr Gillespie And Miss Telling C/O Crown Conservatories.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓	✓	31/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 16/01/01

Date Registered : 05/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 02/03/2001. 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 :
Neighbours:
Twyford Council : No comments received.

Planning Issues : (identified settlement)
1) Neighbours
2) Streetscene.

Application Number: F/2000/3124
Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey 1990's semi-detached house to form a conservatory.

The proposed extension will be 3.5 metres wide and will protrude from the rear elevation of the semi-detached house via the kitchen /diner area by 3.6 metres.
To be constructed in brick to below window levels. It will have a hipped, pitched "polycarbonate" roof with an eaves height of 2.2 metres and a ridge height of 3 metres approximately.

The enclosed rear garden consists of a combination of a 1.7 and 1.86 metre high fencing and a single storey shed located on the north west boundary.

No.7, to the south east, 2 storey, semi-detached neighbour, main windows at ground floor and at first floor face the rear garden. There is a kitchen/diner room window and door adjacent to a 1.86 metre high boundary hedge, which measures 2.1 metres wide by 1.1 metres high, is located 1.5 metres away from the proposal.

After applying the "45 degree rule" right to light it is considered that it may cause some loss of light to the kitchen /dining room area. However due to the shallow roof pitch of the proposed conservatory this would be minimal.

Due to the orientation, distance away and boundary treatments the proposed conservatory will not affect neighbouring properties to the west, the north and to the east, therefore no detrimental impact.

2) Impact on street scene /visual impact.

Will not be visible from the adjoining roads due to the boundary treatments and the fact that the houses are built so close together. However the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

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

08/02/01

Application Number F/2001/3124
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission – 5 years
2.	C014	R014	
3.	C045	R045	The "Conservatory window" in the "South east" elevation facing No 7 Stephen Close ... of the development.
			Informatives
	N06		Within Curtilage

RECORD OF SITE VISIT

SITE ADDRESS: 6 Stephen Close
Twyford Reading.

APPLICATION NUMBER: F/2001/3124

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 16/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes 30/01/01

2. DESCRIPTION OF SURROUNDINGS Residential / modern Estate / 1990's
No. 7, 2 storey semi detached town house, off street parking space. Kitchen/dining room window + door located 0.9m from boundary at rear size 2.1m wide x 1.1m high.
(Quiet cul-de-sac / open plan frontage)

3. DESCRIPTION OF SITE/BUILDING 2 storey, semi detached / 1990 town house. 2 up 2 down size, small enclosed rear garden. Orange / grey brick, cherry / brown stained windows + doors + fascia boards with black guttering.
brown concrete tiled roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to block plan / shed at rear of property with block pair view from Nos 3+4. Stephen Close.
(open plan frontage)

5. SITE CONSTRAINTS

TREES — None

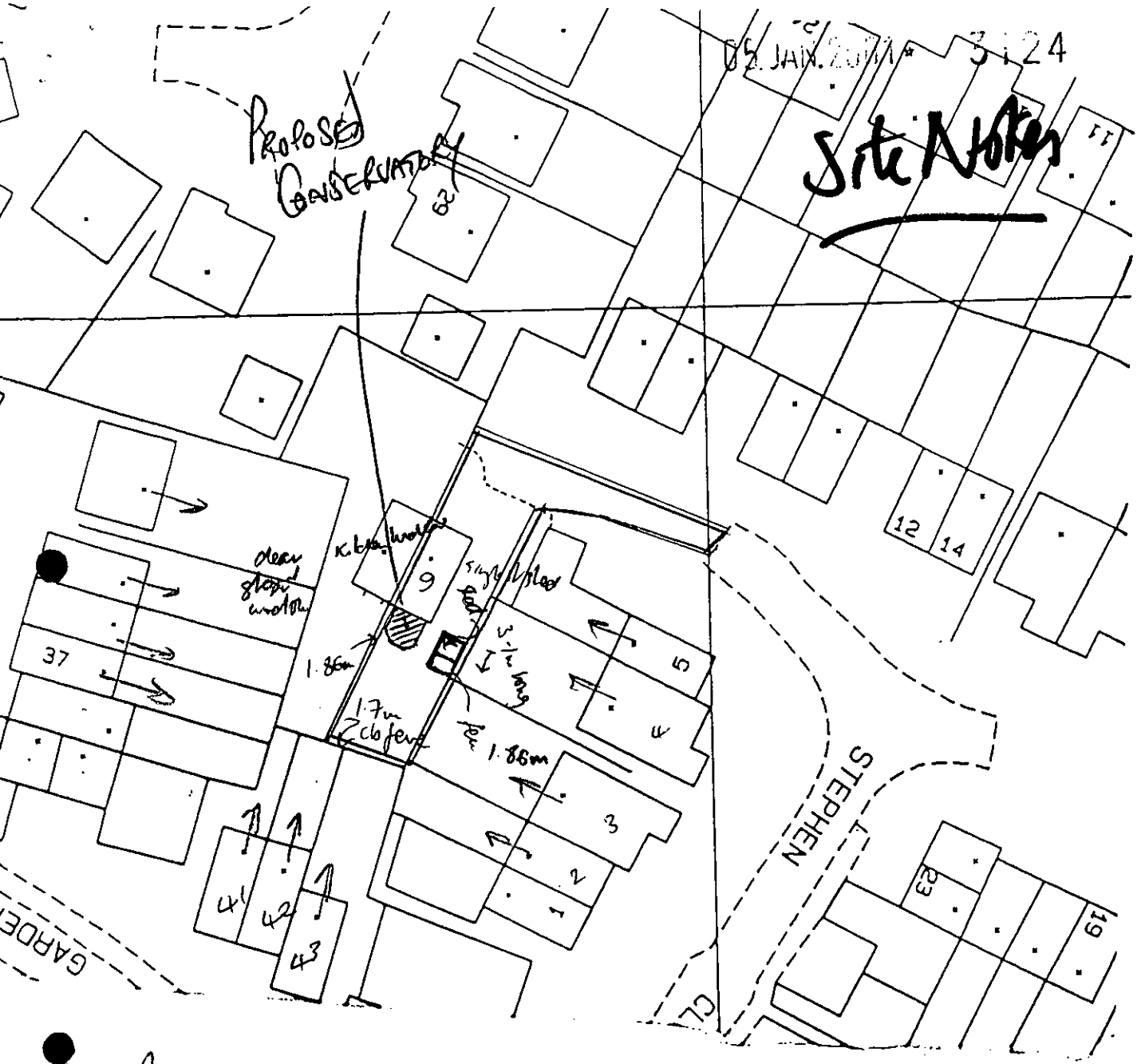
ACCESS/PARKING — As existing, car parking space. no garage

LEVELS — site drops away at rear slightly Nos. 2-5, approximately 1m higher.

BOUNDARY TREATMENT — No 7, 1.86m high fence,
Nos 2-4, 1.86m high fencing + single storey shed
Nos 42-43, Cotterell Gardens, 1.7m b fence

OTHERS

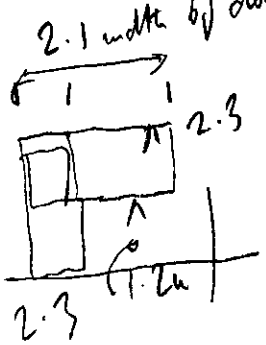
NB No overlooking / impact on neighbour
However condition windows on North west elevation
to be obscured glazed + fixed



MR GILLESPIE & MISS TELLING
6 STEPHEN CLOSE.
TWYFORD.
BERKS.
RG10 0XN.

BLOCK PLAN 1:500
PROPOSED: CONSERVATORY.
DATE: 03:01:01.
PREPARED BY: C.M. BARNES

4 brick lengths.



1.2 – 2.3

Received by Wokingham District Council

Application No: F/2001/3124

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

Location:
6, Stephen Close, Twyford, 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. 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 04/02/2001. 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

11 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3124
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3124

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2001/3124
6, Stephen Close, Twyford, Reading.
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/2001/3124**
6, Stephen Close, Twyford, Reading.
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 Tomlin

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

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3124

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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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 C A Ferris

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

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

Tel: 0118 974 6441

Date: **11 January 2001**

My ref: F/2001/3124

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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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6, Stephen Close, Twyford, Reading.
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 Conway

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 JAN 2001	
Officer: AT	Application No. F/2001/3124

Map No. 33 Site 0.03
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: 6 STEPHEN CLOSE

Parish: TWYFORD Ward: Twyford 11.1.01.B

Applicant: MR GILLESPIE & MISS TELLING
PD rights removed

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

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			
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 : 11.1.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....No pre apps.....
.....Existing housing commitment.....
...Mineral Site consultation area.....

NEIGHBOURS:

.....Site notice and see map.....

ADDRESS 6/7 STEPHEN CLOSE PARISH TWYFORD

PLOT No. 6/7 ORD. SHEET No. SU. 797633

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15555	LAING	O/L.	8.5.91	REF
37703	M'ALPINE	RES. DEV	18.9.91	C/A N. ISSUED
38187	"	S/DET. HOUSES / PARKING	18.9.91	C/A
38391	"	ROAD 5	31.10.91	C/A

DATE OF COMPLETION

MINISTRY DECISION 15555 - APPEAL GRANTED - 2.12.88

SPECIAL ORDERS 38187 - REMOVAL PD RIGHTS TPO 2/12/82 370/88 ON DEV

DRAINAGE PD Eng - Consen. + S/SMR - 15/12/00

091074

Environmental Services

For office use only.
Application number: 05.JAN.2001 * 3124

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 Address and postcode Phone number	MR GILLESPIE & MISS TELLING 6 STEPHEN CLOSE TWYFORD. BERKS. RG10 0XN. 01189 341671.
2	Agent's Name Address and postcode Phone number	CROWN CONSERVATORIES. 15 AVOCET CRESCENT COLLEGE TOWN SANDHURST GU47 0XN. 01344 466832
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) 6 STEPHEN CLOSE TWYFORD BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A SINGLE STOREY CONSERVATORY ON THE REAR ELEVATION.
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.	D/WARF CAVITY WALLS TO MATCH EXISTING BRICKS. 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2.
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.		
	PERMITTED - DEVELOPMENT RIGHTS REMOVED (CONDITION 10 OF CONSENT 38187		
	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.
- 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.

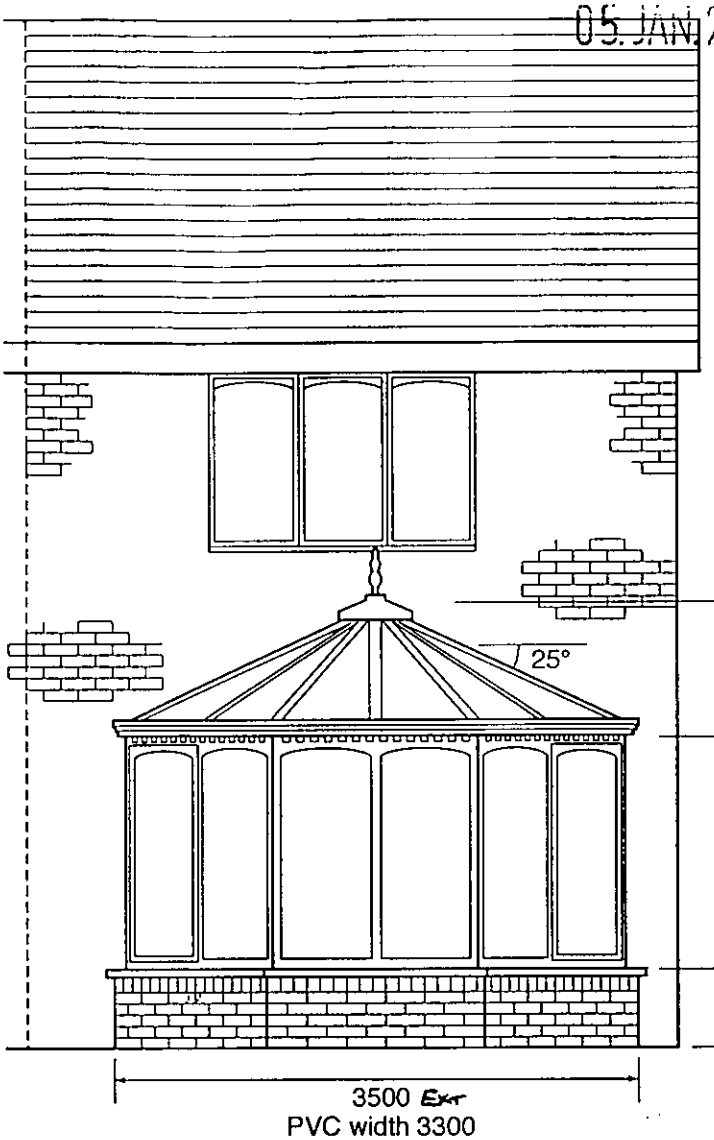
Your signature: [signature] on behalf of MR GILLESPIE & MISS TELLING

Date 03-01-01

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

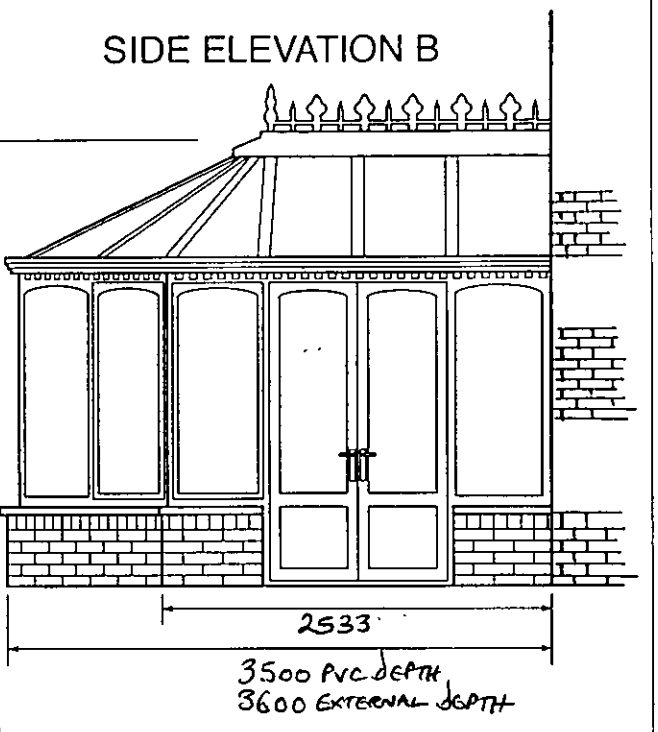
05 JAN 2001 * 3124

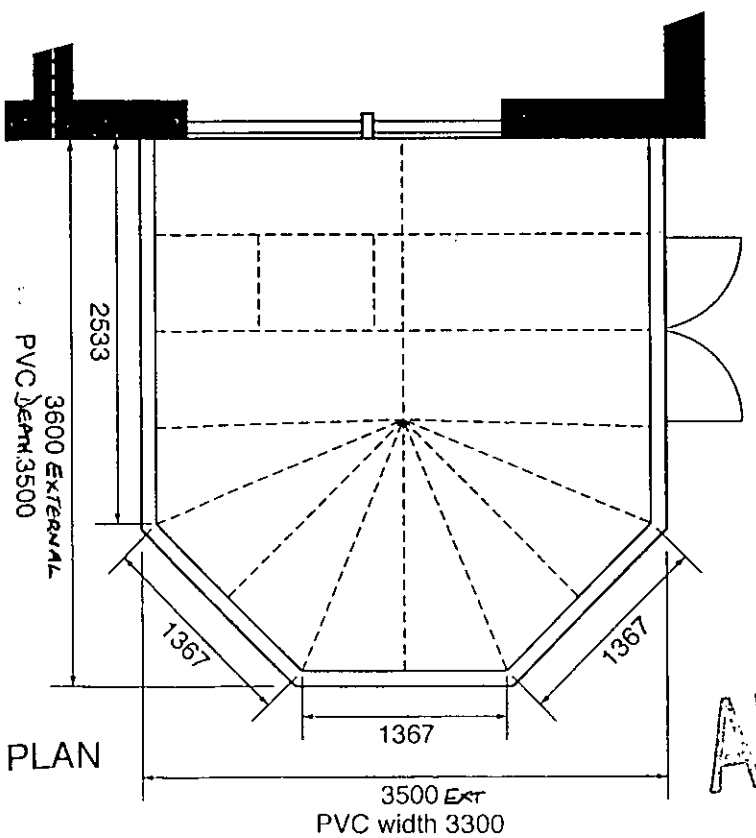
Designed by	Cary Barnes
Drawn by	D. Woodroffe
Scale	1:50
Date	22/12/00
Prepared for:	Miss Telling & Mr Gillespy 6 Stephen Close Twyford, Berks. RG10 0XN.



REAR ELEVATION

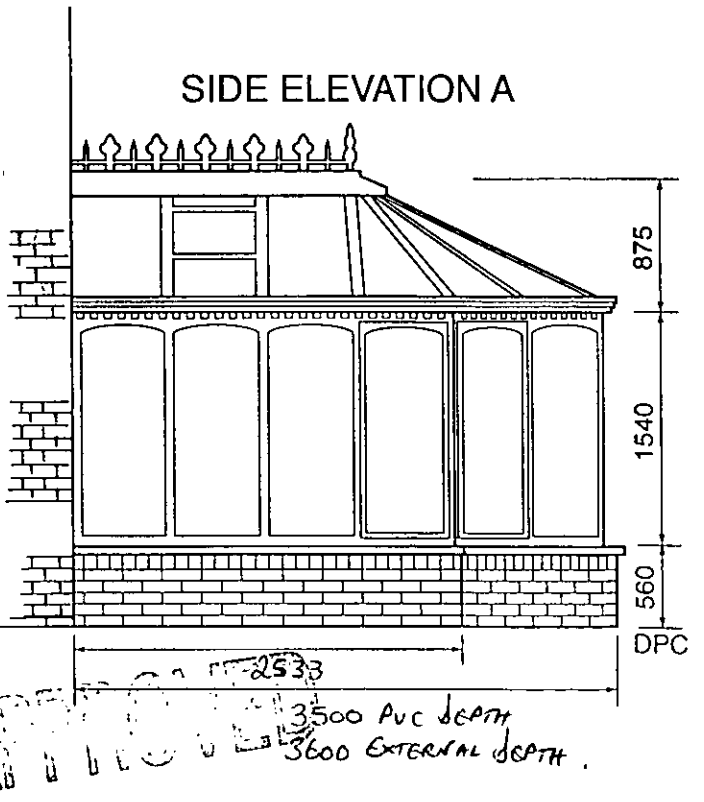
SIDE ELEVATION B





PLAN

SIDE ELEVATION A



05 JAN. 01 3124



MR GILLESPIE & MISS TELLING
6 STEPHEN CLOSE.
TWYFORD.
BERKS.
RG10 0XN.

BLOCK PLAN 1:500
PROPOSED: CONSERVATORY.
DATE: 03:01:01.
PREPARED BY: C.M. BARNES

APPROVED

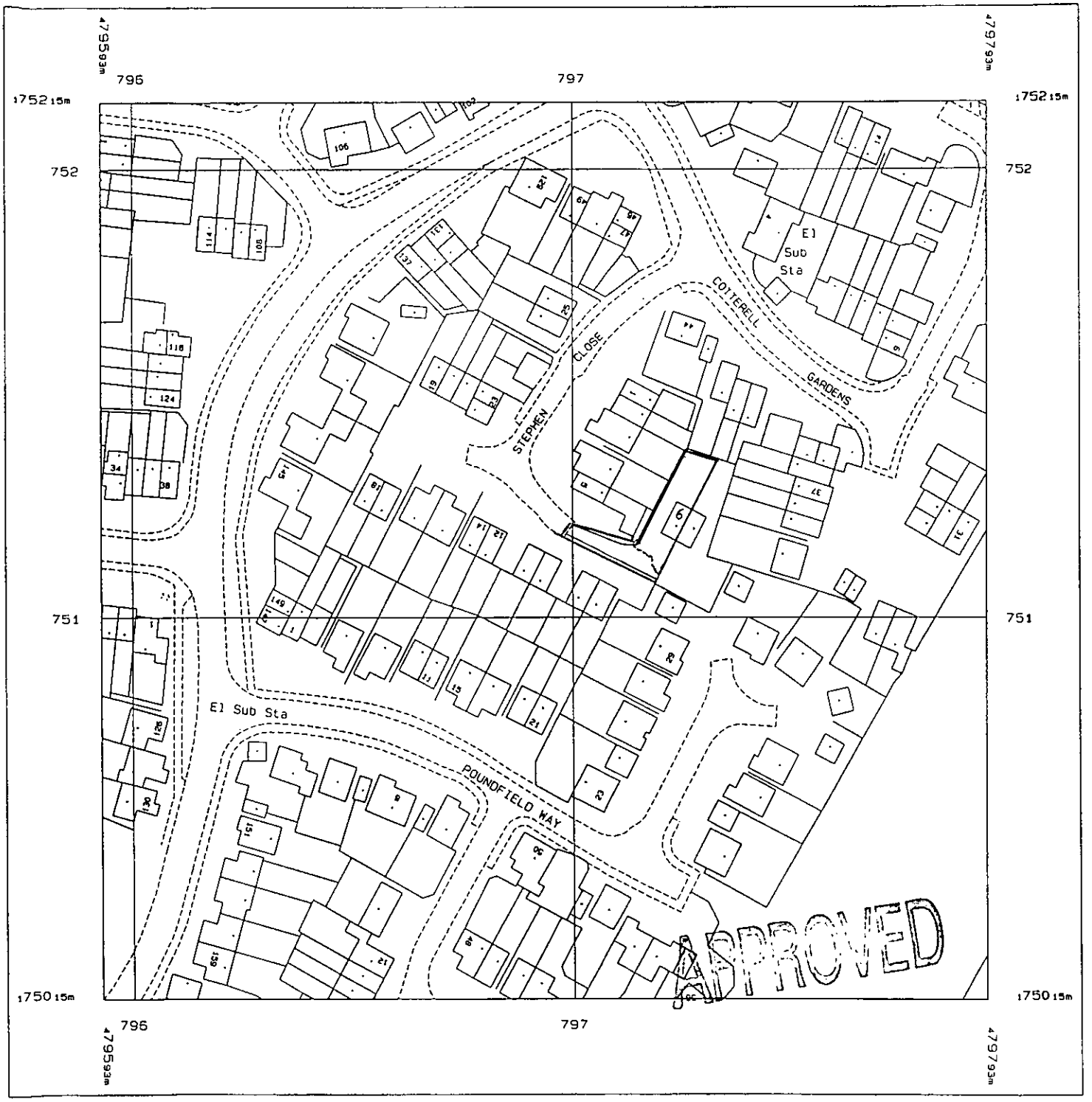
Ordnance Survey®

Superplan®

05 JAN 2001 * 3124

Planning Extract - 1

Site-centred



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This Superplan product does not contain all recorded map information.

6 Stephen Close.
Thyford.
Berks.
RG10 0XN.

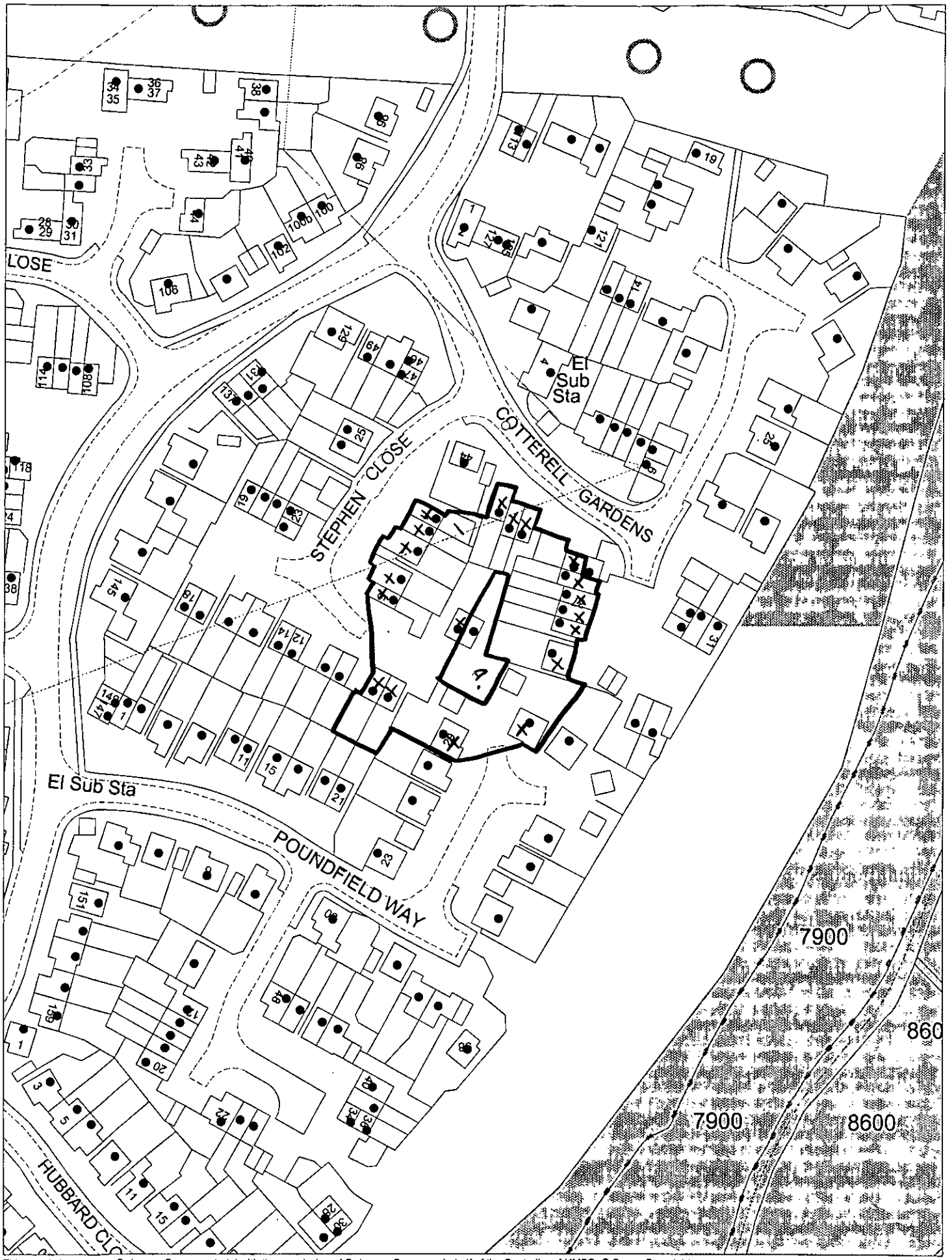
Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of the following scales: 1:1250, 1:2500 & 1:10000

National Grid sheet reference at centre of this Superplan: SU7975

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

05.JAN.2001* 3:24



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Development Control Section, Environmental Services, Wokingham District Council.

5 January 2001 Scale: 1 : 1250

N W E S