APPLICATION NO:
**F/2001/3587**

LOCATION:
**23 Wellington Court, Spencers Wood Reading.**

APPLICANT:
**Mrs Bouchami C/O P J M Architectural Services**

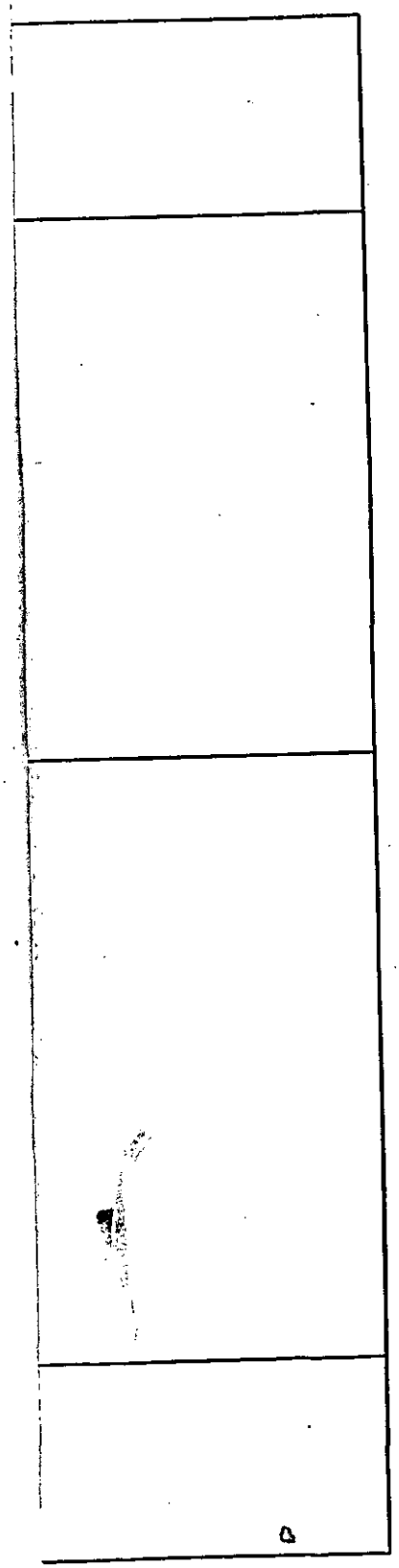
PROPOSAL:
**Proposed single storey rear extension to dwelling, removal of existing sun room.**

EARLIEST DATE FOR DECISION: **19/04/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**11/05/2001**

CASE OFFICER: ~~Harold Sanders~~ HELEN Pollock.

APPROVED



RAILEX
Marbleboard

EASIFILE EP7

DO

1404

(HP)

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mrs Bouchami**
**C/O P J M Architectural Services**
**30 Lawrence Mead**
**KINTBURY**
**Berkshire**
**RG17 9XT**

**Application Number: F/2001/3587**

**Parish:** **SHINFIELD**

**Location:** **23 Wellington Court, Spencers Wood, Reading**

**Proposal:** **Proposed single storey rear extension to dwelling, removal of existing sun room.**

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 Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.**

42787

FROM: Harold Sanders

DATE: 27 March 2001

DELEGATED

## SHINFIELD PARISH CONSULTATION SHEET

**Application Number:** F/2001/3587

**Proposal:** Proposed single storey rear extension to dwelling, removal of existing sun room..

**Site Address:** 23, Wellington Court, Spencers Wood, Reading.

**Applicant:** Mrs Bouchami C/O P J M Architectural Services.

Your observations are required in respect of this application **by 19/04/2001** . Extended.

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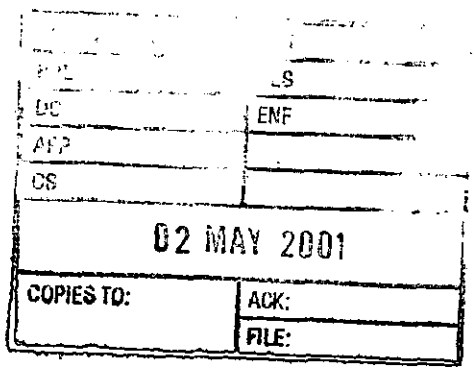


No comment

SIGNED: Dale Britton DATE: 30 April 2001

for Clerk To Shinfield Parish/Town Council.

**WORK SHEET FOR :** ~~Harold Sanders~~ HELEN POLLOCK.

**Application Number :** F/2001/3587

**Applicant :** Mrs Bouchami C/O P J M Architectural Services.

**Location :** 23, Wellington Court, Spencers Wood, Reading.
**Proposal :** Proposed single storey rear extension to dwelling, removal of existing sun room.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 24/04/01. |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 24/04/01.

**Date Registered : 16/03/2001**

**Earliest Date for Decision : 19/04/2001**

**Latest Consultation Date/Site Notice Expiry Date : 19/04/2001**

**This application will have expired on: 11/05/2001. 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 :**

**Planning Issues :**
1) Impact upon neighbouring properties
2) Impact upon street scene.

**Application Number: F/2001/3587**

**Appraisal:**

The proposed development is for a single storey rear extension to form a new kitchen. It would be 5.2m wide, 3.2m deep and have a single pitch roof, 2.4m to the eves and 3.5m to the ridge.

This is a mid terrace property, with an existing lean too conservatory is a poor state of repair. A 1.8m fence divides the gardens for around 3m closest to the house, the rest of the side boundaries are made up of 2m+ vegetation, with garages to the rear.

**1. Impact upon neighbouring properties**

Although this is a terrace property and the proposed extension is to be only 250mm from the boundaries no windows are proposed in the side elevations and the single storey nature of the proposal would not be overbearing to the neighbouring properties. (No.24 currently has a lean too conservatory similar to that of 23, and has just been granted planning permission for a rear extension almost identical to this proposal). It is considered there would not be a significant detrimental impact upon the neighbouring property (no objection letters have been received).

**2. Impact upon the character of the street scene**

The proposal would not be visible from Wellington Court, the materials used would match existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

**Approval: ✓** ~~**Refusal:**~~

## Application Number F/2001/3587
## Conditions/Reasons for Refusal

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

1.8m fence for 2 panel between 23 + 24

2m + vegetation between 23 & 24 along rest of garden

Existing lean too Con. in poor Condition.

N° 22 is set back in from 23 by about 2 ft.

# RECORD OF SITE VISIT

**SITE ADDRESS:** 23 Wellington Court Spencers Wood Reading.

**APPLICATION NUMBER:** F/2001/3587

**OFFICER:** Harold Sanders

**DATE OF SITE VISIT:** 24/04/01

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Yes.

**2. DESCRIPTION OF SURROUNDINGS**
Residential pocket in rural area

**3. DESCRIPTION OF SITE/BUILDING**
modern terrace town houses (2 storey) in Court-yard style.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

See map.

**5. SITE CONSTRAINTS**

**TREES** N/A

**ACCESS/PARKING** Allocated Parking + garaging

**LEVELS** N/A.

**BOUNDARY TREATMENT** 1.8m fence for =3m then tall veg.

**OTHERS**

- See Andrews file for n° 24.
- garages to rear. → flat roofed.

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

Tel:

Date: **27 March 2001**

My ref: F/2001/3587

**CONFIDENTIAL**

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ


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/2001/3587**
**23, Wellington Court, Spencers Wood, Reading.**
**Proposed single storey rear extension to dwelling, removal of existing sun room.**

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 **Harold Sanders** on .

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Harold Sanders** Application Number: **F/2001/3587**
**23, Wellington Court, Spencers Wood, Reading.**
**Proposed single storey rear extension to dwelling, removal of existing sun room.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel:

Date: **27 March 2001**

My ref: F/2001/3587

**CONFIDENTIAL**

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN


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


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If you have any questions please do not hesitate to contact ~~Harold Sanders~~ Helen Pollock. on .

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM** Helen Pollock
Case officer: ~~Harold Sanders~~ Application Number: **F/2001/3587**
**23, Wellington Court, Spencers Wood, Reading.**
**Proposed single storey rear extension to dwelling, removal of existing sun room.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

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

Tel:

Date: **27 March 2001**

My ref: F/2001/3587

**CONFIDENTIAL**

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL


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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**23, Wellington Court, Spencers Wood, Reading.**
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If you have any questions please do not hesitate to contact ~~**Harold Sanders**~~ Helen Pollock on .

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM** Helen Pollock

Case officer: ~~**Harold Sanders**~~ Application Number: **F/2001/3587**
**23, Wellington Court, Spencers Wood, Reading.**
**Proposed single storey rear extension to dwelling, removal of existing sun room.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

**Received by Wokingham District Council**

# Application No: F/2001/3587

**Proposal:**
Proposed single storey rear extension to dwelling, removal of existing sun room.

**Location:**
23, Wellington Court, Spencers Wood, 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 Harold Sanders P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. 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**

**27 March 2001**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: ~~27 FEB 2001~~ Valid 16 MAR 2001 | Map No. 78 Site 0.02 |
| Officer: HP / Application No. F/2001/3587 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, REMOVAL OF EXISTING SUN ROOM

Location: 23 WELLINGTON COURT BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 27.3.01 D.

Applicant: MRS BOUCHAMI

Fee Received 95-00 (2) 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 | slight discrepancy on measurements between floor plan and elevation | 12/3 ✓ | 16 MAR 2001 |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | any encroachment? | 12/3 ✓ | |
| 9 | Miscellaneous | NONE | | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : 23.03.01 B  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 .....
.....
..... Green Cap - Rural Area

### NEIGHBOURS:

..... site notice & see map for neighbours .....

23 Wellington Court

ADDRESS Stanbury Park Basingstoke Rd PARISH Shinfield (78)
Block A

PLOT No. 7 ORD. SHEET No. Su7067-716

BUILDER 0/196/67

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 65/69 | Shinfield Estates Homes | 24 Terrace houses in 3 blocks & garages | 11. 7. 69 | app |
| PD/334/71. | Mr N.B Blake | Sunlounge | 17. 6. 71. | app |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16.MAR2001* 3587

1959/a

# HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

| | | |
|---|---|---|
| 1. | YOUR NAME | MRS. H. BOUCHAMI. |
| | ADDRESS | 23 WELLINGTON CT. |
| | | SPENCERS WOODS, |
| | | BERKSHIRE. |
| | POST CODE | Tel. No. |
| 2. If you have an agent and want all correspondence to be sent to them | AGENT'S NAME | P.J.M. ARCHITECTURAL SERVICES. |
| | ADDRESS | 30 LAWRENCE MEAD, |
| | | KINTBURY, |
| | | BERKSHIRE, |
| | POST CODE | RG17 9XT Tel. No. 01488658842. |
| 3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE | SITE LOCATION | 23 WELLINGTON CT. |
| | | SPENCERS WOOD, |
| | | BERKSHIRE. |
| 4. Give brief details of the proposal e.g. two storey side extension. | ABOUT THE APPLICATION | SINGLE STOREY REAR |
| | | EXTENSION. |

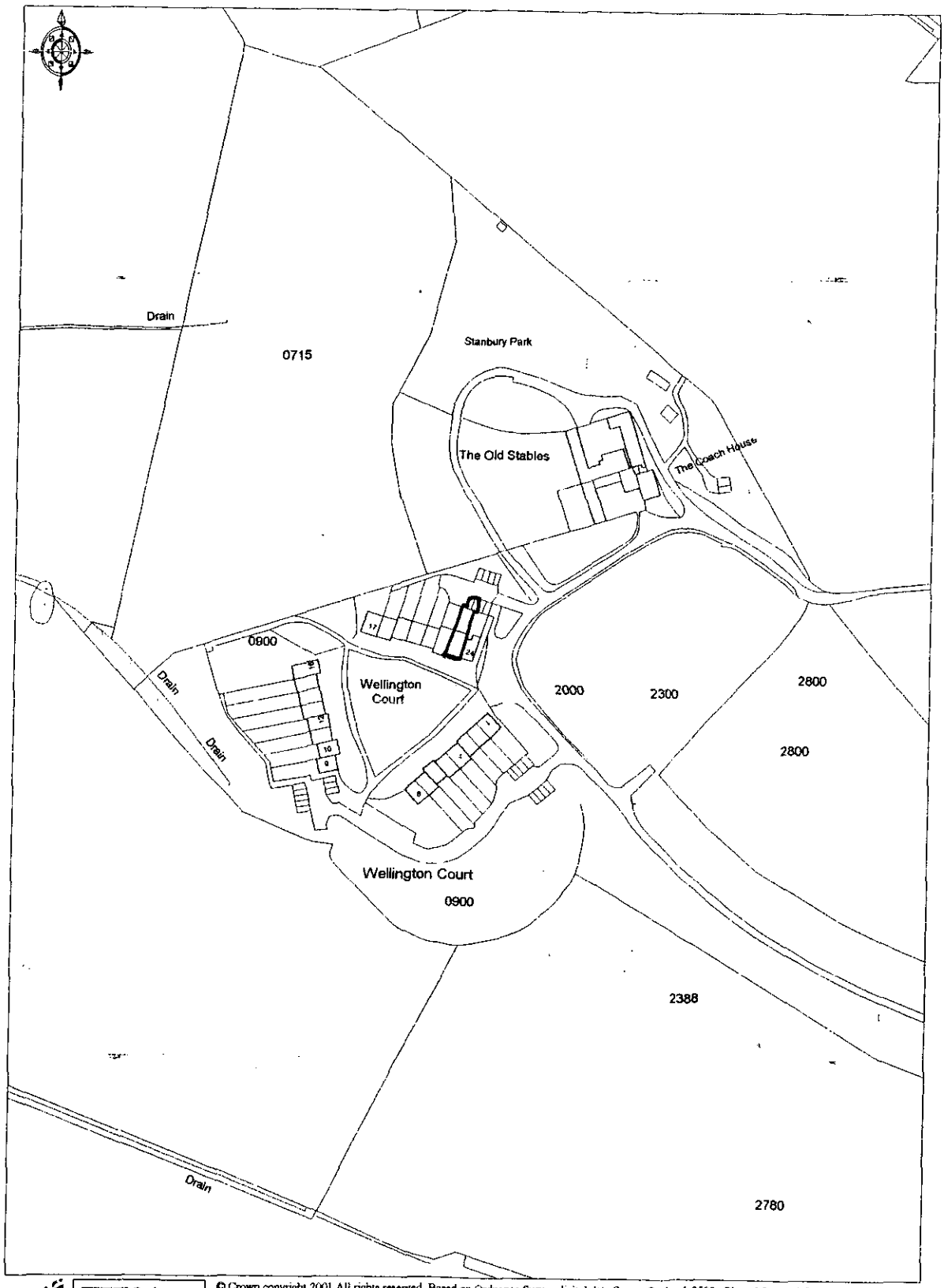
5. ARE THERE ANY TREES ON THE SITE? ~~YES~~/ NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
RED/ORANGE BRICK TO MATCH EXTG.
CONC. INTERLOCKING TILES AS EXTG.

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? ~~YES~~/ NO
Please show details of the existing access and any proposed changes on the plans.

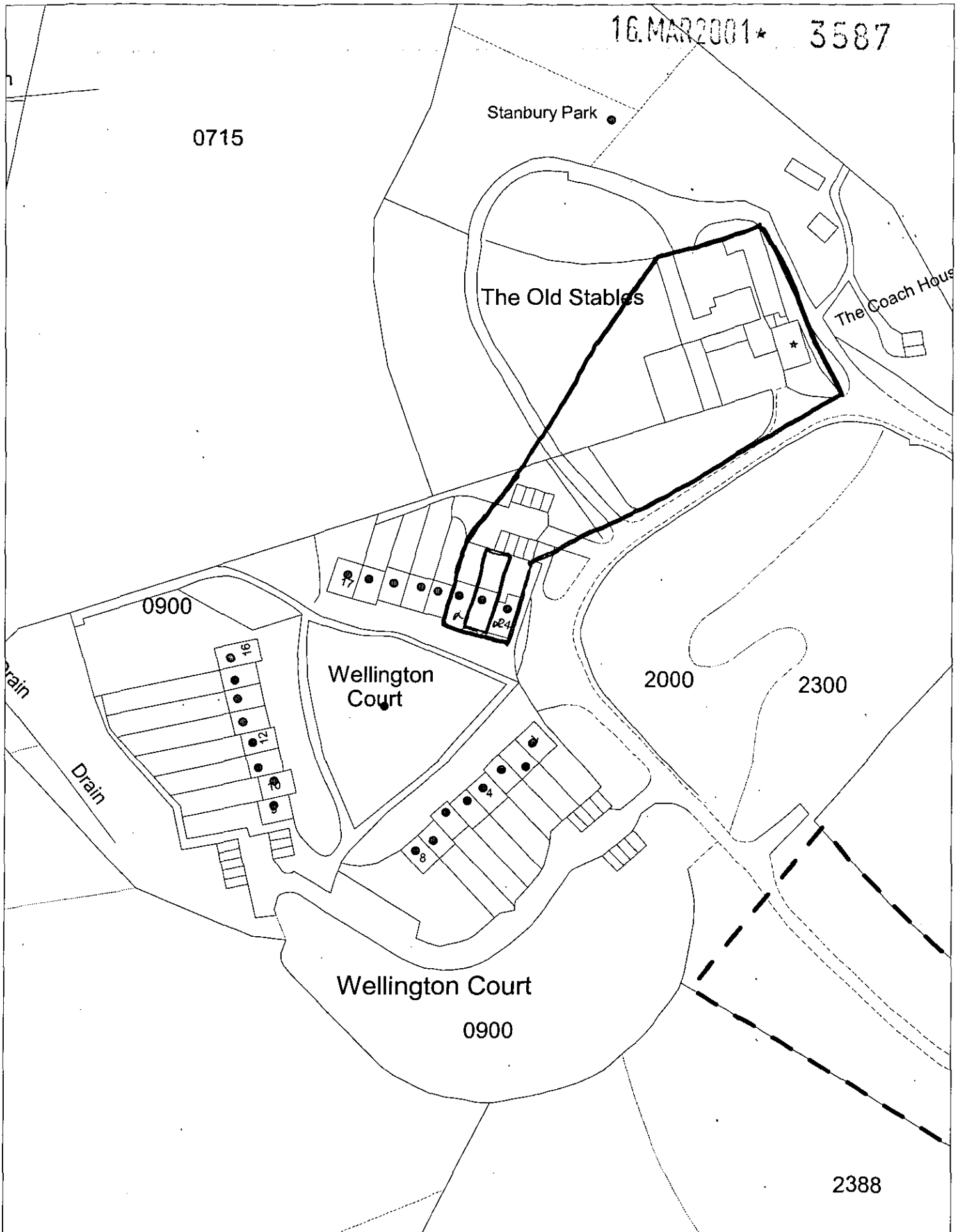
8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~/ NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~/ NO
If YES, please show the route and any proposed alternative on the plans.




Ordnance Survey
Licensed Partner
© Crown copyright 2001 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:2500
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2001 Thomson Directories Ltd

16.MAR2001* 3587

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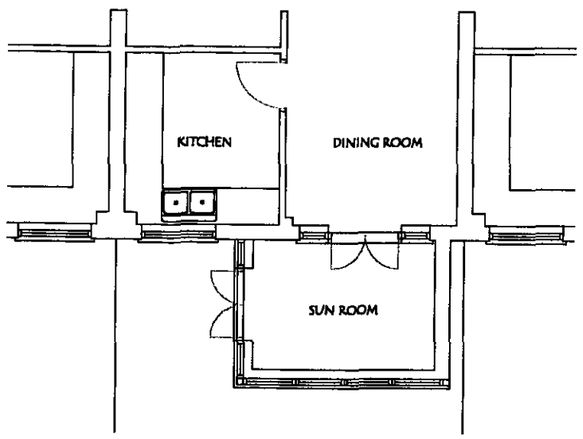
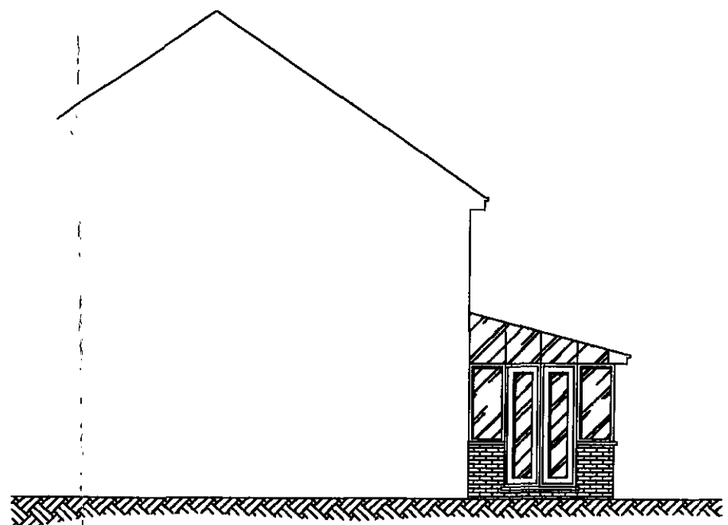
Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001 Scale: 1 : 1250

| Revision: | Date: | Notes: |
|---|---|---|

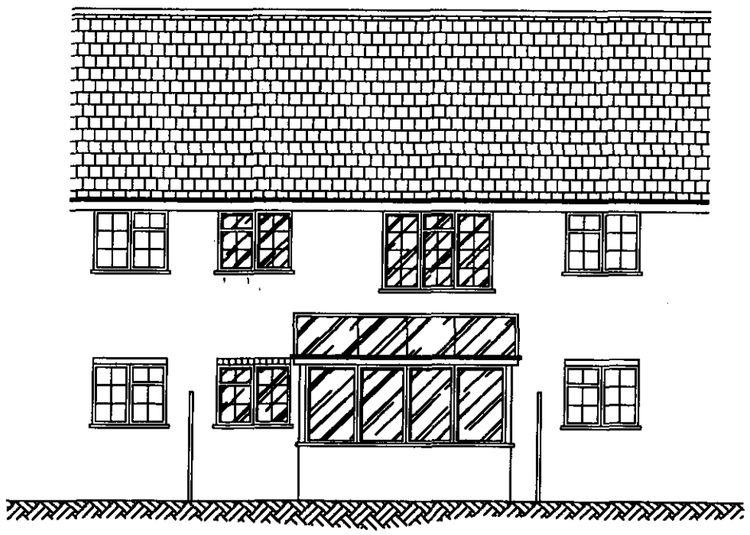



GROUND FLOOR PLAN (extg)

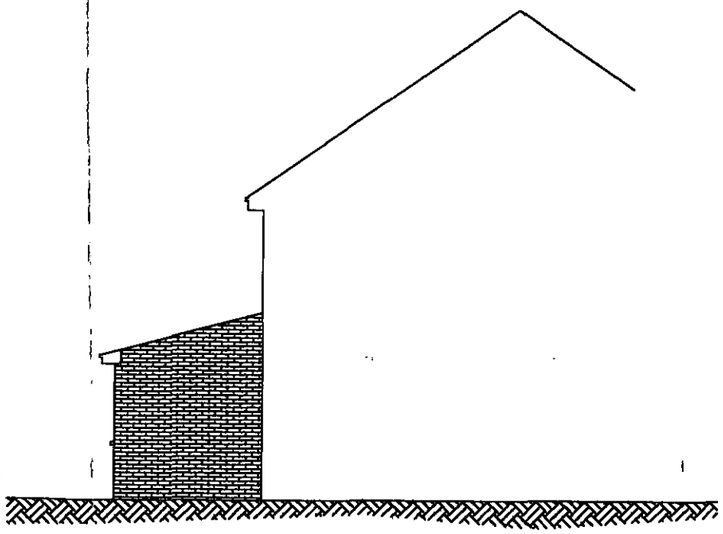


SIDE ELEVATION (extg)

16.MAR2001* 3587



REAR ELEVATION (extg)



SIDE ELEVATION (extg)

APPROVED

Client:
**Mrs. H. Bouchami.**

Job Title:
**Single storey rear extension at:**
**23 Wellington Court, Spencers Wood, Berks.**

Drawing Title:
**EXTG. PLAN AND ELEVATIONS.**

Scale:
**1/100.** A3

Date: **Feb. 2001.** Drawn By: **P.J.M.**

Drawing No.:
**P50-01-01.**

16 MAR 2001 ★ 3587

The Old Stables

The Coac

17

22 23 24

PROPOSED SINGLE STOREY EXTENSION.

16

12

Wellington Court

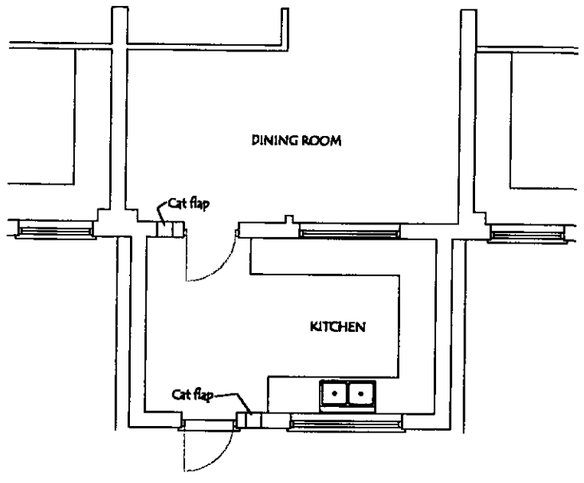
2000

2300

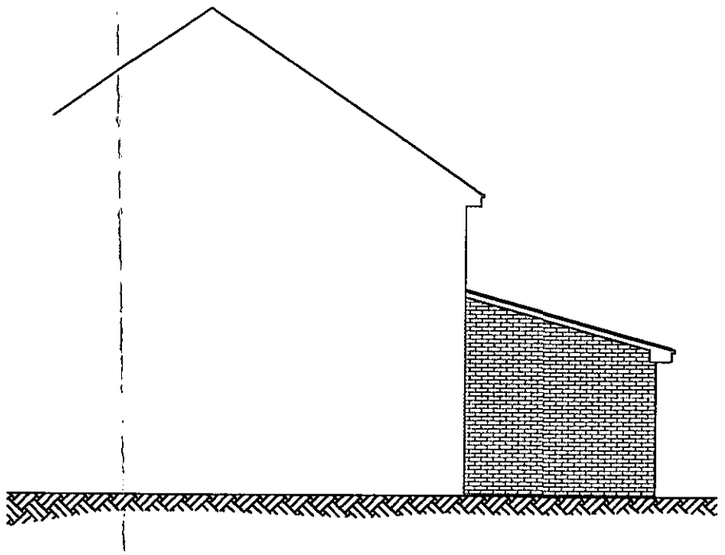
BLOCK PLAN
SCALE 1:500.

Revision: Date: Notes:

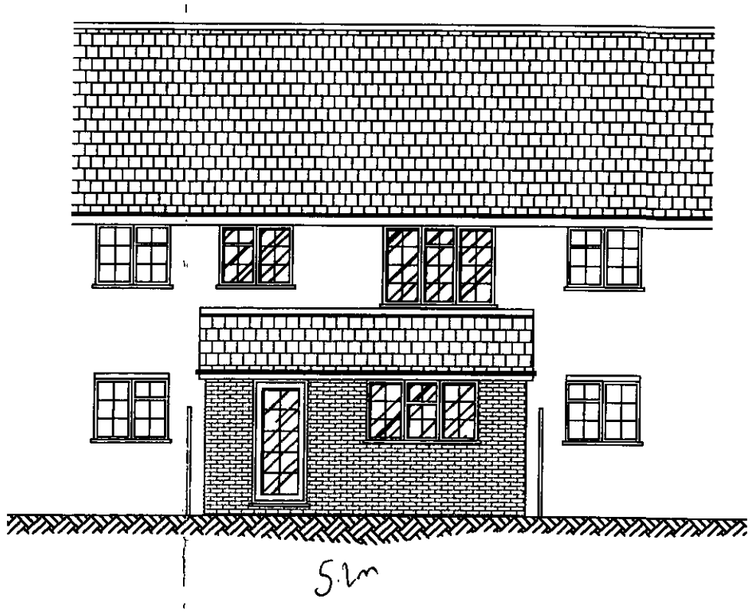
16.MAR2001★ 3587



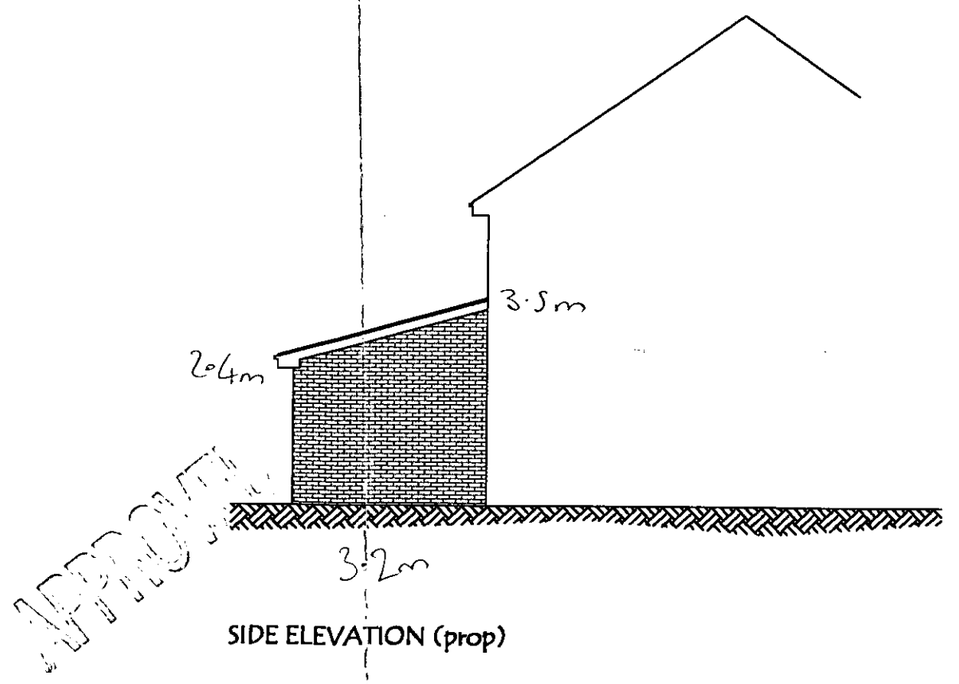

GROUND FLOOR PLAN (prop)



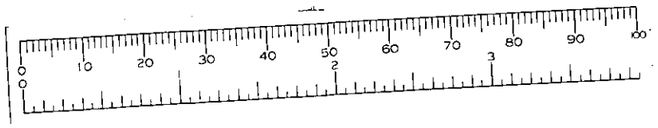
SIDE ELEVATION (prop)




REAR ELEVATION (prop)




SIDE ELEVATION (prop)



Client:
**Mrs. H. Bouchami.**

Job Title:
**Single storey rear extension at:**
**23 Wellington Court, Spencers Wood, Berks.**

Drawing Title:
**PROP. PLAN AND ELEVATIONS.**

Scale: **1/100.** **A3**

Date: **Feb. 2001.** Drawn By: **P.J.M.**

Drawing No.: **P50-01-02.**