'STEMS LTD
SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/3013

LOCATION:
2 Sheridan Way, Wokingham.

APPLICANT:
Mr & Mrs Hall C/O Crown Conservatories

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

EARLIEST DATE FOR DECISION: **13/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/02/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hall
C/O Crown Conservatories
15 Avocet Crescent
College Town
Sandhurst
GU47 OXN

Application Number: F/2000/3013

Parish: **WOKINGHAM**

Location: **2, Sheridan Way, 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 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.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/02/2001

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.

Received by Wokingham District Council

Application No: F/2000/3013

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

Location:
2, Sheridan Way, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2001. 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

20 December 2000

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/3013

Applicant : Mr & Mrs Hall C/O Crown Conservatories.

Location : 2, Sheridan Way, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	03/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 03/01/01.

Date Registered : 11/12/2000

Earliest Date for Decision : 13/01/2001

Latest Consultation Date/Site Notice Expiry Date : 13/01/2001

This application will have expired on: 05/02/2001. 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 :

Wokingham T.C : No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2000/3013

Appraisal:

The Proposed development is for a single storey rear extension to form a conservatory. It would be 6m wide, 3m deep and have a hipped roof 2.4m to the eves and 3.1m to the ridge.

The property is detached, with a 1.8m fence enclosing the whole garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries, is single storey with a hipped roof (which takes the massing away from the boundary).

2. Impact upon the character of the streetscene

The conservatory would not be visible from Sheridan Way. 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/2000/3013
Conditions/Reasons for Refusal

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

n° 3 has con. to left of Property.
breakfast area with bay window @ ground floor level.
2 bedroom windows to rear @ 1st floor.

Proposed Con. will be on existing patio area. + Come out level with rear of n° 1 (also has con to right).

TO rear property has 3 1st floor windows (bed ~~1~~ bath) ≃ 15-20m away.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Sheridan Way Wokingham.

APPLICATION NUMBER: F/2000/3013

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS Modern Residential

3. DESCRIPTION OF SITE/BUILDING Modern detached Property Integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 1 garage + 1 driveway.

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence enclosure.

OTHERS

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

Tel: 0118 974 6480

Date: **20 December 2000**

My ref: F/2000/3013

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/3013
2, Sheridan Way, , 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3013**
2, Sheridan Way, , 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 Marinos

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

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

Tel: 0118 974 6480

Date: **20 December 2000**

My ref: F/2000/3013

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6480

Date: **20 December 2000**

My ref: F/2000/3013

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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
Development Control Manager

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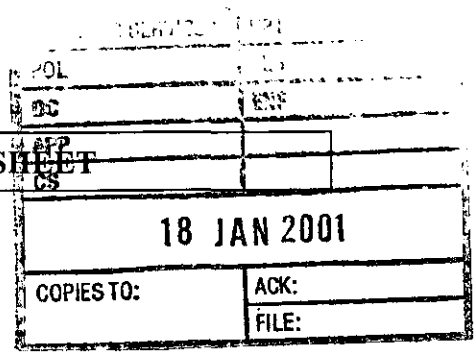
2, Sheridan Way, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2000/3013

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

Site Address: 2 Sheridan Way, Wokingham

Applicant: Mr & Mrs Hall C/O Crown Conservatories

Your observations are required in respect of this application **by 13/01/2001**

No objections

SIGNED: _____ **DATE:** 17/01/2001

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 DEC	
Officer: HP	Application No. F/2000/3013

Map No. 15A Site 0.05

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: 2 SHERIDAN WAY

Parish: WOKINGHAM Ward: Evendons 20.12.2000 D.

Applicant: MR/MRS HALL

Fee Received 95-00 (11) 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 : 20:12:2000 ▷ 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. p.e. apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see maps.....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 2 SHERIDAN WAY PARISH WOKINGHAM

PLOT No. 105 AREA 10 WOOSEHILL ORD. SHEET No. SU. 7968 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22130	HERON	DET. HOUSE & GARAGE	23.8.84	CIA
BR23491	"	"	26.11.84	APP
22260	"	ELEVATIONAL AMENDMENTS	15.10.84	CIA
37698			21.6.91	CIA
BRA10296	PROF. T. SAYER	D/ST. HT.	22.5.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

11. DEC. 2000* 3013

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	MR. & MRS HALL
	Address and postcode	2 SHERIDAN WAY WOOSEHILL WOKINGHAM RG41 3AP
	Phone number	0118 9 775981
2	Agent's Name	CROWN CONSERVATORIES
	Address and postcode	15 AVOCET CRESCENT COLLEGE TOWN SANDHURST GU47 0XN
	Phone number	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.	2 SHERIDAN WAY WOOSEHILL WOKINGHAM RG41 3AP
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 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.	WHITE UPVC FRAMES MATCHING BRICKWORK	
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: 3	Proposed: 3
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: T. Baldry

on behalf of: Mr & Mrs Hall

Date: 8.12.00

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



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000

Scale: 1 : 1250

N W E S

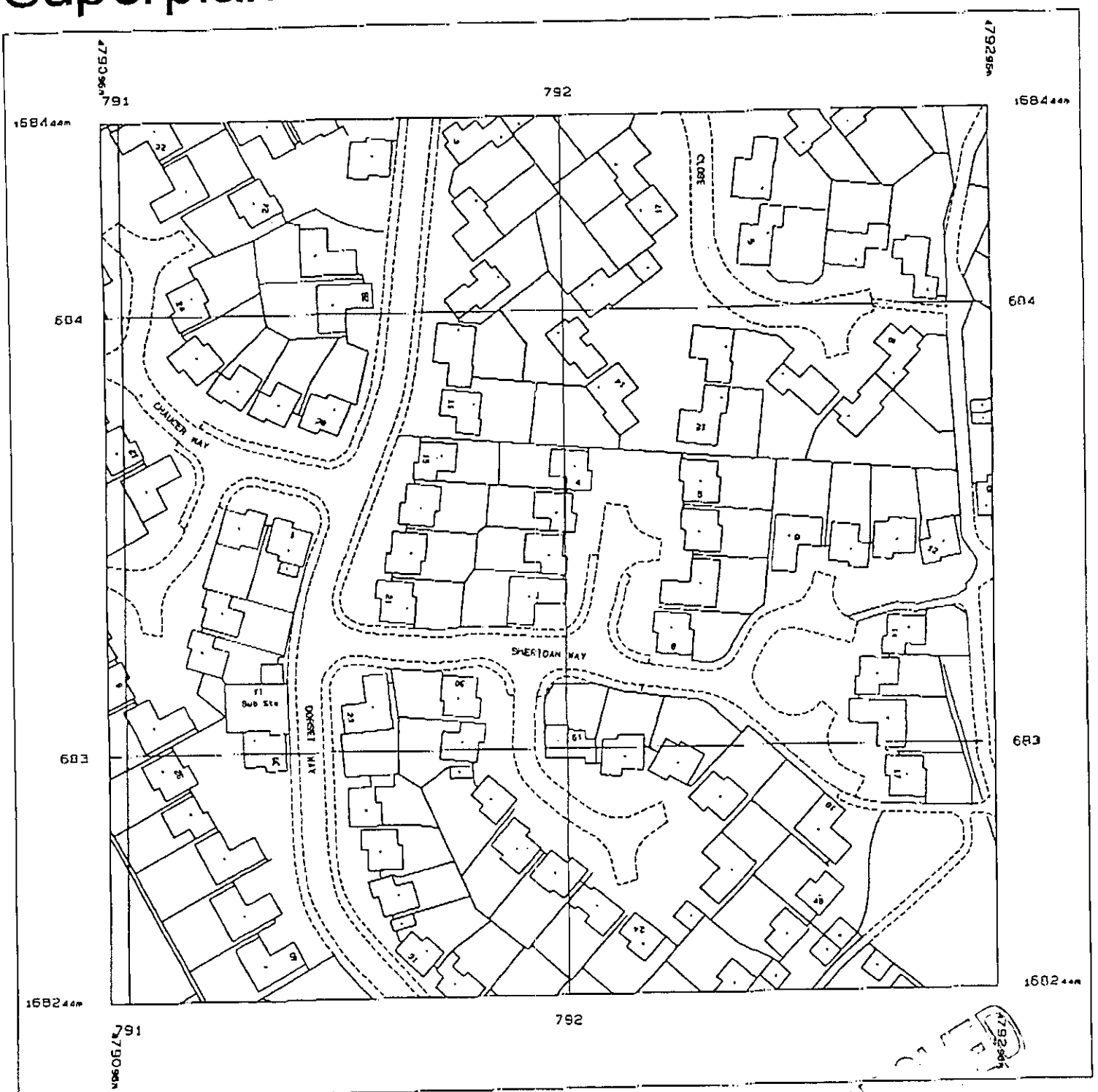
Ordnance Survey®

Superplan®

11 DEC 2000

Planning Extract 3013

Site-centred



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU79685W

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

This Superplan product does not contain

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3013**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				