APPLICATION NO:
F/2002/5810

LOCATION:
16 Crecy Close, Wokingham.

APPLICANT:
Mr & Mrs Scott C/O Coldseal Conservatories (Moynur Rahman)

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

EARLIEST DATE FOR DECISION: **03/03/2002**
28 days exp 7/3
APPLICATION WILL HAVE EXPIRED ON:
01/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

930 00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Scott
C/O Coldseal Conservatories (Moynur Rahman)
Mansfield Road
Alfreton
Derbyshire
DE55 7JQ

Application Number: F/2002/5810

Parish: **WOKINGHAM**

Location: **16, Crecy Close, 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.

Anna Cronin
Head of Planning & Transportation
Date: 20/03/2002

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.

Received by Wokingham District Council

Application No: F/2002/5810

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

Location:
16, Crecy Close, , 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 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/2002/5810 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/03/2002. 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.

Head Planning and Transportation

07 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5810
CASE OFFICER: Francis Leo

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

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

Tel: 0118 974 6502

Date: **07 February 2002**

My ref: F/2002/5810

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5810
16, Crecy Close, , 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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5810**
16, Crecy Close, , 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 6502

Date: **07 February 2002**

My ref: F/2002/5810

WOKINGHAM UNITARY
Aiming for Excellence

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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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5810**
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Proposed single storey rear extension to dwelling to form conservatory.
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6502

Date: **07 February 2002**

My ref: F/2002/5810

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor King
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
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Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5810**
16, Crecy Close, , 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 King

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

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5810

Applicant : Mr & Mrs Scott C/O Coldseal Conservatories (Moynur Rahman).

Location : 16, Crecy Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/02

Date Registered : 04/02/2002

Earliest Date for Decision : 03/03/2002

Latest Consultation Date/Site Notice Expiry Date : 03/03/2002

This application will have expired on: 01/04/2002. 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 :

Planning Issues : I'd Sett.

SBE1, SBE2

WOS3, WBE1

EN1

Application Number: F/2002/5810 **Officer : Francis Leo**
16 Crecy Close, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. It measures 3.0m in depth x 3.7m in width x 3.3m in height to the top of the ridge.

The site is a terraced property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The site is set back 1.5m from adjoining property no15 and the timber boundary fence between the two properties is 2.0m high, hence the proposal would have no adverse impact upon no 15.

Impact upon the character of the area
The proposed conservatory is located at the rear and is well tucked within the set back rear building line of application site and the flank wall of no 15. In view of this there would be no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5810

Appraisal :

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

Application Number F/2002/5810
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C01A	R01A.	

RECORD OF SITE VISIT

SITE ADDRESS: 16 Crecy Close Wokingham.

APPLICATION NUMBER: F/2002/5810

OFFICER: Francis Leo

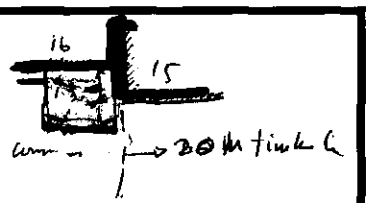
DATE OF SITE VISIT: 6/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey with integral garages. open fruit garden.

3. DESCRIPTION OF SITE/BUILDING
2 storey end of Terrace property, integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 15 set back at rear. by 1.5m



5. SITE CONSTRAINTS

TREES	None.
ACCESS/PARKING	at front.
LEVELS	Slight slope down to rear garden.
BOUNDARY TREATMENT	Northern boundary 2m high timber fence
OTHERS	

Application Number : F/2002/5810	**Map No :** 75A.
Case Officer : FL	**Site Area :** 0 03
Valid Date : 4 FEB 2002	**Received Date: 04/02/2002**

Level : Delegated Application

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

Location : 16, Crecy Close, , Wokingham.

Parish : WK **Ward : EVE** 7.2.02 73.

Applicant : Mr & Mrs Scott C/O Coldseal Conservatories (Moynur Rahman).

Fee Required: £95 **Fee Received: £95** (6)

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 _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 7.2.02-B.

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

OTHERS

No pre-apps

NEIGHBOURS

3/N + see map

000002
009714



04.FEB.2002* 5810

NO-ONE ELSE IS IN THE FRAME®

www.coldseal.co.uk

Coldseal Limited, Coldseal House, Mansfield Road, Alfreton, Derbyshire DE55 7JQ

WOKINGHAM DISTRICT COUNCIL

DATE: 30/01/2002

INVOICE DATE	YOUR REFERENCE	OUR REFERENCE	AMOUNT
30/01/2002	WOKINGHAM	PPI037422	95.00

Supplier Queries Tel: 01773 837516 Fax: 01773 837591
Customer Queries Tel: 01773 837515 Fax: 01773 837595

PAGE TOTAL 95.00

Environmental Services

For office use only.
Application number: 04.FEB.2002 • 5810

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 DISTRICT COUNCIL

1	Your name	MR & MRS SCOTT
	Address and postcode	16 CRECY CLOSE WOKINGHAM RG41 3UZ
	Phone number	01183 774953
	Agent's Name	COLDSEAL CONSERVATORIES (MOYNUR RAHMAN)
	Address and postcode	MANSFIELD ROAD ALFRETON DERBYSHIRE DE55 7SQ
	Phone number	01773 523050
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.	16 CRECY CLOSE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO 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.	BRICKS TO MATCH HOUSE (ON RH SIDE) BRONZE / OPAL 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: N/A	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: [signature]

on behalf of: MR & MRS SCOTT

Date: 1/02/02

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

ADDRESS 16 CRECY CLOSE PARISH WOKINGHAM

PLOT No. 71 WOODSEHILL AREA 9 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08932	Layla Woodrow	End Terraced hse & garage	28 9 78	HA CP
BR 10257	" "	" " "	21 2 79	App HA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

MASTER CARD FOR

ADDRESS CRECY CLOSE PARISH WOKINGHAM

PLOT No. AREA 9 WOODHILL ORD. SHEET No. SU.7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/41/69	CALGARY & EDMONTON	O/APP RES. DEV.	4.12.68	N/A
0/16/72	P.M. SMITH	"		N/A
0/66/72	DOMINION & CO	O/APP COMPR. DEV	18.10.72	N/A
0/77-9/72	LAINGS ESTATES	O/APP RES. DEV.	2.1.73	N/A
0/24/73 -	CONSORTIUM OF LANDOWNERS	"	28.3.74	N/A
01767	HAMPSHIRE & COY ESTATES	MASTER PLAN	20.2.75	N/A
01680	"	MAIN ACCESS ROAD ETC.	23.1.75	N/A
06033	"	ACCESS TO SPINE ROAD	16.6.77	N/A
BR6939	"	"	22.8.77	APP.
07689 -	TAYLOR WOODROW	179 DWELLINGS	11.5.78	N/A
BR8031	"	"	21.3.78	REF.

DATE OF COMPLETION

MINISTRY DECISION APPEALS DISMISSED & ~~APPEALS GRANTED~~ & C/A BY D.O.E.

SPECIAL ORDERS TPO 4/73

DRAINAGE

091074

04.FEB.2002 5870



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Development Control Section, Environmental Services, Wokingham District Council.
6 February 2002 Scale: 1 : 1250

04.FEB.2002* 5810

NOTES

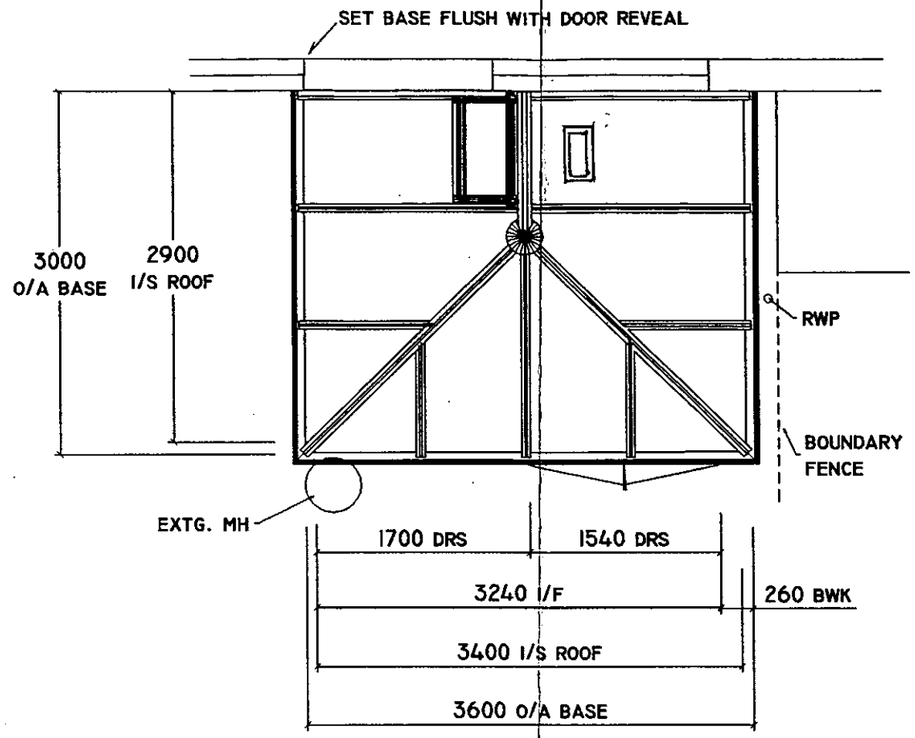
ONE MANUAL ROOF VENT REQ'D.

ONE SIEGENIA VENT REQ'D.

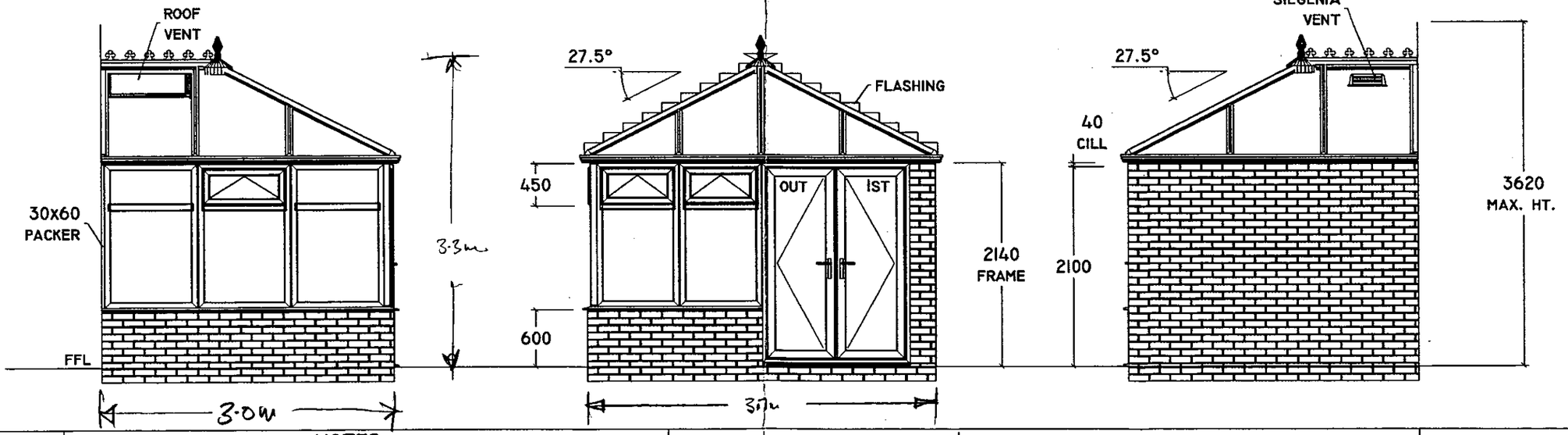
VENTILATION REQ'D TO EAVES.

BUILDERS NOTE

SEE ADDITIONAL DRAWING FOR ALL BASE/BRICKWORK DIMENSIONS.



APPROVED



COLDSEAL
CONSERVATORIES
COLDSEAL LIMITED, COLDSEAL HOUSE,
MANSFIELD ROAD, ALFRETON,
DERBYSHIRE, DE55 7JQL

NOTES

PROFILE : WHITE PVCU.
ROOF : BRONZE/OPAL 25MM POLYCARBONATE. (ULTRAFRAME - PEMBROKE)
ALL GLAZING WILL BE SAFETY GLASS TO COMPLY TO BRITISH STANDARDS & BUILDING REGULATIONS - PART N.
FRAMES WILL BE EQUALLY DIVIDED IN WIDTH UNLESS SHOWN OTHERWISE.
CLEAR DOUBLE GLAZED UNITS UNLESS OTHERWISE SHOWN.
ALL DIMENSIONS ARE IN MILLIMETRES.
ALL VIEWS ARE FROM THE OUTSIDE, IF IN DOUBT, PLEASE ASK!

MR & MRS SCOTT
16 CRECY CLOSE
WOKINGHAM
BERKSHIRE
RG41 3UZ.

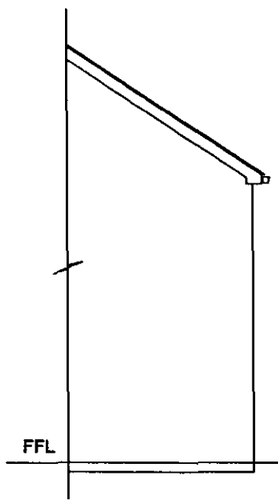
CUSTOMER'S AUTHORIZATION TO PROCEED

DATE : _____

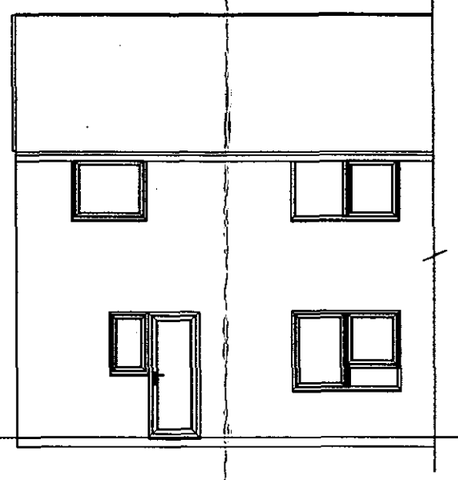
DATE : 24-01-02
SCALE 1 : 50
CONTRACT NO. CVF334784
DRAWN BY M. RAHMAN

04.FEB.2002

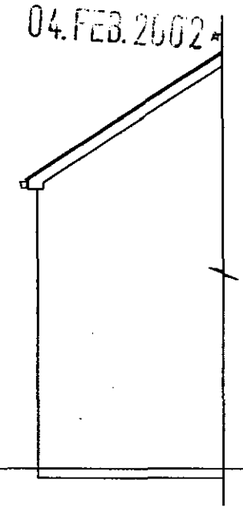
5810



EXISTING LEFT SIDE ELEVATION

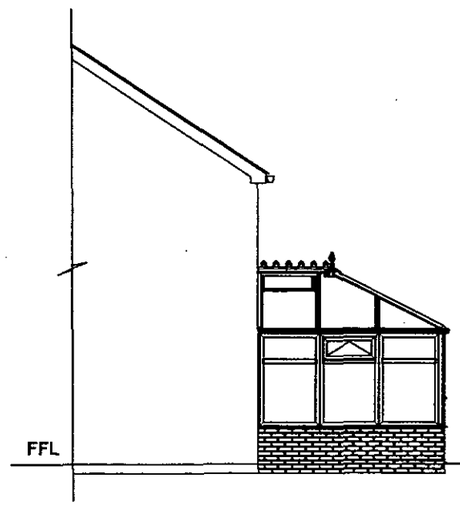


EXISTING REAR ELEVATION

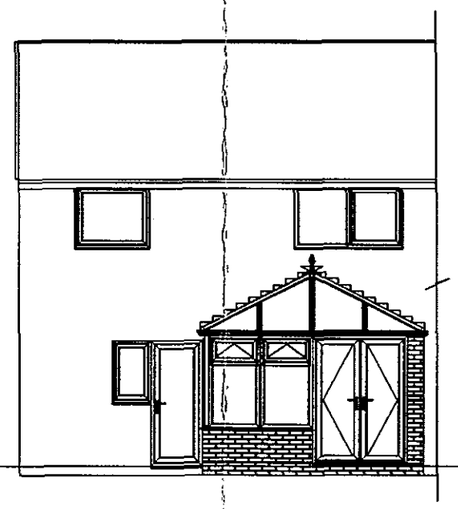


EXISTING RIGHT SIDE ELEVATION

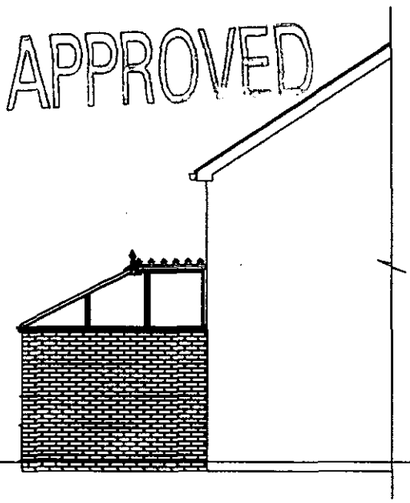
APPROVED



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION

COLDSEAL
CONSERVATORIES
COLDSEAL LIMITED, COLDSEAL HOUSE,
MANSFIELD ROAD, ALFRETON,
DERBYSHIRE, DE55 7JD.

NOTES

Existing and Proposed Elevations.

MR & MRS SCOTT
16 CRECY CLOSE
WOKINGHAM
BEKSHIRE
RG41 3UZ.

DATE : 24-01-02
SCALE 1 : 100
CONTRACT No. CVF334784
DRAWN BY M. RAHMAN

