APPLICATION NO:
F/2000/2742

LOCATION:
95c Waterloo Road, Wokingham.

APPLICANT:
Mr Kidd C/O J White

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

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2000

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Kidd
C/O J White
Poachers Cottage
Knights Lane
Ball Hill
Newbury, Berkshire
RG20 ONW

Application Number: F/2000/2742

Parish:	**WOKINGHAM**
Location:	**95c, Waterloo Road, 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.

Condition
3. The conservatory windows in the east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass 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. 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/SBE2 and STV1/STV6.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 27/12/2000

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/2000/2742

Applicant : Mr Kidd C/O J White.

Location : 95c, Waterloo Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8/12/2000

Date Registered : 02/11/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/2000

This application will have expired on: 28/12/2000. 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 :

WTC: No comments
Neighbours: No comments received

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Street scene.

Application Number: F/2000/2742

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey sem-detached house to form a conservatory.

The proposed extension will be 2.6 metres wide and will protrude from the rear elevation of the sem-detached house via the dining room by 2.5 metres.
To be constructed in brick to below window levels on the west and south elevations and to eaves height on the east elevation. It will have a hipped, pitched roof with an eaves height of 2.3 metres and a ridge height of 3.2 metres.

The enclosed rear garden consists of a combination of a 1.8 metre high fencing and 1.8 to 2 metre high conifer hedging.

No.95d, to the east, 2 storey, semi-detached neighbour, main windows at ground floor and at first floor face the rear garden. A dining room window adjacent to a 1.8 metre high boundary hedge, measures 1.9 metres wide by 1.5 metres high is located 0.7 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 dining room. However due to the shallow roof pitch of the proposed conservatory and that it will be constructed with a clear polycarbonate material, this would be minimal.

Due to proposed position of the conservatory, it will not affect neighbouring properties to the south and west, 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)

Application Number F/2000/2742
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	External finishes to match
3.	C045	R045	"conservation windows" in the "east elevation"

Informative for approvals	
N16	
~~LODDON AREA LOCAL PLAN POLICIES:~~	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1/SBE2 STV1/STV6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENI
~~MINERALS LOCAL PLAN POLICIES:~~	

John Rutter
27/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 95c Waterloo Road Wokingham.

APPLICATION NUMBER: F/2000/2742

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 8/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS Residential (ex council houses?)
No 95d 2 storey semi detached neighbour, dining room window on ground floor close to boundary. Behind a 1.8m conifer hedge which to be replaced with a fence of same height.

No. 95b 2 storey semi-detached house, not affected

3. DESCRIPTION OF SITE/BUILDING
2 storey semi detached house, extended to side with single storey ext. Redbricks, red concrete tile roof, white UPVC doors + windows + some brown stained, white fascia boards + black guttering. Faces Waterloo Rd, enclosed rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES in line with neighbouring
Refer to location plan / row of semi detached houses either side

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As exist'

LEVELS — N/c

BOUNDARY TREATMENT — No 95d, 1.8m high conifer hedge 1m inside.

OTHERS — No 95b, 1.8m high fence

— Rear boundary 2 metre high conifer hedge

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

Tel: 0118 974 6441

Date: **14 November 2000**

My ref: F/2000/2742

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2742
95c, Waterloo Road, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2742**
95c, Waterloo Road, , 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 Wyatt

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

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

Tel: 0118 974 6441

Date: **14 November 2000**

My ref: F/2000/2742

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2000/2742
95c, Waterloo Road, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2742**
95c, Waterloo Road, , 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 Green

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

Received by Wokingham District Council

Application No: F/2000/2742

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

Location:
95c, Waterloo Road, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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

14 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2742
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 NOV

Officer: AT | Application No. F/2000/2742

Map No. 76 Site 005

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: 95c WATERLOO ROAD

Parish: WOKINGHAM Ward: Wescott 14.11.2000

Applicant: MR KIDD

Fee Received 95-00 (1) 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	Signed on behalf of agent.		
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 : 14.11.2000 ▷ 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 pre-apps

NEIGHBOURS:

SLN + 95b, 95d, 66, 68, 70 Waterloo Road
77, 79, 81 Waterloo Crescent

Andrew Thorley

From: Ray Blake
Sent: 14 December 2000 12:15
To: Andrew Thorley
Subject: Planning Application F/2000/2742 Proposed Single Storey rear extension to dwelling to form conservatory - 95c Waterloo Road, Wokingham

Andrew,

I refer to your memo of the 5 December requesting the observations of Property Services to the above application by Mr Kidd.

I confirm having looked at the plans supplied that there does not appear to be any boundary encroachment from the proposed conservatory onto adjoining land and there are no other comments which Property wish to make.

Ray
Property Services

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

2000
COPIES TO: ACK:
FILE:

Case officer: Andrew Thorley

Application Number: F/2000/2742

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

Site Address: 95c Waterloo Road, Wokingham

Applicant: Mr Kidd C/O J White

Your observations are required in respect of this application by **08/12/2000**

No objection

SIGNED: _____ **DATE:** 13/12/2000

CLERK TO Wokingham Town Council

Tel. 0118 974 6441

Date: 14 November 2000

Your Ref:

My Ref: Andrew Thorley
F/2000/2742

The Owner/Occupier
66
Waterloo Road
Wokingham
Berkshire

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 Sir/Madam

Application Number: F/2000/2742

Site Address: 95c, Waterloo Road, Wokingham.

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

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/2742** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Andrew Thorley**, on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

returned undelivered.

Environmental Services

For office use only. Application number:
02.NOV.2000* 2742

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 KIDD 95c WATERLOO ROAD WOKINGHAM
	Agent's Name Address and postcode Phone number	J WHITE POACHERS POCKET KNIGHTS LANE BALL HILL NEWBURY RG 20 0NW 01635-254757
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.	95c WATERLOO RD WOKINGHAM
4	Give brief details of the proposal for *example, two storey side extension.* About the application	SINGLE STOREY CONSERVATORY AT 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.	RED BRICK TO MATCH EX'G WHITE UPVC FRAMES
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: N/A
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 ~~[illegible]~~ Mr Kidd

Date 31/10/02

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

02.NOV.2000 2742



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

8 November 2000 Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 24 October 2000

N
W E
S