SYSTEMS LTD

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

APPLICATION NO:
F/2000/3014

LOCATION:
48 Walter Road, Wokingham.

APPLICANT:
Mr & Mrs Watkins C/O Saeguard Home Improvements

PROPOSAL:
Proposed single storey side 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 Watkins
C/O Safeguard Home Improvements
Unit 4, Acorn House
Longshot Lane
Bracknell
Berkshire
RG12 1RL

Application Number: F/2000/3014

Parish: **WOKINGHAM**

Location: **48, Walter Road, Wokingham.**

Proposal: **Proposed single storey side 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/2000/3014

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

Location:
48, Walter 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 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/2000/3014

Applicant : Mr & Mrs Watkins C/O Saeguard Home Improvements.

Location : 48, Walter Road, , Wokingham.
Proposal : Proposed single storey side 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 the street scene.

Application Number: F/2000/2993

Appraisal:

The proposed development is for a single storey side extension to form a conservatory. It would be 4.3m wide, 3.5m deep and have a hipped roof, 2.3m to the eves and 3.4m to the ridge.

The property is detached, with a 1.8m fence along its boundary with 66 Scots Drive and the highway of Scots Drive and a 2m high wall with decorative block work to the highway of Walter Road (see photograph).

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 be visible from Walter Road and Scots Drive but would largely be screened by the existing 2m high brick wall to Walter Road and the 1.8m fence to Scots Drive. 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/2000/3014
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 48 Walter Road Wokingham.

APPLICATION NUMBER: F/2000/3014

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS Residential. Large detached dwellings

3. DESCRIPTION OF SITE/BUILDING 1970's detached house on corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES
nº 66 end ± 2m before the side of 48 the has S/S/R ext. which goes beyond line of 48
66 has no windows in ground floor elevation + 1 dorma @ 1st floor.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Double garage + 2 on driveway.

LEVELS N/A

BOUNDARY TREATMENT 2m wall to north rd + Scots Rd.

OTHERS 1.8m fence to nº 66 Scots Rd

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

Tel: 0118 974 6480

Date: **20 December 2000**

My ref: F/2000/3014

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/2000/3014
48, Walter Road, , Wokingham.
Proposed single storey side 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/2000/3014**
48, Walter Road, , Wokingham.
Proposed single storey side 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**********

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Tel: 0118 974 6480

Date: **20 December 2000**

My ref: F/2000/3014

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
Minicom No: (0118) 974 6991
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_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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Tel: 0118 974 6480

Date: **20 December 2000**

My ref: F/2000/3014

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
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Proposed single storey side 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/2000/3014

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

Site Address: 48 Walter Road, Wokingham

Applicant: Mr & Mrs Watkins C/O Safeguard Home Improvements

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/2000/3014

Map No 68A Site 005

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED SINGLE STOREY SIDE ~~REAR~~ EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 48 WALTER ROAD

Parish: WOKINGHAM Ward: Evendons 20-12-2000

Applicant: MR/MRS WATKINS (9)

Fee Received 95-00 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			

ADDRESS 48 WALTER ROAD

PARISH WOKINGHAM

PLOT No.

ORD. SHEET No. SU. 7968 C.5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~0/48/63~~	~~MR. K. CHAPMAN~~	~~C/APP. DWELLING HOUSE~~	~~26.9.63~~	C/A
0/8/72	MR. M. GRIGG	C/APP. HOUSE & GARAGE ADJ. 66	14.4.72	C/A
B/52/72 4186	"	DETACHED HOUSE & GARAGE SEE DRIVE	11.1.73	REF. REF
B/8/73 4316	"	" " "	5.4.73	REF. REF
B/36/73 4583	"	" " "	22.11.73	APP. C/A
27350			15.5.87	C/A
BRA 2221	MR. R. WATLING	ROOF ALTS.	13.2.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 11 DEC 2000* 3014

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 AND MRS WATKINS
	Address and postcode	48 WALTER ROAD WOKINGHAM RG41 3JA
	Phone number	01189 - 790059
	Agent's Name	SAFEGUARD HOME IMPROVEMENTS
	Address and postcode	UNIT 4 ACORN HOUSE LONGSHOTT LANE BRACKNELL RG12 1RL
	Phone number	01344 - 489723
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.	48 WALTER ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE-STOREY CONSERVATORY ON SIDE OF HOUSE
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.	FACE BRICKS TO MATCH DWELLING CLEAR GLAZING IN WOODGRAIN uPVC TINTED TRANSPARENT ~~POLYCARBONATE~~ GLASS TO 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

11 DEC 2000



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000 Scale: 1 : 1250

N W E S

Ordnance Survey®

11.DEC.2000* 3014

Siteplan™

Ref 48 Walter Road

1:1250 Scale



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20 0 20 40 60 80

Metres

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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Centre coordinates : 479101mE 169609mN

National Grid sheet reference at centre of this Siteplan: SU7969NW.

Supplied by : Gormans, Southampton
Serial Number : 507552

Ordnance Survey

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