APPLICATION NO:
F/2001/5485

LOCATION:
1 Larkspur Close, Wokingham.

APPLICANT:
Mr & Mrs Gooch C/O Mr P Creffield

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

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: **Helen Pollock**

89-45

APPROVED

599

01

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gooch
C/O Mr P Creffield
38 Iona Crescent
Cippenham
Slough
Berkshire
SL1 6JH

Application Number: F/2001/5485

Parish: **WOKINGHAM**

Location: **1, Larkspur 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 STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 04/02/2002

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5485

Applicant : Mr & Mrs Gooch C/O Mr P Creffield.

Location : 1, Larkspur Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application <u>will have expired on</u>: <u>29/01/2002.</u> 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 :

None received.

Planning Issues :

1) Impact upon Neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2001/5485

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. The property is detached with an integral double garage on a corner plot; the rear garden is enclosed by a 1.8m fence to the rear and Southeast side elevation and by a 2m wall to the Northeast side (to Simons Lane).

The conservatory would be 3.8m wide and 3.4m deep. It would have a pitched roof, 2.1m to the eaves and 2.8m to the ridge.

1. *Impact upon neighbouring properties*

The proposed development is single storey in nature, is set away from the boundaries and would have no adverse effects upon neighbouring properties.

2. Impact upon the street scene

Only the roof of the proposed development would be visible from Simons Lane, it is designed to be in keeping with the existing dwelling and the materials used would match existing; as such there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5485
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R01	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Larkspur Close Wokingham.

APPLICATION NUMBER: F/2001/5485

OFFICER: Helen Pollock

DATE OF SITE VISIT: 8/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on Side gate

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached hse with double Integral garage. - Courner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 2 garage + 2 driveway

LEVELS N/A

BOUNDARY TREATMENT 1.8m to side/rear + 2m Conifers 2m wall to rd. all way round

OTHERS

No Impact.

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5485

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/2001/5485
1, Larkspur 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5485**
1, Larkspur 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 6480

Date: **11 December 2001**

My ref: F/2001/5485

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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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5485

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
Minicom No: (0118) 974 6991
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Development Control Officer

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Case officer: **Helen Pollock** Application Number: **F/2001/5485**
1, Larkspur 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**********

Received by Wokingham District Council

Application No: F/2001/5485

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

Location:
1, Larkspur 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/2001/5485 to enable the library staff to locate the correct information.

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 04/01/2002. 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

11 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~05 NOV 2001~~ 04 DEC 2001	Map No. 68 ... Site 005
Officer: HP / Application No. F/2001/5485	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: 1 LARKSPUR CLOSE

Parish: WOKINGHAM **Ward:** Evendons 11/12/01 JB

Applicant: MR/MRS Gooch

(2)

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	elevations of conservatory should show existing dwelling	15/11	✓ 4/12
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 : 11/12/91.23. 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:

S/N + see map

ADDRESS 1 Larkspur Close PARISH Worplesdon

PLOT No. 1 - Area 12 - Woodlands ORD. SHEET No. SU. 7968 75-

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
09138	Wimpey & Co	Detached house & garage	26.10.76	N/A	C/A
BR 9887	"	"	7.12.76	Rel.	N/A
BR 10043	"	"	10.2.77	App.	N/A
BR 20374	Mr. & Gooch	Storey extension	21.4.83	App	N/A
375440	"	1st floor Rel.	5.5.91		C/A
BRA 10178	"	"	17.5.91	App	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mr Gooch 31/7/01 (1)

DRAINAGE

091074

Environmental Services

04 DEC 2001

For office use only.
Application number: 04.DEC.2001 5.85

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 & MRS GOOCH 1 LARKSPUR CLOSE WOKINGHAM
2	Agent's Name Address and postcode Phone number	MR. P. CREFFIELD 38 IONA CRESCENT CIPPENHAM SLOUGH BERKS SL1 6JH 01628 602658
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.	1 LARKSPUR CLOSE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY
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.	PVC WHITE FRAME, HARDWOOD INSERTS & GLASS
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: 0
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.

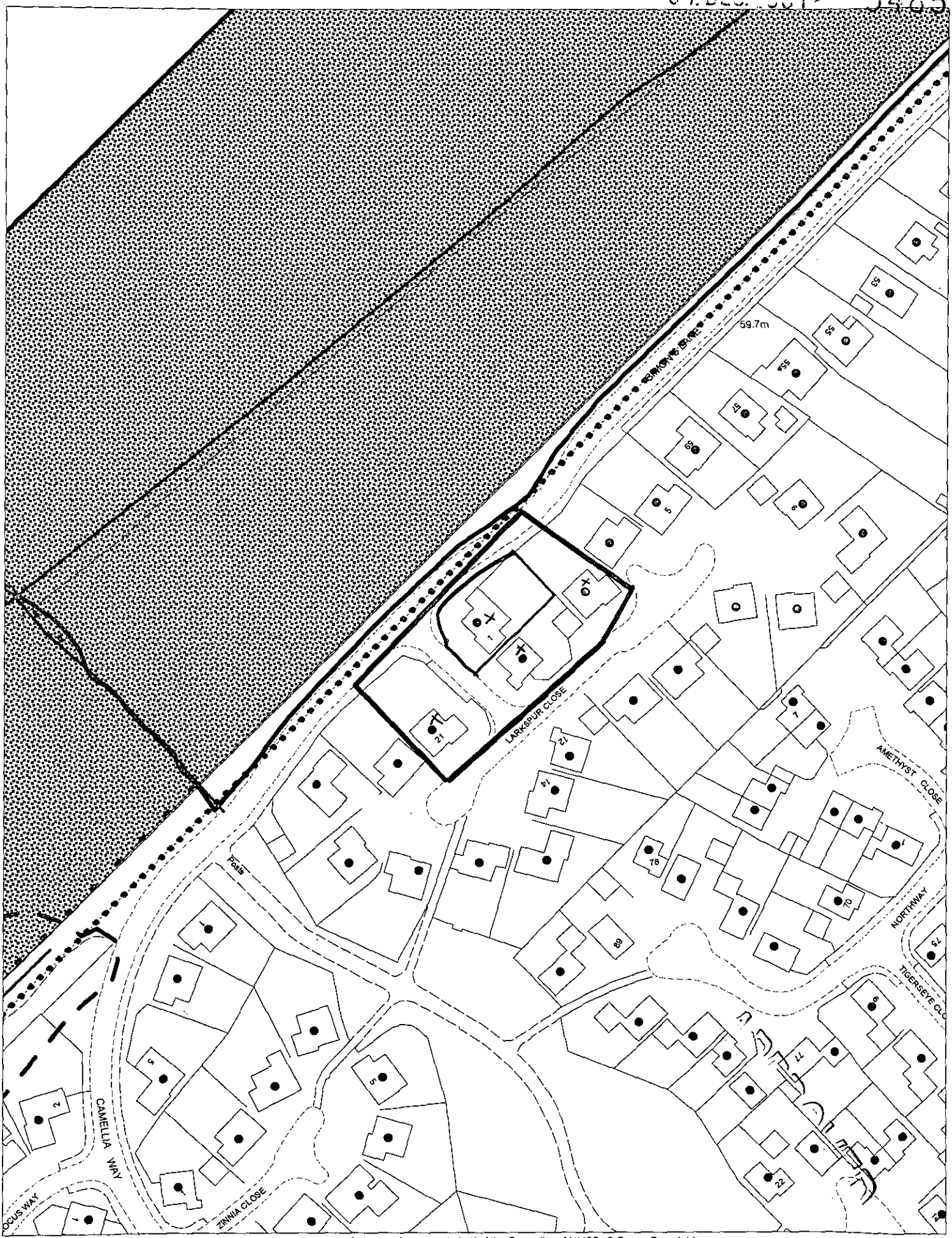
Your signature: [signature]

on behalf of

Date 22/10/09

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

04.DEC.01* 5485



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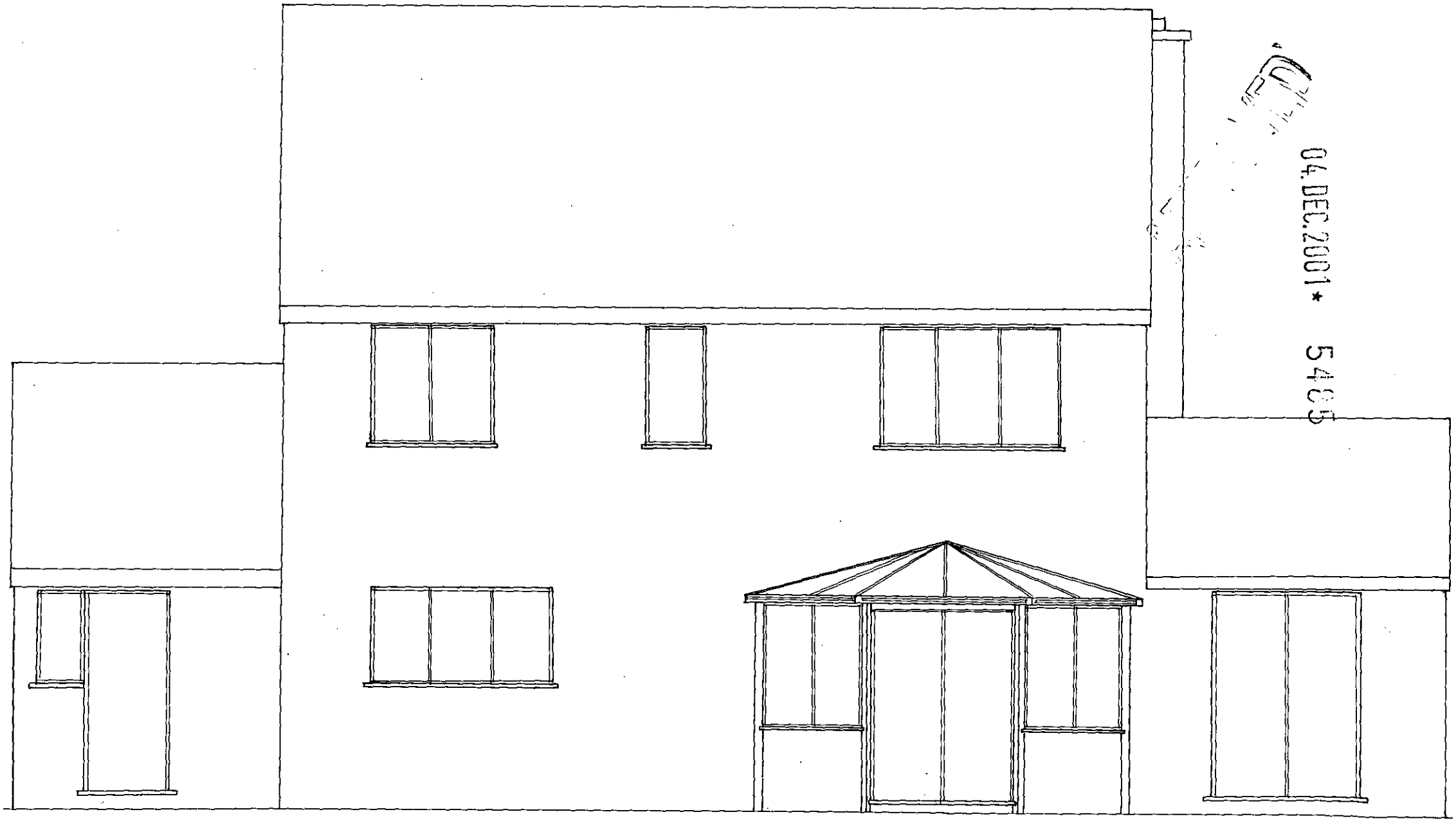
Development Control Section, Environmental Services, Wokingham District Council.
13 November 2001 Scale: 1 : 1250

N
W E
S



04. DEC. 2001 * 5469

REAR ELEVATION

1:50