SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0409

LOCATION:
149 Reading Road, Wokingham.

APPLICANT:
Mr & Mrs Wright C/O Portland Conservatories

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

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **17/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wright
C/O Portland Conservatories
Cornbrook
2 Brindley Road
Old Trafford
Manchester
M16 9HQ

Application Number: F/2000/0409

Parish: **WOKINGHAM**

Location: **149, Reading 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the left elevation.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 13 March 2000

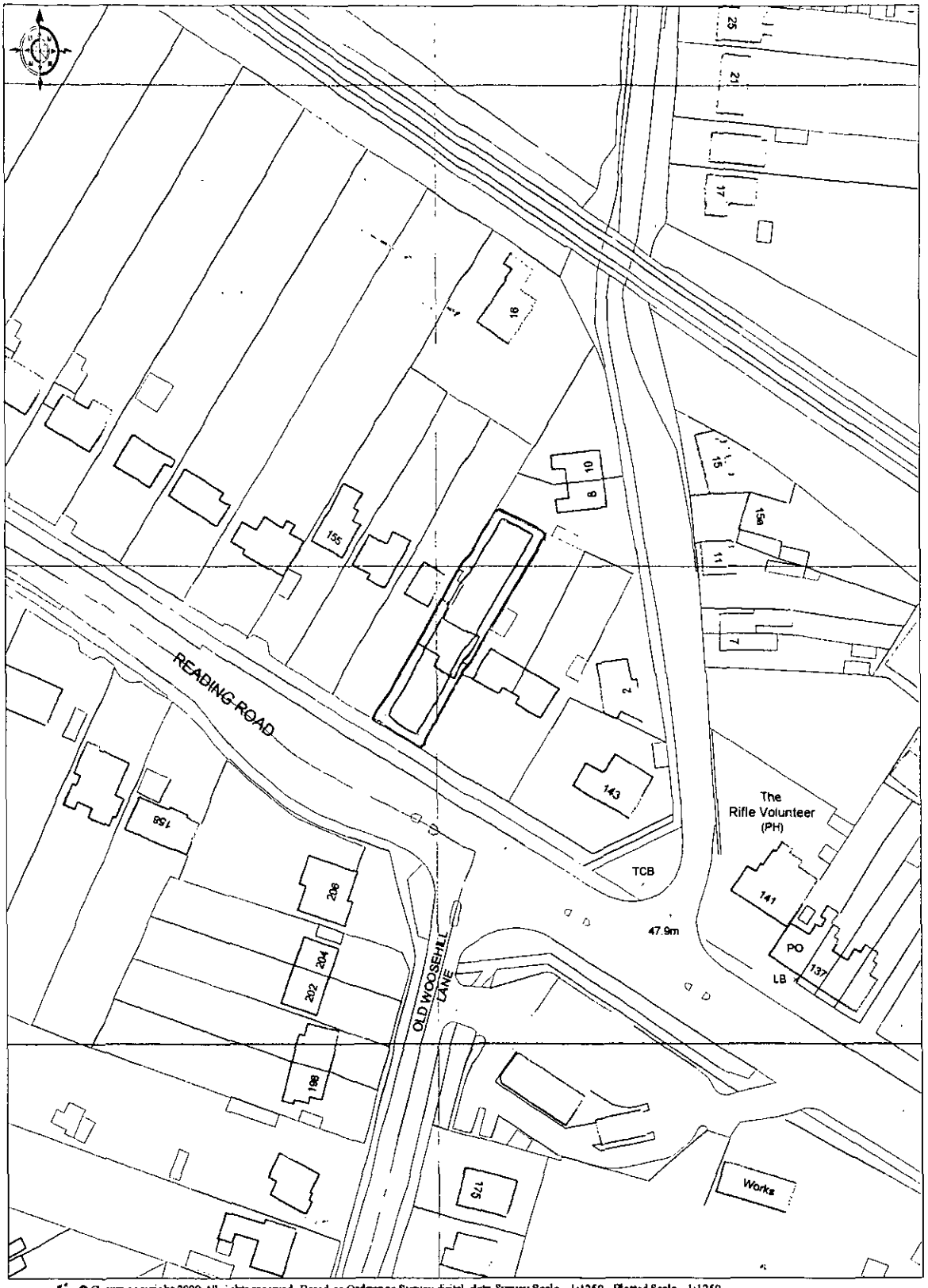
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

21/01/00

PORTLAND CONSERVATORIES

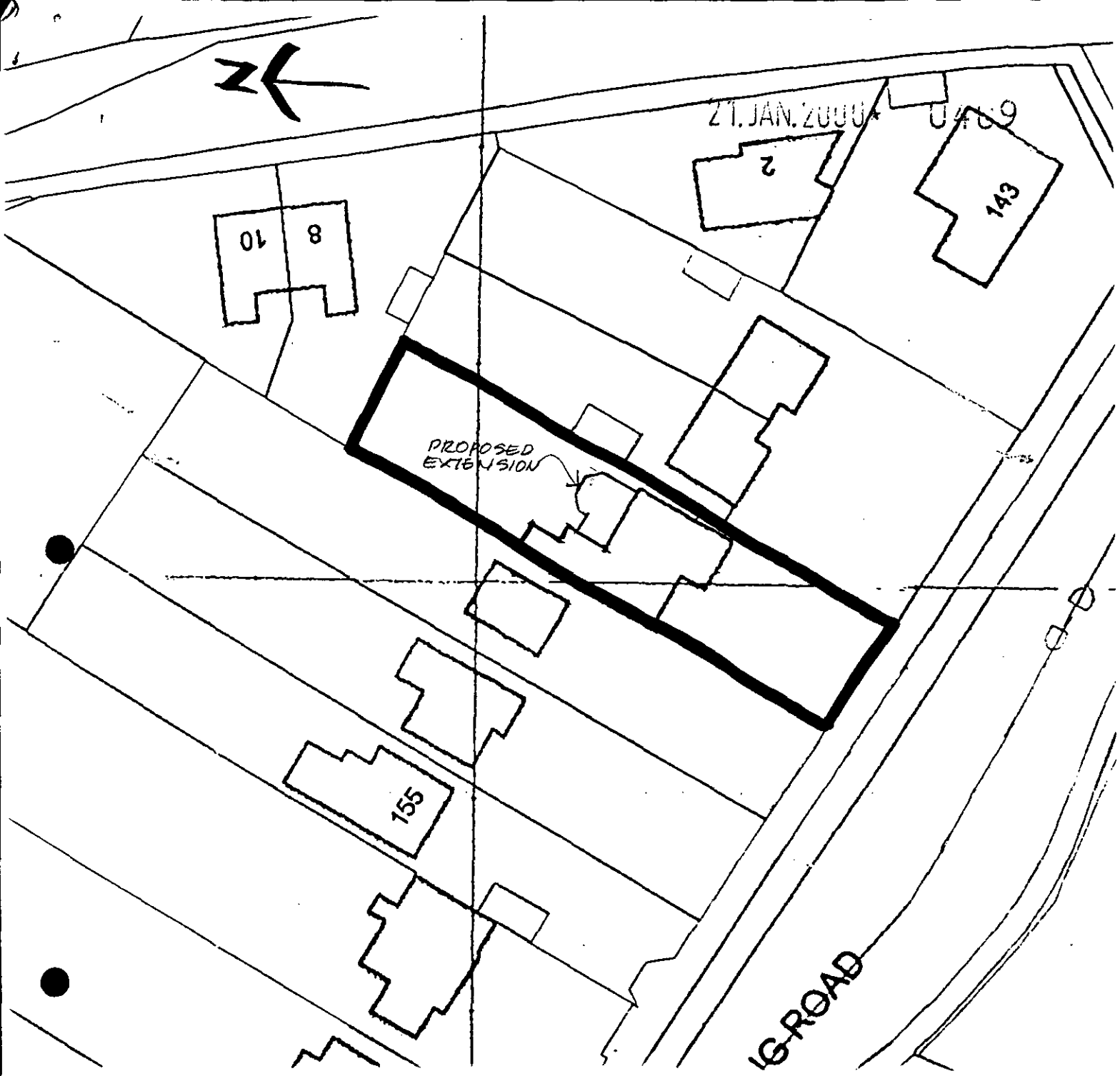
24. JAN. 2000*

0409

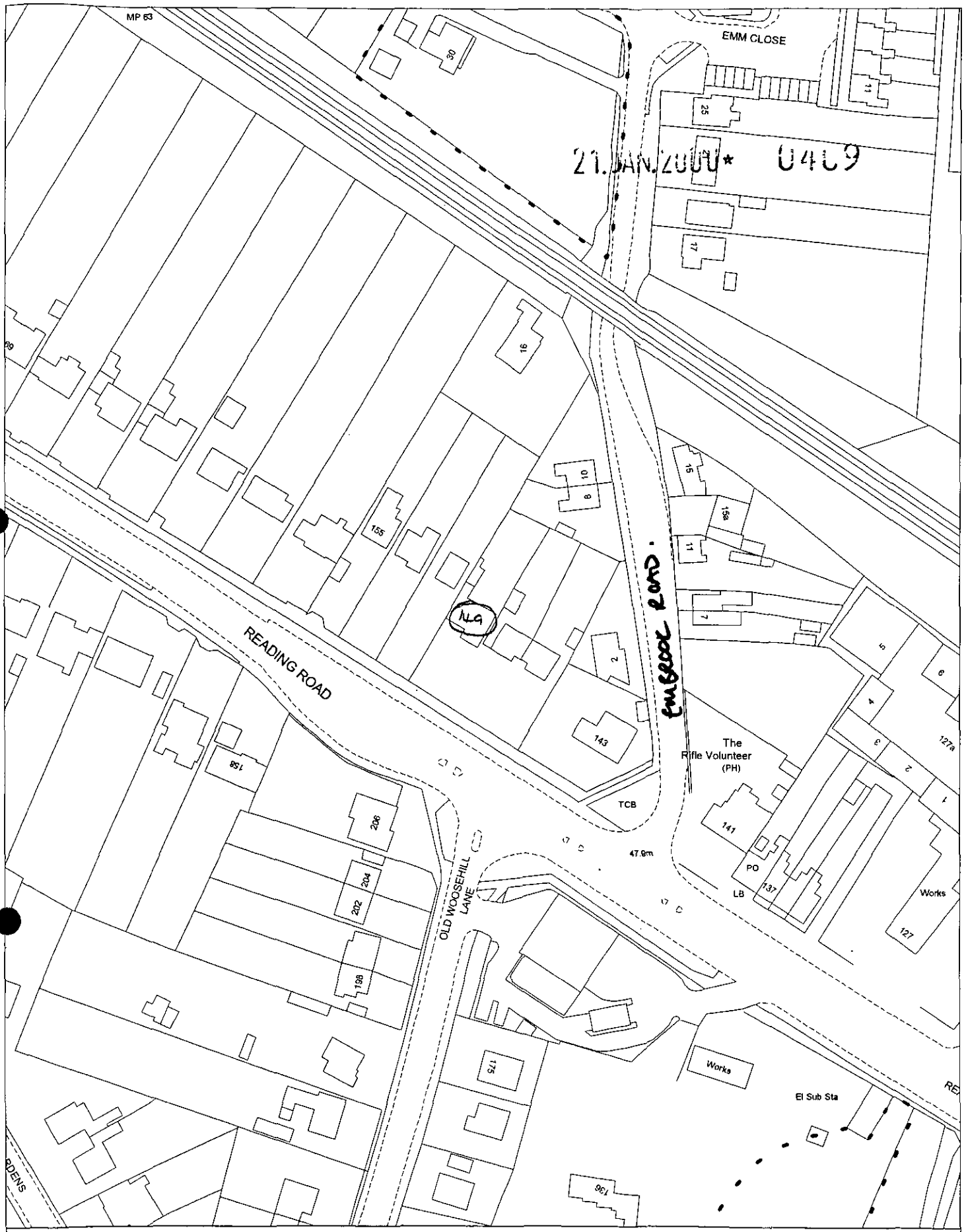


© Crown copyright 2000 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:1250 Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

149, Reading Road



BLOCK PLAN.
SCALE - 1:500.



Site Plan, Scale: 1 to 1250

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Date: 25 January 2000

N
W E
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Received by Wokingham District Council

Application No: F/2000/0409

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

Location:
149 , Reading 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2000. 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

Application Number F/2000/0409
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	
	SC08	SR05	LEFT ELEVATION.

RECORD OF SITE VISIT

SITE ADDRESS: 149 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/0409

OFFICER: Natalie Brown

DATE OF SITE VISIT: 24/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? NO - Neighbour no's.

10'd out.

2. DESCRIPTION OF SURROUNDINGS

Residential.

detached - mixed designs.

3. DESCRIPTION OF SITE/BUILDING white uPVC frames pebbledashed wall - some painted white

rear garden - previous extns & part garage converted

patio area at rear & grassed area

shed in garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

detached

shared boundaries - see below.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING n/a

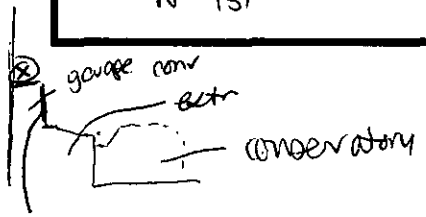
LEVELS ✓

BOUNDARY TREATMENT Plant (ivy) trellis & wall beyond with 147.
1.8m fence with 151 & at rear.

OTHERS

NB conservatory will not extend beyond building line with No 151

No 151's line extends beyond 149



existing door to be moved to ⊗

Tel: (0118) 974 6492

Date: 29/02/00

My ref: F/2000/0409

CONFIDENTIAL

Councillor B Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/0409
149 , Reading Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 09/3/00

Yours faithfully

Chris Bown
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0409**
149 , Reading Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Whyte

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 29/2/2000

My ref: F/2000/0409

CONFIDENTIAL

Councillor R Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Yours faithfully

Chris Ward

Head of Planning and Transportation

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Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Eke

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 29/02/00

My ref: F/2000/0409

CONFIDENTIAL

Councillor J Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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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Head of Planning and Transportation

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Case officer: **Natalie Brown** Application Number: **F/2000/0409**
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Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Earnshaw

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0409

Applicant : Mr & Mrs Wright C/O Portland Conservatories.

Location : 149 , Reading Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	21/2

Date of Neighbour Notifications : Yes : 22/2.

Date of Site Visit : 24/2

Date Registered : 21/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 17/03/2000

Consultation Responses :
Wokingham TC : 10/2, "no objections"
Neighbours/sn. none received

Planning Issues : (10'd off)
① Impact upon neighbouring properties
② Impact upon the street scene.

Application Number: F/2000/0409

Appraisal :

① Impact upon neighbouring properties:
The proposed development is a single storey rear extn forming a conservatory.
It will protrude a max of 4.9m from the main dwelling line (projecting 1.6m beyond an existing extn. NB the garage conversion extends further beyond this and line of Nº 151 is beyond line of Nº 149).
It will be app 6.2m wide, just set inside the outer main line (along the boundary with Nº 147)
It will be 2.5m to eaves, 3.4m to ridge & 3.6m to decorative ridge tile.
- Boundaries: 1.8m fence with Nº 151 & rear.
Ivy grown on trellis (heavily obscures view) with Nº 147 - 1.8m wall - 1.8m fence all along this boundary.
- There are no proposed side windows (left elevation) ∴ no overlooking to Nº 147, proposed extn will be obscured by existing extns from Nº 151.
- There will be no overlooking to neighbouring properties & no overshadowing or overbearing ∴ no detrimental impact

② Impact upon the street scene:
white frames will match existing white frames.
The building is pebbledashed & painted white — brickwork on the proposed element will be painted white to match existing ∴ no detrimental impact upon the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

68A

Start date: 21 JAN 2000	Map No. ..... Site ..09..05....
Officer: NAB | Application No. F|2000|0409	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: 149 READING ROAD

Parish: WOKINGHAM Ward: Emmbrook

31-1-2000

Applicant: MR/MRS WRIGHT

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			
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 : 31.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + 8 Emmbrook Road. ✓

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0409**

149 , Reading Road, , Wokingham.

Proposed single storey rear extension to dwelling to form conservatory

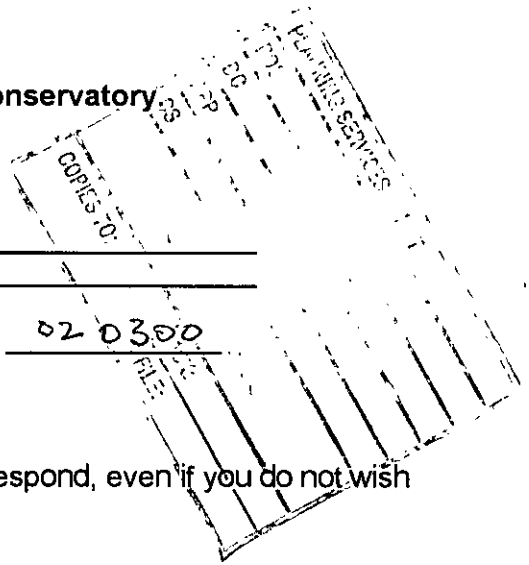
Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 02 03 00

Councillor R Eke

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	
COPIES TO:	ACK:
	FILE:

Case officer: Natalie Brown

Application Number: F/2000/0409

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

Site Address: 149 Reading Road, Wokingham

Applicant: Mr & Mrs Wright c/o Portland Conservatories

Your observations are required in respect of this application by **24/02/2000**

Objections:

No objections

SIGNED: [signature]

DATE: 8/2/2000

CLERK TO Wokingham Town Council

149 READING ROAD.

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DAT COM
*	BR249	13.2.74	TWO STOREY EXTENSION. CANCELLED BY W.D.C. 24.5.77	*	14.2.74.		
00270		13/2/74	Addition of car port with bedroom & store room over	20/3/74 R			
	BR 1015	15.7.74	Two storey extension		4.7.74		
01047		14.6.74	" " " (MR. J.H. SEYMOUR)	11.7.74 C/A			
	BR 1416	9.9.74	Erection of garage + workshop		3.10.74 App		
01484		6.9.74	" " " + DEMOLISH EX. GARAGE (MR SEYMOUR)	3.10.74 C/A			
97/6612/F			Conv. part Gar. - Ut/Playroom 19/9/97	C/A			
F97/6710			" 6/8/97	C/A	6/8/97		
			P.D. ZONE - GARAGE TO REAR - 16.5.97				

21. JAN. 2000* 0409

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS WRIGHT
	ADDRESS	149, READING ROAD
		WOKINGHAM
	POST CODE	RG41 1LJ Tel. No. 9790830
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PORTLAND CONSERVATORIES
	ADDRESS	CORNBROOK, 2 BRINDLEY ROAD
		OLD TRAFFORD
		MANCHESTER
	POST CODE	M16 9HQ Tel. No. 0161 8721021
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS APPLICANT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR CONSERVATORY EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — YES / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICKWORK PAINTED WHITE; WHITE HARDWOOD FRAME; BRONZE TINTED POLYCARBONATE ROOF

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — YES / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

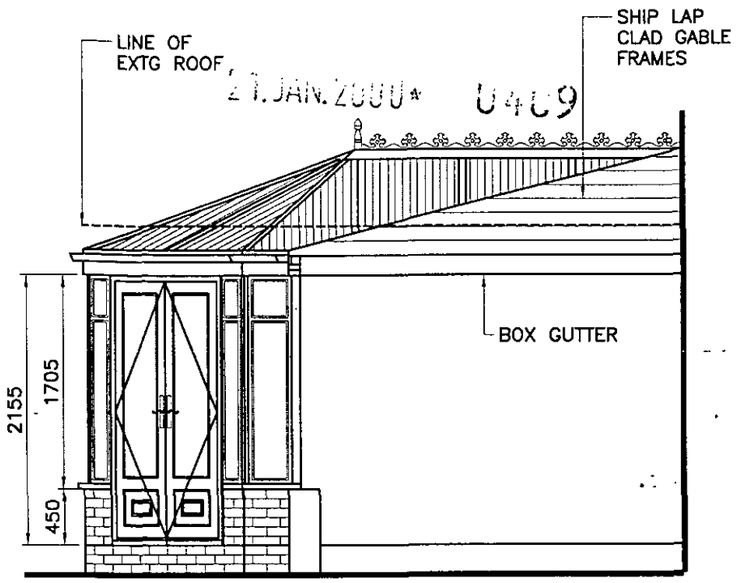
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

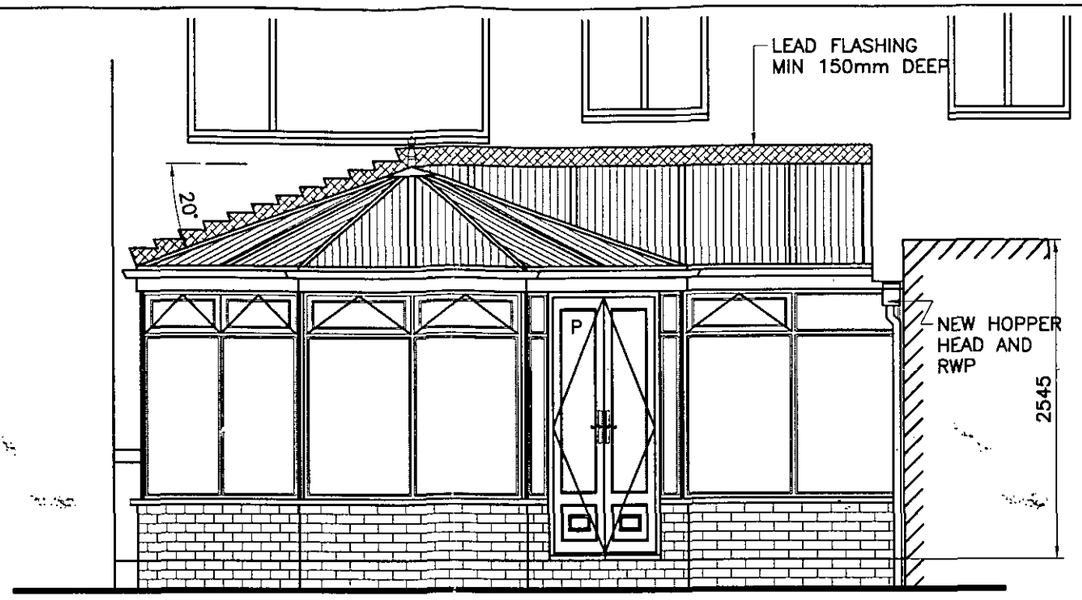
* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR & MRS WRIGHT

DATE 20/01/2000



RIGHT ELEVATON



FRONT ELEVATION

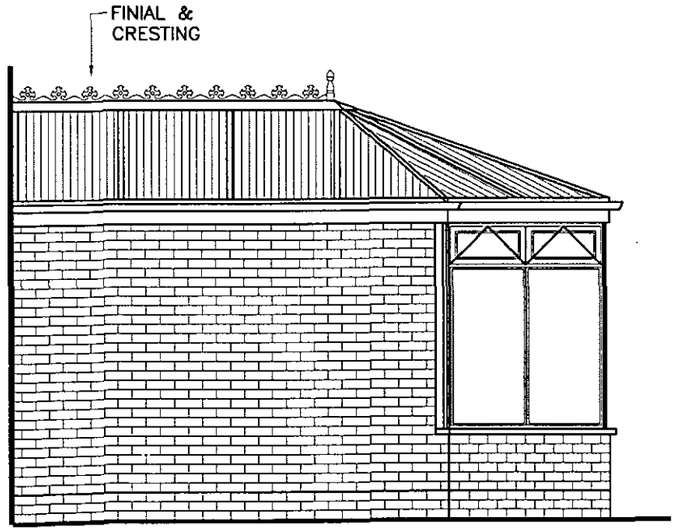
ACCESS THRO GARAGE / HOUSE

PLASTER DWARF WALLING INSIDE

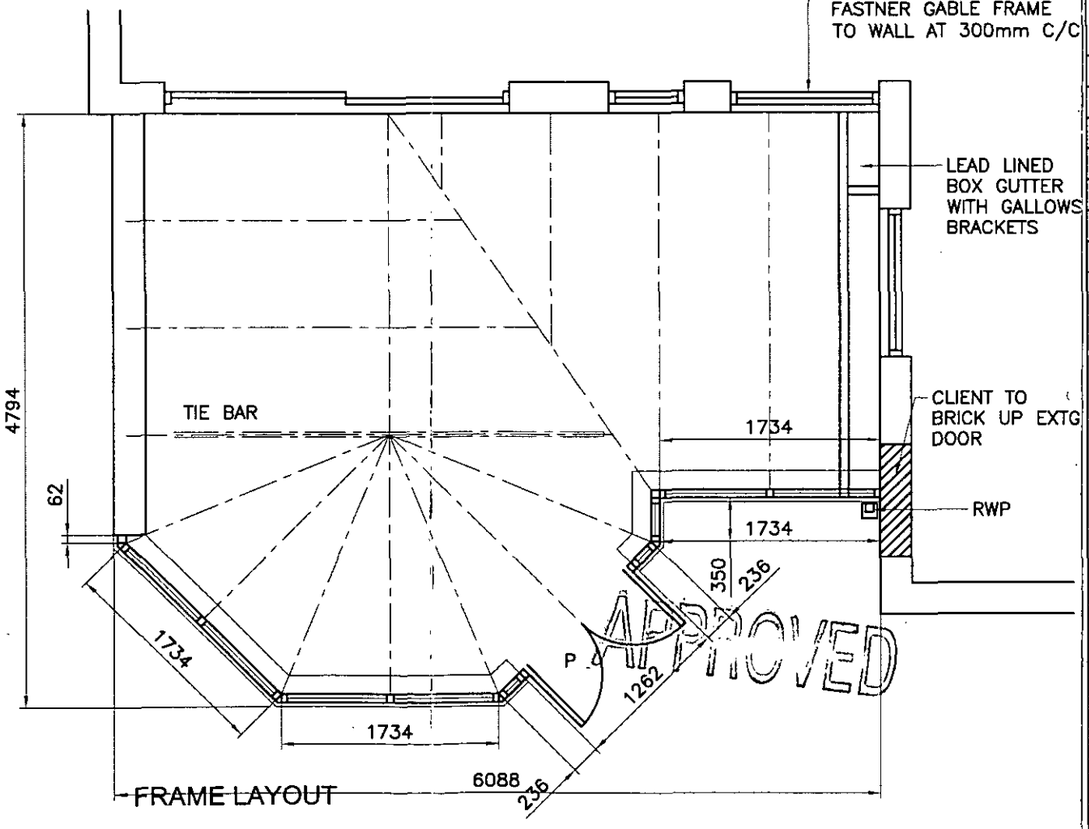
CUSTOMER TO PAINT EXT. WALL

WHITE FINISH

POLY ROOF



LEFT ELEVATION



FRAME LAYOUT

S	NS	Drawing & Information © Portland Conservatories Ltd
		ROOF MATERIAL BRONZE TINTED POLYCARBOANTE
		ROOF CONSTRUCTION HARDWOOD RAFTERS WITH EXITEX ALUMINIUM CAPPINGS
		FRAME MATERIAL HARDWOOD
		FRAME FINISH WHITE FINISH
		WINDOW GLASS CLEAR DOUBLE GLAZED
		Coloured & Leaded NONE
		DOOR GLASS CLEAR DOUBLE GLAZED
		Coloured & Leaded NONE
		DOOR STYLE 2XG LEFT HAND PRIMARY
		WALLING MATERIAL/FINISH Above DPC:
		External COMMON BRICK CUSTOMER TO PAINT
		Internal BLOCKWORK PLASTERED BY PORTLAND
		Below DPC ENGINERING BRICKWORK
		Angle Squints:red/brown/blue/N/A RED
		WALLING CONSTRUCTION 250mm CAVITY
		FINISHED FLOOR LEVEL TO MATCH EXISTING
		FLOOR CONSTRUCTION/FINISH FLOORING GRADE CHIPBOARD ON INSULATION ON CONCRETE SLAB
		RAINWATER GOODS WHITE UPVC SQUARE LINE
		DISCHARGE TO NEW HOPPER HEAD
		DRAINAGE WORKS CONNECT NEW HOPPER AND NEW GULLY LINKED TO NEW SOAKAWAY
		DEMOLITION LIFT EXTG FLAGS FOR CLIENTS OWN USE
		FORM OPENING NONE BY PORTLAND
		CLIENT TO BRICK UP EXTG DOOR
		ELECTRICS 2 No BRASS SOCKETS
		1 LIGHT POINT
		PLUMBING FITT NEW SCREW ACCESS COVER INTO EXTG TOILET WASTE TO ALLOW FOR UNBLOCKING
		OTHER WORKS & NOTES
		BOX IN EXTG KITCHEN WASTE PIPES
		NEW BOX GUTTER TO HAVE GALLOWS BRACKETS
		INTERNAL DWARF WALLS TO BE PLASTERED ONLY
		ACCESS IS THRO GARAGE AND EXTG HOUSE
		DUCT OUT EXTG AIRBRICKS AS REQUIRED

AMENDMENTS

SPECIAL DETAILS ON OTHER SHEETS

PLANNING PERMISSION REQUIRED YES/~~NO~~

BUILDING REGULATIONS REQUIRED ~~YES~~/NO

LOCAL AUTHORITY WOKINGHAM DC

Do not scale off this drawing check all dimensions on site

PORTLAND
– conservatories –
2 BRINDLEY ROAD, OLD TRAFFORD
MANCHESTER M16 9HQ
TEL 0161 872 1001
FAX 0161 872 5420

NAME MR & MRS WRIGHT CONTRACT 702085

ADDRESS 149 READING ROAD
WOKINGHAM
RE41 1LJ

PHONE 01189 790 838 DATE JAN

DRAWN BY AB SURVEY BY TT SCALE

21 JAN 2000 0469