APPLICATION NO:
F/2002/8076

LOCATION:
20 Waterloo Crescent, Wokingham.

APPLICANT:
Mr/Mrs Kerton C/O Sales And Admin

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

EARLIEST DATE FOR DECISION: **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON 21/01/2003

CASE OFFICER: **Dawn Hancocks**

Application No: F/2002/8076 DSH

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kerton
C/O Sales and Admin
Amazon House
8 Reading Road South
Fleet
Hants
GU52 7QL

Application Number: F/2002/8076

Parish: **WOKINGHAM**

Location: **20, Waterloo Crescent, 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 WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

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 : Dawn Hancocks

Application Number : F/2002/8076

Applicant : Mr/Mrs Kerton C/O Sales And Admin.

Location : 20, Waterloo Crescent, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/02

Date Registered : 26/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 21/01/2003. 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 :

H/d settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/8076

Appraisal:

Development
The proposed is for a single storey rear extension to form a conservatory. The site is a detached dwelling with an existing side sun room and detached garage located within the identified settlement of Wokingham. The proposed conservatory would be 3.6m in width, 3.9m in length with a hipped roof and a ridge height of 3.0m.

1) Impact upon the neighbours
The proposed would be set 2m away from the side boundary with No.18 which is set back approximately 1.5m from the rear of No.20. The site is enclosed by a 1.8m fence with the addition of conifers at least 5m in height to the rear and a few trees and bushes to the sides. It is therefore considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the proposed would be visible from the front of the house and it is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/8076
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: CC BE1 CC053
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p.p. J.S. Anderson

(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 23/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 20 Waterloo Crescent Wokingham.

APPLICATION NUMBER: F/2002/8076

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 10/12

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

detached dwellings

open plan

3. DESCRIPTION OF SITE/BUILDING

detached house detached garage

side conservatory

4. RELATIONSHIP TO ADJOINING PROPERTIES

1/5 set back approx 1m – no windows s/l.

2 doors down s/st/r.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1·8m fence to side & rear.

OTHERS 5/6m high conifers to rear, trees / bushes to sides.

Application Number : F/2002/8076	Map No : 75B/83-76
Case Officer : DSH.	Site Area : 0.06
Valid Date : 26.11.02	Received Date: 26/11/2002

Level : Delegated Application

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

Location : 20, Waterloo Crescent, , Wokingham.

Parish : WK Ward : WES 03.12.02 .

Applicant : Mr/Mrs Kerton C/O Sales And Admin.

Fee Required: £110 Fee Received: £110 (2)

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 3.12.02 -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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S|N + see map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		79WATERLOO ROADWOKINGHAM	RG40 2JE
		63WATERLOO ROADWOKINGHAM	RG40 2JE
		65WATERLOO ROADWOKINGHAM	RG40 2JE
		67WATERLOO ROADWOKINGHAM	RG40 2JE
		69WATERLOO ROADWOKINGHAM	RG40 2JE
		71WATERLOO ROADWOKINGHAM	RG40 2JE
		73WATERLOO ROADWOKINGHAM	RG40 2JE
		75WATERLOO ROADWOKINGHAM	RG40 2JE
		18WATERLOO CRESCENTWOKINGHAM	RG40 2JJ
		20WATERLOO CRESCENTWOKINGHAM	RG40 2JJ
		22WATERLOO CRESCENTWOKINGHAM	RG40 2JJ
	75A	75AWATERLOO ROADWOKINGHAM	RG40 2JE
		77WATERLOO ROADWOKINGHAM	RG40 2JE

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

Tel: (0118) 974 6480

Date: 03 December 2002

My ref: F/2002/8076

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/8076
20, Waterloo Crescent, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8076**
20, Waterloo Crescent, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

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

Tel: (0118) 974 6480

Date: 03 December 2002

My ref: F/2002/8076

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/8076
20, Waterloo Crescent, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8076**
20, Waterloo Crescent, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/8076

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

Location:
20, Waterloo Crescent, , 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/2002/8076 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. 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.

Trevor Watson
Development Control Manager

03 December 2002

Environmental Services

For office use only.
Application number: 26...V.2002 8076

26 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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 & MRS BOWDEN
	Address and postcode	20 WATERLOO CRESCENT
		WOKINGHAM
		BERKSHIRE
		RG40 2JJ
	Phone number	0118 961 9703
2	Agent's Name	SALES & ADMIN SECUTARY
	Address and postcode	AMAZON HOUSE
		8 READING ROAD SOUTH
		FLEET, HANTS, GU52 7QL
		JANE BOWDEN 01252 629 955
	Phone number	NIGEL ROBERTS 07769903441
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.	20 WATERLOO CRESCENT.
		WOKINGHAM
		BERKSHIRE
		RG40 2JJ
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND FLOOR, SINGLE STOREY
		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.	CAVITY DWAFF WALL TO MATCH EXISTING BRICKWORK, WHITE PVCU CONSERVATORY, POLLYCARBONATE 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

9	How many bedrooms does the property have?	Existing: 4	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: NB

on behalf of MR & MRS KERTON

Date 25-11-02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

P.C. 37 660 020

ADDRESS 20 WATERLOO CRESCENT PARISH WOKINGHAM

PLOT No. 8 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3/0/45/71	MARC GREGORY LTD.	LAYOUT OF ROADS & RES. DEV	21.11.71	N/A C/A
6/22/72	" "	RESIDENTIAL DEVELOPMENT	8.6.72	N/A C/A
9999 M	" "	1 DETACHED HOUSE & GARAGE	15.9.72	APP. N/A
BR 6149	Mr G F Harvey	conservatory	14.3.77	APP N/A
/2002/8076	Mr + Mrs Kerton	S/St R ext - Conserv		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo (scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary ..... Electoral Division
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... (County Borough or European)
Und ..... Undefined
CB ..... Centre of Bank
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... Side of River
TD ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

Other Information

Chy ..... Chimney
EIP ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... Foot Bridge
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Meml ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... Normal Tidal Limit
P ..... Post or Pole
PC ..... Public Convenience
PH ..... Public House
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... Unmade
W ..... Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/