APPLICATION NO:
F/2002/8152

LOCATION:
20 Wedderburn Close, Winnersh Reading.

APPLICANT:
Mrs Pinkney C/O C A Associates

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

EARLIEST DATE FOR DECISION 06/01/2003

APPLICATION WILL HAVE EXPIRED ON:
03/02/2003

CASE OFFICER: Phillip Taylor

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Pinkney
C/O C A Associates
18 Cinnamon Close
Earley
Reading
Berks
RG6 5GP

Application Number: F/2002/8152

Parish: **WINNERSH**

Location: **20, Wedderburn Close, Winnersh, Reading.**

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

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.

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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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 : Phillip Taylor

Application Number : F/2002/8152

Applicant : Mrs Pinkney C/O C A Associates.

Location : 20, Wedderburn Close, Winnersh, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory. Retrospective.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/1/03

Date of Neighbour Notifications : .....

Date of Site Visit : 6/1/03

Date Registered : 09/12/2002

Earliest Date for Decision : 06/01/2003

Latest Consultation Date/Site Notice Expiry Date : 06/01/2003

This application will have expired on: 03/02/2003. 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 :

Parish Council - No comment

Planning Issues :

Impact upon Neighbouring properties and Character of the area.

Relevant Policy: LBE1, LBE2
WDS3, WBE1
ENV1

Application Number: F/2002/8152

Appraisal :

This is a retrospective application for a conservatory ~~to be~~ that is attached to the side of this semi-detached dwelling in the identified settlement.

The conservatory projects 4.1m from the side of the dwelling and is 4.8m wide. It has a pitched and hipped roof and is glazed on all sides.

The rear garden of No 20 Weddeburn close is large and there is a 12m gap between the adjacent dwelling No 19. No overlooking, overbrg or overshadowing impacts.

The conservatory would be visible only from the very end of Weddeburn Close. No adverse harm to the streetscene.

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

Application Number F/2002/8152
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Retrospective

RECORD OF SITE VISIT

SITE ADDRESS: 20 Wedderburn Close Winnersh Reading.

APPLICATION NUMBER: F/2002/8152

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Resi

3. DESCRIPTION OF SITE/BUILDING Semi

4. RELATIONSHIP TO ADJOINING PROPERTIES 19 No impact
seen from road but no
impact.

5. SITE CONSTRAINTS ✓

TREES ✓

ACCESS/PARKING ✓

LEVELS

BOUNDARY TREATMENT 1.7m lane

OTHERS

Application Number: F/2002/8152

Case Officer : PT

Valid Date : 9/12/02

Map No : 60

Site Area : 0.04

Received Date: 09/12/2002

Level : Delegated Application

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

Location : 20, Wedderburn Close, Winnersh, Reading.

Parish : WI **Ward :** WIN

Applicant : Mrs Pinkney C/O C A Associates.

Fee Required: £110 **Fee Received: £110** (3)

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

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.....

Include site inside.....

red line.....

No pre-app.

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

Tel: (0118) 974 6442

Date: 13 December 2002

My ref: F/2002/8152

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2002/8152
20, Wedderburn Close, Winnersh, Reading.
Proposed single storey rear extension to dwelling to form conservatory. Retrospective.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8152**
20, Wedderburn Close, Winnersh, Reading.
Proposed single storey rear extension to dwelling to form conservatory. Retrospective.
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 Siggery

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Tel: (0118) 974 6442

Date: 13 December 2002

My ref: F/2002/8152

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Councillor Ball

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

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Tel: (0118) 974 6442

Date: 13 December 2002

My ref: F/2002/8152

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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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Development Control Manager

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_____

_____

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 Bray

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

Received by Wokingham District Council

Application No: F/2002/8152

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

Location:
20, Wedderburn Close, Winnersh, Reading.

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/2002/8152 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2003. 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

13 December 2002

Organisation_Name	Building_Name	address1	Postcode
		12REYNARDS CLOSEWOKINGHAM	RG41 5NT
		13REYNARDS CLOSEWOKINGHAM	RG41 5NT
		14REYNARDS CLOSEWOKINGHAM	RG41 5NT
		15REYNARDS CLOSEWOKINGHAM	RG41 5NT
		16REYNARDS CLOSEWOKINGHAM	RG41 5NT
		18WEDDERBURN CLOSEWOKINGHAM	RG41 5NY
		19WEDDERBURN CLOSEWOKINGHAM	RG41 5NY
		20WEDDERBURN CLOSEWOKINGHAM	RG41 5NY
		21WEDDERBURN CLOSEWOKINGHAM	RG41 5NY
		9WEDDERBURN CLOSEWOKINGHAM	RG41 5NY
		114WOODWARD CLOSEWOKINGHAM	RG41 5UT

09.[illegible]02 8:52

Environmental Services

For office use only.
Application number: 02/00902 8152

Householder planning application form

8152

WOKINGHAM UNITARY
Aiming for Excellence

09 DEC 2002

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	MRS PINKNEY. 11 CONSTABLE CLOSE WOODLEY. RG5. 4US.
2	Agent's Name Address and postcode Phone number	C. A ASSOCIATES. 18 CINNAMON CLOSE. EARLEY. READING RG6 5GP. 0118. 9869330
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 WEDDERBURN CLOSE. WINNERSH.
4	Give brief details of the proposal for example, two storey side extension. About the application	RETROSPECTIVE PLANNING APPLICATION FOR 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.	RED FACING BRK TO MATCH EXISTING.
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? NA	Existing: 3	Proposed: 3
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 MRS PINKNEY.

Date 05.12.02

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

ADDRESS 20 WEDDERBURN CLOSE PARISH WINNERSH

PLOT No. 21 ORD. SHEET No. SU 7870 (GO)

BUILDER R.J. Burns

Plan No.	Applicant	Description of Development	Date of Decision	Decision
475/48	Mr. R.B. Weston	Goat House	9.11.48	Exempted Building
O/230/64	M.A. Loverock Ltd	Outline	3.9.64	N/A - C/K
214/64	R.J. Burns (Builders) Ltd	Semi/Det. House	31.12.64	App. Refuse
16/65	Domar Developments Ltd	Semi/Det. House	18.2.65	App. C/A
98/68782/F	Mr. & Mrs. Pinkney	S/St/S	26.1.99	Ref
FP98/8226	"	"	22.12.98	App
F/2002/8152	"	S/St/R - Conserv.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pdevg - Conservatory. Mr/Mrs Pinkney 22/11/02 PPreq

DRAINAGE