APPLICATION NO:
F/2002/6381

LOCATION:
3 Brook Close, Wokingham.

APPLICANT:
Mr/Mrs W Tarver C/O Clive Hackett

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

EARLIEST DATE FOR DECISION: **18/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/06/2002

CASE OFFICER: **Louise Smith**

APPROVED

328

RAILEX
Marbleboard

EASIFILE EP7

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs W Tarver
C/O Clive Hackett
5 Mickle Hill
Sandhurst
Berks
GU47 8QL

Application Number: F/2002/6381

Parish: **WOKINGHAM**

Location: **3, Brook 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 86mm or similar.

Informative
2. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 05/06/2002

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.

Application Number F/2002/6381
Conditions/Reasons for Refusal

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

1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

2. No soakaways ~~shall~~ should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances ~~shall~~ should the water table be intersected.

3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 STU1			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: CD3 EN1			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 5.6.02

GW Protection Zone

RECORD OF SITE VISIT

SITE ADDRESS: 3 Brook Close Wokingham.

APPLICATION NUMBER: F/2002/6381

OFFICER: Louise Smith

DATE OF SITE VISIT: 29/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS
Residential cul-de-sac - semi-detached properties with integral side gges - Standard design - porch extensions established original uniformity.
Red bricK + tile facia

3. DESCRIPTION OF SITE/BUILDING
previous extensions
semi detached property - set a distance from road up sloping driveway - detached flat roof side gge.
gable pitch porch.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set to same front + rear as No 5
Set a distance away from other neighbours.

5. SITE CONSTRAINTS

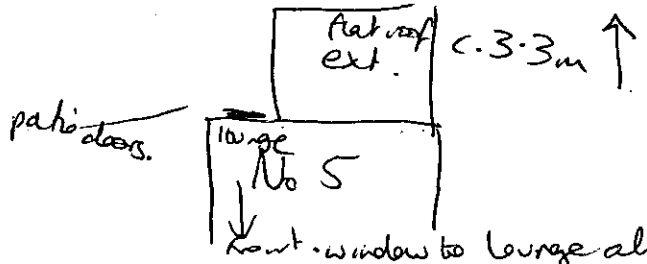
TREES N/A

ACCESS/PARKING N/A

LEVELS slopes up to house c. 2m.

BOUNDARY TREATMENT Trees align € boundary
Rear 1.5m cb fence + conifers + hedge over other side of boundary

OTHERS right 2m cb fence then tall conifer trees c. 4m out from dwelling.
No 2 s/s side extension



WORK SHEET FOR : Louise Smith

Application Number : F/2002/6381

Applicant : Mr/Mrs W Tarver C/O Clive Hackett.

Location : 3, Brook Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 29/4/2

Date Registered : 15/04/2002

Earliest Date for Decision : 18/05/2002

Latest Consultation Date/Site Notice Expiry Date : 18/05/2002

This application will have expired on: 10/06/2002. 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 :
Identified Settlement
Impact on Neighbours
" " Streetscene.

Application Number: F/2002/6381

Appraisal :

The site is a semi-detached dwelling with detached side garage, situated within the identified settlement boundary of Wokingham. This application proposes a single storey rear conservatory, projecting 2.5m to the rear of the dwelling and covering a width of 4.6m. It would incorporate a monopitch roof, 2.4m to the eaves and 3m to the ridge.

Impact on Neighbouring Properties:
The west elevation of the conservatory facing the adjoining neighbour, No.5, would be bricked up so no loss of privacy is envisaged for this neighbour. The conservatory is set away from all other boundaries.

The conservatory would be set 0.1m from the side boundary (2m high) fence with No.5 Brook Close and would not project past the single storey rear extension of this neighbour. Due to its scale and siting it is not considered to have any adverse impacts on this neighbour in terms of overshadowing or being overbearing.

Impact of Street Scene:
The conservatory would be screened to the rear of the dwelling and therefore not detract from the character of the street scene. There have been many single storey front porch extensions along Brook Close and No5 has had a flat roofed single storey rear extension.

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

Application Number : F/2002/6381	Map No : 68A
Case Officer : LS	Site Area : 0.04
Valid Date :	Received Date: 15/04/2002

Level : Delegated Application

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

Location : 3, Brook Close, , Wokingham.

Parish : WK Ward : EMM

Applicant : Mr/Mrs W Tarver C/O Clive Hackett.

Fee Required: £110 Fee Received: £110 (7)

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 I f "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

.....

Note to officer:

.....

Site lies within a Groundwater Protection Zone

.....

See guidance notes from Policy/Plans for

.....

Planning Informatives.

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

.....

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
	GLENCROFT	GLENCROFTBROOK CLOSEWOKINGHAM	RG411ND
		60COPSE DRIVEWOKINGHAM	RG411LX
		62COPSE DRIVEWOKINGHAM	RG411LX
		43COPSE DRIVEWOKINGHAM	RG411NA
		45COPSE DRIVEWOKINGHAM	RG411NA
		2BROOK CLOSEWOKINGHAM	RG411ND
		3BROOK CLOSEWOKINGHAM	RG411ND
		5BROOK CLOSEWOKINGHAM	RG411ND

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

Tel: (0118) 974 6463

Date: 24 April 2002

My ref: F/2002/6381

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/6381
3, Brook Close, , 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6381**
3, Brook 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: 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 Malvern
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 24 April 2002

My ref: F/2002/6381

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6381
3, Brook Close, , 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely

Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6381**
3, Brook 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: 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 Eke

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

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

Tel: (0118) 974 6463

Date: 24 April 2002

My ref: F/2002/6381

WOKINGHAM UNITARY
Aiming for Excellence

Councillor 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6381
3, Brook Close, , 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6381**
3, Brook 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: 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 Earnshaw

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

Received by Wokingham District Council

Application No: F/2002/6381

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

Location:
3, Brook 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/2002/6381 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/05/2002. 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

24 April 2002

(1)

ADDRESS 3 Brook Close PARISH WOK

PLOT No. 156 ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/65/61	La Bouchardière	Res Dev	21/12/61	C
0/4/62	do	do	29/3/62	R
0/30/62	do	do	Superseded by Laing	
B/41/63	Laing	Dwelling	14/12/63	C
00915 BR682	Reed	S/storey extension	11/7/74 24/5/74	C
R/119/67	Knott	Enc't garage	26/10/67	C/A
07514	Mr + Mrs S Reed	Bathroom & bedroom	19.1.78	W/A. C/
BR 8285		1st floor extension	18.4.78	APP.
BR 20300	MR. J. STOKES	GARAGE ALT.	29.3.83	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2)

ADDRESS 3 Brook Close PARISH Dokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR22031	MR. J. STOKES	GARAGE	30.1.84	APP. W/B
F/2002/6381	Mr. + Mrs. W. Tarver	S/St/R – Conservatory		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 15.APR.2002* 6381

Householder planning application form

DELEGATED

WOKINGHAM UNITARY
Aiming for Excellence

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 N TARVER 3 BROOK CLOSE WOKINGHAM BERKSHIRE RG41 1ND 01189 629096
2 Agent's Name Address and postcode Phone number	CLIVE HACKETT, M.B.I.A.T. 5 Mickle Hill, Sandhurst Berkshire, GU47 8QL Tel: 01344 776422
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.	3, BROOK CLOSE, WOKINGHAM
4 Give brief details of the proposal for example, two storey side extension. About the application	LEAN TO CONSERVATORY AT THE REAR 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.	WINDOWS + DOORS WHITE PVC U DOUBLE GLAZED BRICKS TO MATCH EXISTING BRICKS
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: 4	Proposed: 4
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

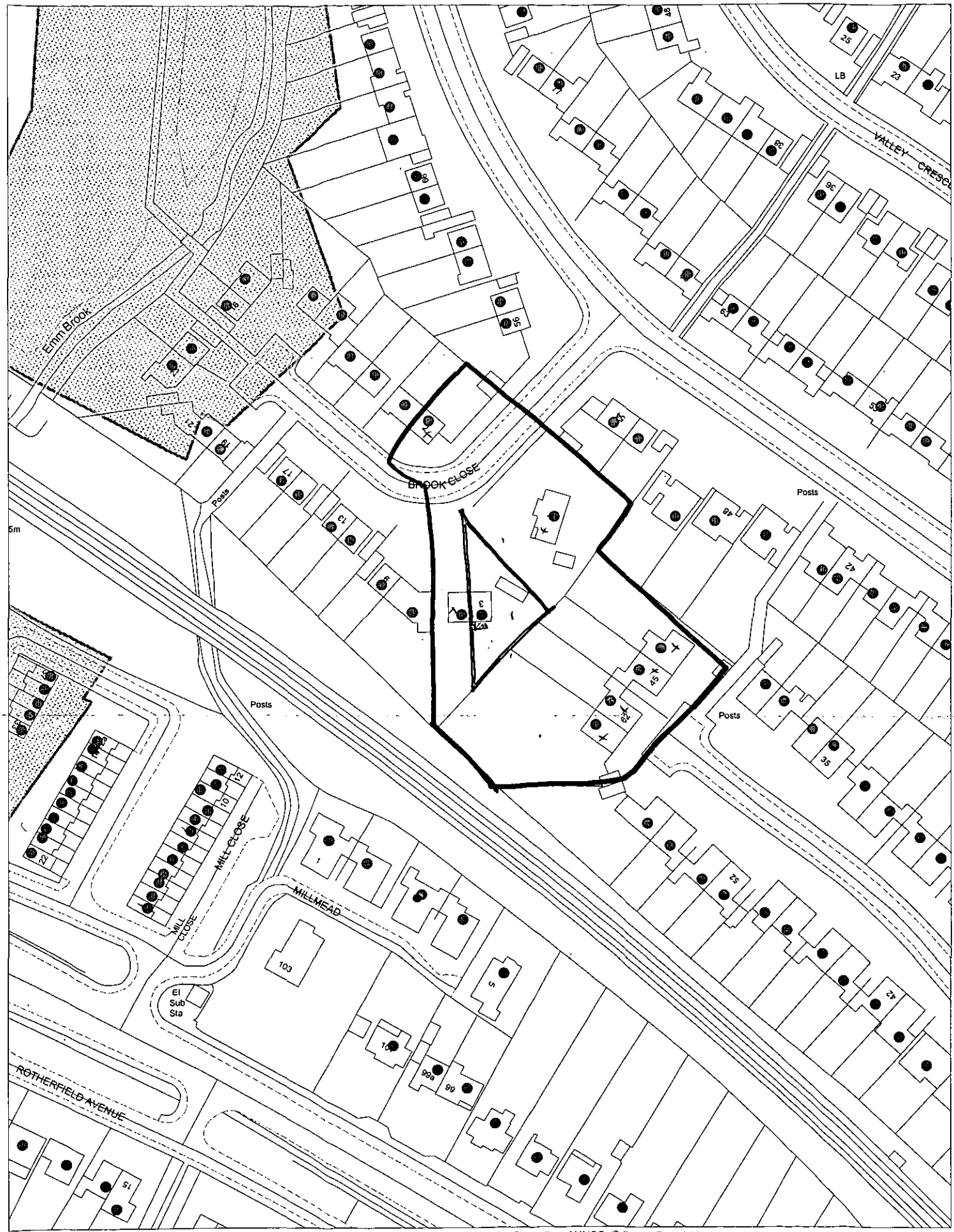
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR + MRS W TARVER

Date 11-4-02

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

19 April 2002

Scale: 1 : 1250

N
W E
S



DELEGATED

15.APR.2002* 6381

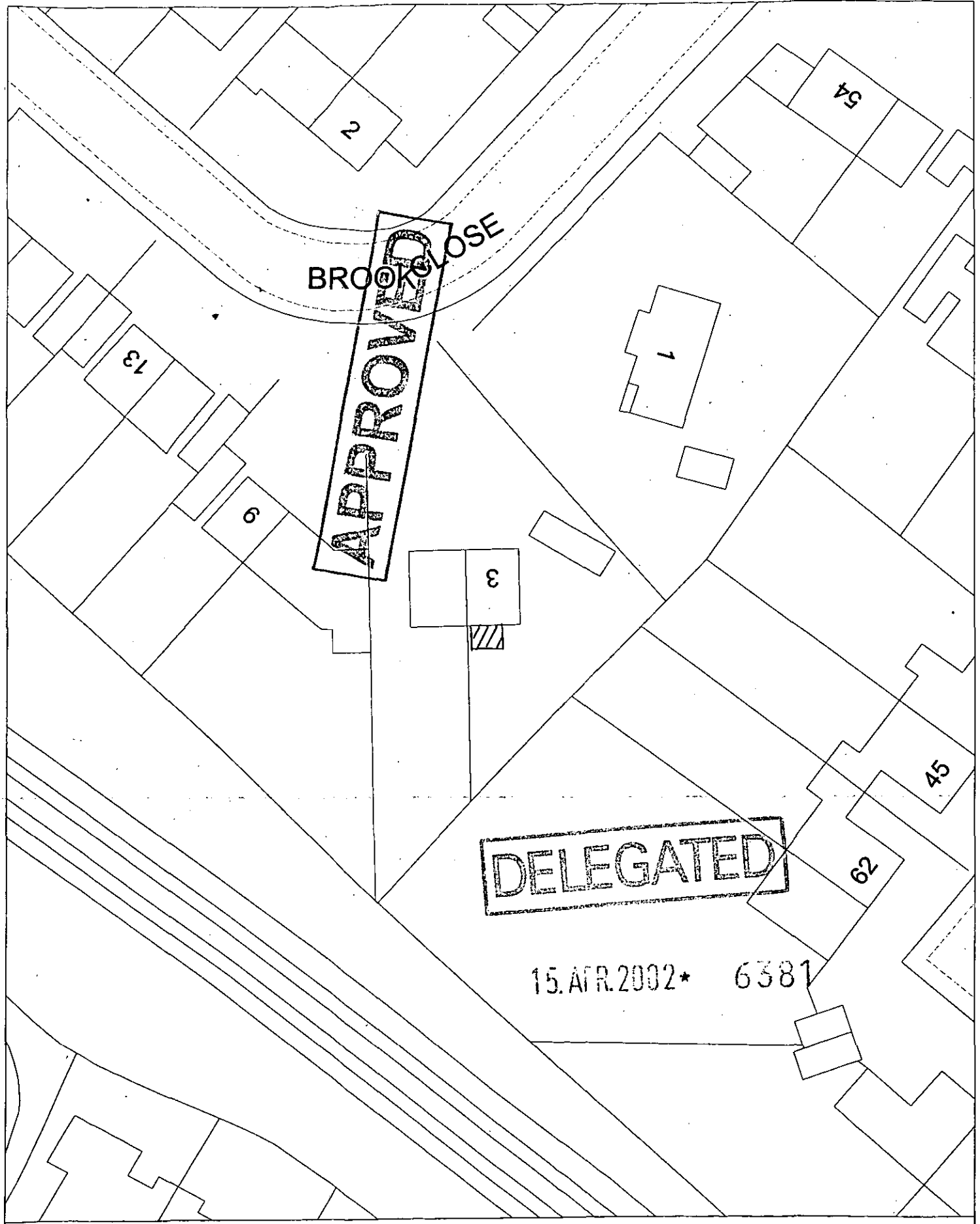
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 27 March 2002

N
W E
S



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 27 March 2002

N
W E
S