APPLICATION NO:
F/2002/6209

LOCATION:
174 Reading Road, Wokingham.

APPLICANT:
Mr M A Lokuciewski

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

1/05/02

EARLIEST DATE FOR DECISION: **27/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

180

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M A Lokuciewski
174 Reading Road
WOKINGHAM
Berkshire
RG41 1LH

Application Number: F/2002/6209

Parish: **WOKINGHAM**

Location: **174 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 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:

Application Number F/2002/6209
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			

RECORD OF SITE VISIT

SITE ADDRESS: 174 Reading Road Wokingham.

APPLICATION NUMBER: F/2002/6209

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 8/05/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential - Mixed large Houses

3. DESCRIPTION OF SITE/BUILDING large detached house. single garage long rear garden 1.7a long

4. RELATIONSHIP TO ADJOINING PROPERTIES garage of 176 comes close to the boundary.
garage of 172 screen wall to 174.

5. SITE CONSTRAINTS None

TREES Rg See file letter

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6209

Applicant : Mr M A Lokuciewski .

Location : 174, Reading Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/05/02

Date of Neighbour Notifications : .....

Date of Site Visit : 8/05/02

Date Registered : 22/03/2002

Earliest Date for Decision : 27/04/2002

Latest Consultation Date/Site Notice Expiry Date : 27/04/2002

This application will have expired on: 17/05/2002. 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 :

Environmental Design – No objection but want to see protection fencing around an oak tree during construction.

Planning Issues :

Impact on Neighbouring Properties, Character of the area.

Application Number: F/2002/6209

Appraisal :

The application property is detached house located on the south side of the Reedy Road within the defined settlement. There has been a two storey extension at the rear (F/2000/0356). The proposed is for a conservatory positioned in a recess between the two storey extension and the side of the house. It would measure 6.8m across and 3.0m in width. The roof would be monopitched with a maximum height of 3.0 metres. The garden is long and contains a number of mature trees. Environmental Design have no problem with this provided the closest mature oak tree is protected during construction. The oak tree is actually in the neighbours garden.

The conservatory would line roughly in line with the rear of the double garage at No 176 the adjacent neighbour. A 1.7m fence also separates the properties. No overlook of this property from the conservatory.

No 172 Has a large garage separating the two houses as well as 1.7m hedge and a hedge. No overlook of this property.

Conservatory not visible from the road so will not have impact on the streetscene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number : F/2002/6209	Map No : 68
Case Officer : PT	Site Area : 0.12
Valid Date : 22/03/02	Received Date: 22/03/2002

Level : Delegated Application

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

Location : 174, Reading Road, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr M A Lokuciewski .

Fee Required: £95 Fee Received: £95 (6)

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	Need other side elevation as conservatory projects beyond rear of house.	✓ received	
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

.....

No pre-apps

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

Tel: (0118) 974 6442

Date: 03 April 2002

My ref: F/2002/6209

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6209
174, 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 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/2002/6209**
174, Reading Road, , 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 King

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

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

Tel: (0118) 974 6442

Date: 03 April 2002

My ref: F/2002/6209

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/6209
174, 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 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/2002/6209**
174, Reading Road, , 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 D Morgan

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

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

Tel: (0118) 974 6442

Date: 03 April 2002

My ref: F/2002/6209

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6209
174, 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 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/2002/6209**
174, Reading Road, , 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 Marinos

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

Received by Wokingham District Council

Application No: F/2002/6209

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

Location:
174, 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 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/2002/6209 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 27/04/2002. 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 April 2002

Organisation_Name	Building_Name	address1	Postcode
		172READING ROADWOKINGHAM	RG411LH
		174READING ROADWOKINGHAM	RG411LH
		176READING ROADWOKINGHAM	RG411LH
		171READING ROADWOKINGHAM	RG411LJ
		173READING ROADWOKINGHAM	RG411LJ
		175READING ROADWOKINGHAM	RG411LJ
		21BEDFORD GARDENSWOKINGHAM	RG413HZ
		23BEDFORD GARDENSWOKINGHAM	RG413HZ
		21WINDMILL AVENUEWOKINGHAM	RG413XA
		23WINDMILL AVENUEWOKINGHAM	RG413XA

neighbour consultation list

F/2002/6209

Environmental Services

For office use only.
Application number: 22.MAR2002* 6209

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR. M. A. LOKUCIEWSKI
	Address and postcode	174 READING ROAD WOKINGHAM BERKSHIRE RG41 1LH
	Phone number	0118 9619760
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	174 READING ROAD WOKINGHAM BERKSHIRE RG41 1LH
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.	BRICKWORK PAINTED WHITE TO MATCH EXISTING. CLEAR POLYCARBONATE ROOF. GLAZED PANEL WALLING.
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

ADDRESS 174 READING ROAD PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0356	Mr & Mrs J S Lokuciewski	2/st rear extension	28.3.00	APP
FP/2000/0274	" "	Replacement floor slab	7.02.00	App

DATE OF COMPLETION

MINISTRY DECISION

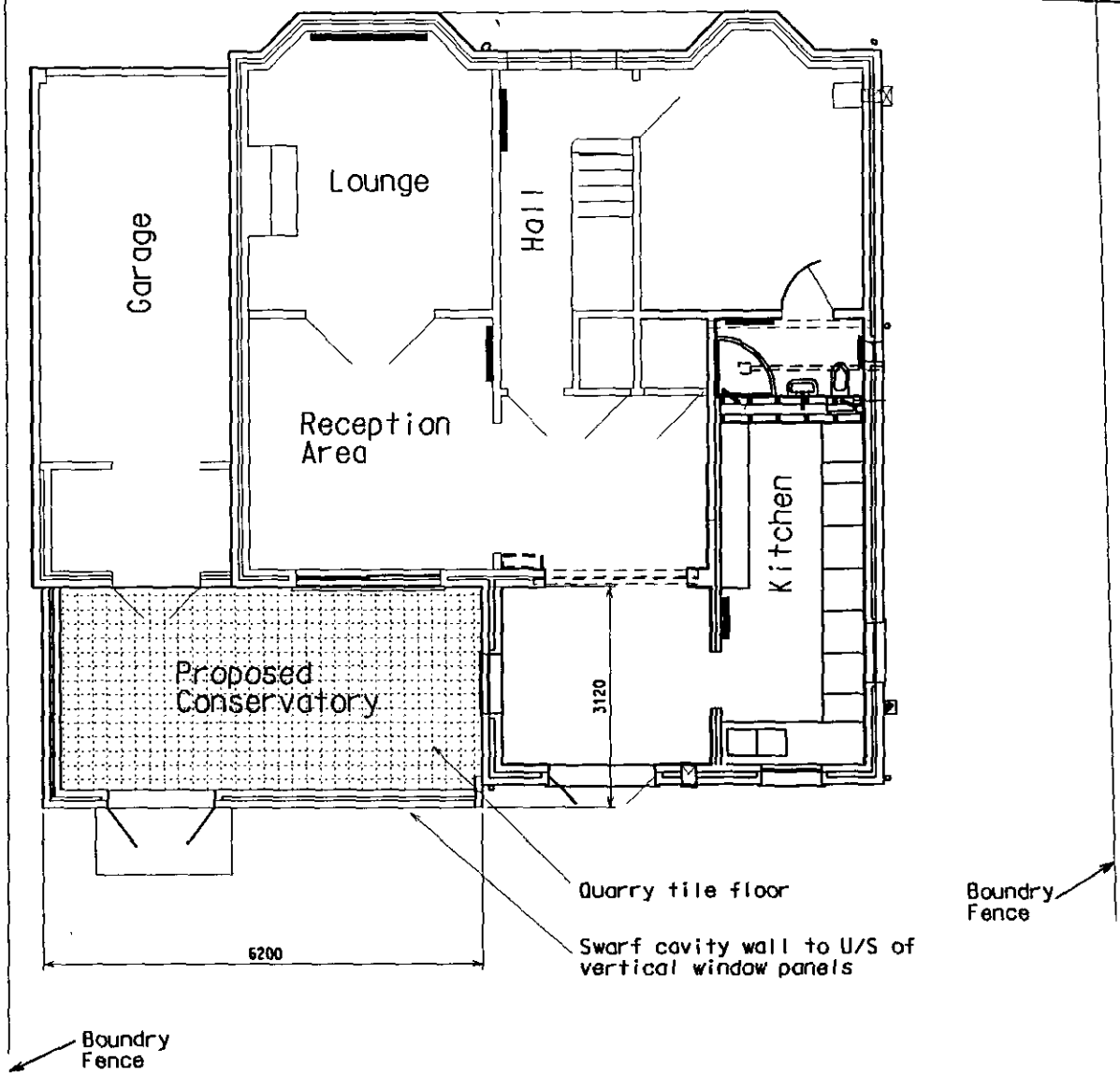
SPECIAL ORDERS

DRAINAGE

091074

22.MAR2002* 6209

APPROVED



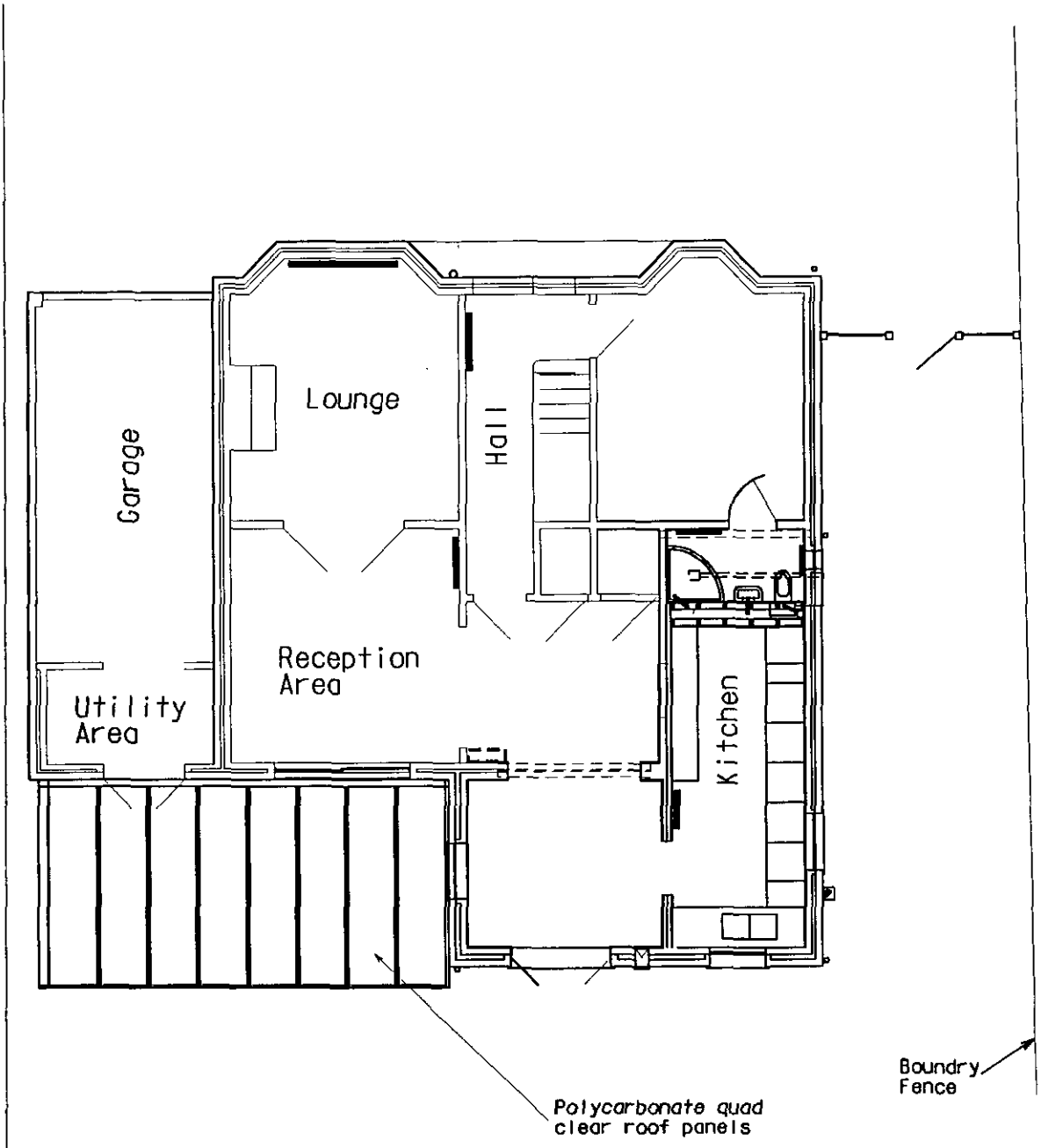
PROPOSED CONSERVATORY FLOOR PLAN

PROPOSED CONSERVATORY

FOR Mr M.A. & J.S. LOKUCIEWSKI
174 READING ROAD - WOKINGHAM
BERKSHIRE - RG41 1LH

Drg No 174/CON/001
SCALE : 1/100
DATE : 20-03-2002

22.MAR2002* 6209



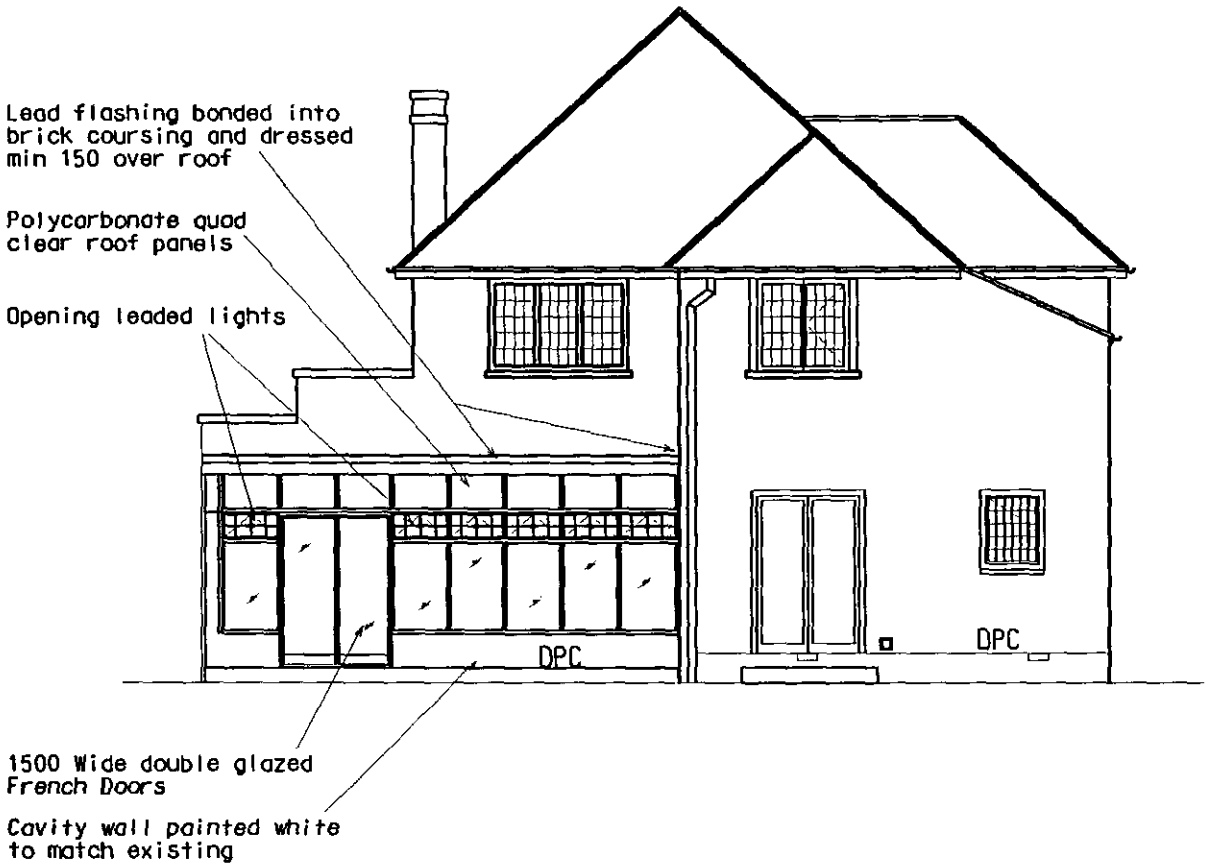
PROPOSED PLAN ON CONSERVATORY ROOF

PROPOSED CONSERVATORY

FOR Mr M.A. & J.S. LOKUCIEWSKI
174 READING ROAD - WOKINGHAM
BERKSHIRE - RG41 1LH

Drg No 174/CON/002
SCALE : 1/100
DATE 20/03/2002

22.MAR2002* 6209



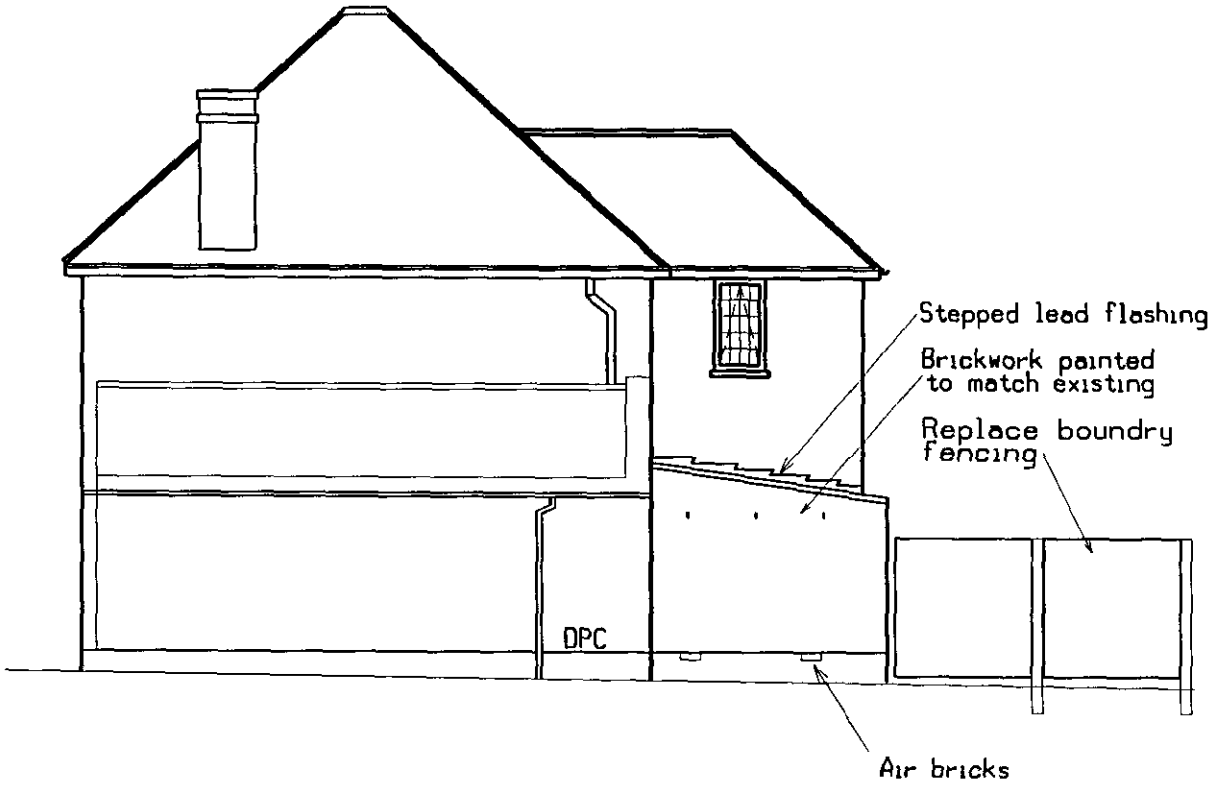
PROPOSED ELEVATION ON CONSERVATORY

PROPOSED CONSERVATORY

FOR Mr M.A. & J.S. LOKUCIEWSKI
174 READING ROAD - WOKINGHAM
BERKSHIRE - RG41 1LH

Drg No 174/CON/003
SCALE : 1/100
DATE 20/03/2002

22.MAR2002* 6209



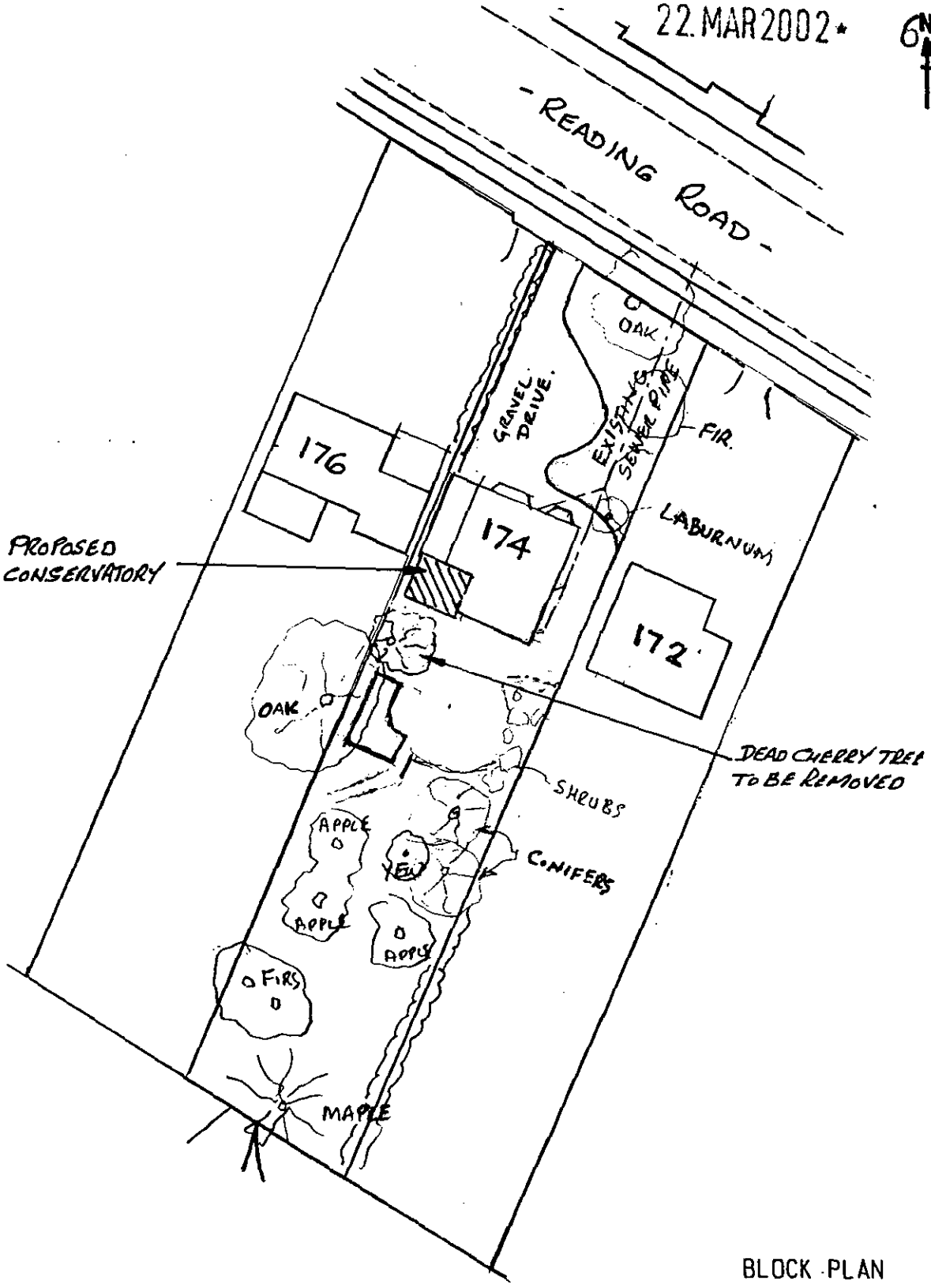
PROPOSED SIDE ELEVATION

PROPOSED CONSERVATORY

FOR Mr M.A. & J.S. LOKUCIEWSKI
174 READING ROAD - WOKINGHAM
BERKSHIRE - RG41 1LH

Drg No 174/CON/004
SCALE : 1 / 100
DATE 20/03/2002

22.MAR2002 6209



BLOCK PLAN

PROPOSED CONSERVATORY

FOR Mr M.A. & J.S. LOKUCIEWSKI
174 READING ROAD - WOKINGHAM
BERKSHIRE - RG41 1LH

Drg No 174/CON/005
SCALE : 1 / 500
DATE 20/03/2002

22.MAR2002* 6209



CROWN COPYWRIGHT 2002

SITE PLAN

PROPOSED CONSERVATORY

FOR Mr M.A. & J.S. LOKUCIEWSKI
174 READING ROAD - WOKINGHAM
BERKSHIRE - RG41 1LH

Drg No 174/CON/006
SCALE : 1 / 1250
DATE 20/03/2002

NOTES :-

22.MAR2002* 6209

1. Foundations to be in accordance with the building regulations. 700 wide x150 deep C25 concrete at a sutable bearing layer to the satisfaction of the Local Building Control Department

.

2. Walls to be 103 thk external brick skin painted with masonry paint to match existing. Cavity to be 25 wide. consisting of 103 Inner skin to be brick. Brick skins to be tied with butterfly wall ties (or equivalent) at 450 horizontal and vertical staggered pitch.

3. Conservatory to be fixed to existing walls in accordance with manufacturers recomendations. Glazing panels to be safety glass.

4. Conservatory to 20mm Polycarbonate clear quad wall panels fixed to propritory aluminim glazing bars at 750 centres. Vertical glazing to be standard double glazed upvc panels with opening lights above. French door to be 1500 wide double glazed upvc

5. Floor to be 100mm compacted hardcore with 50mm sharp sand blinding. 1000 visqueen dpc. 100mm C25 concrete base finished with 10mm quarry tiles

6. Junction of roof and existing walls to be lead flashing dressed 150 min over new roof and bonded into existing wall joint

7. Gutter to be 100 UPVC with min 65 dia downpipe. to be run into existing soakaway system

PROPOSED CONSERVATORY

FOR Mr M.A. & J.S. LOKUCIEWSKI
174 READING ROAD - WOKINGHAM
BERKSHIRE - RG41 1LH

Drg No 174/CON/007
SCALE : NTS
DATE 10/03/2002

22.MAR2002* 6209



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.
28 March 2002 Scale: 1 : 1250

N
W E
S

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Philip Taylor DATE: 2nd May 2002

Location:	174 Reading Road, Wokingham
Proposal:	Proposed single storey rear extension to dwelling to form conservatory
Application Number:	F/2002/6209

In response to your consultation dated 3rd April 2002 for the above application, the tree and landscape comments are as follows:

The proposed conservatory will not directly affect any significant landscape features within the application site. However, a mature oak tree is growing within the neighbouring property (No.176) . This tree is visible from the Reading Road and contributes to the visual amenity of the area.

Although the oak tree is located sufficiently distant from the proposed conservatory so as not to be directly affected it should be protected from possible root damage during construction works.

In order to ensure the successful retention of this tree the applicant should be required to produce for approval protective fencing details in accordance with BS 5837: 1991 - Trees in Relation to Construction.

The proposed conservatory would not be visible from the road or other points of public access and I do not believe that there is an issue in relation to increase in visual impact.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer
Trees

From: Phillip Taylor

Date: 03 April 2002

1

Application Number: F/2002/6209

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

Site Address:
174, Reading Road, , Wokingham.

Applicant:
Mr M A Lokuciewski .

Your observations are required in respect of this application within **7 days** of the above date.

No TPO

protect oak