APPLICATION NO:
F/2001/5521

LOCATION:
44 Luckley Road, Wokingham.

APPLICANT:
Mr/Mrs Thomas C/O Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **11/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/02/2002

CASE OFFICER: **Louise Smith**

APPROVED

CONFIDENTIAL

634

D.O.

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Thomas
C/O Anglian Home Improvements
Conservatory Admin Dept
PO Box 65
Norwich
Norfolk
NR6 6EJ

Application Number: F/2001/5521

Parish: **WOKINGHAM**

Location: **44, Luckley 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.

Condition
3. The extension hereby approved shall incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report 212 "Construction of New Buildings on Gas contaminated Land".

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.

Reason
3. To ensure that the development is protected against adverse effects of gas.

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 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.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

Applicationo	Name & Address
F/2001/5521	Mr B Davies 39 Luckley Road WOKINGHAM. RG41 2ES
Appliation Approved	Letters sent 09.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5521

Applicant : Mr/Mrs Thomas C/O Anglian Home Improvements.

Location : 44, Luckley Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/1/2

Date of Neighbour Notifications : .....

Date of Site Visit : 7/1/2

Date Registered : 12/12/2001

Earliest Date for Decision : 11/01/2002

Latest Consultation Date/Site Notice Expiry Date : 11/01/2002

This application will have expired on: 06/02/2002. 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 :

— Neighbour No 39. ~~[illegible]~~ concerns for impact on neighbour at No 42 who is away.

Environment Agency - offer advice re; landfill gas risk, + watercourse + pollution control.

Planning Issues :
Identified Settlement.
Impact on Neighbours
Impact on Streetscene.

Application Number: F/2001/5521- 44 Luckley Road

Appraisal:

Development

The site is a two storey detached dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a single storey rear extension to the dwelling to form a conservatory. It would comprise a bay window frontage extending 3.3m from the rear of the dwelling, measuring 4m in width. The roof would be pitched, 2.6m to the eaves and 3.6m to the ridge with a decorative trim.

1. Impact upon neighbouring properties
   No 46 Luckley Road has had a rear two-storey extension, which brings the rear wall of the dwelling in line with No 44. The boundary between these neighbouring properties is marked by a 1.8m close-boarded fence, which continues to the rear as a 2m hedge. The conservatory would be located 5.9m from this boundary, and is therefore not considered to provoke any adverse effects.

   No 42 extends 4m to the rear of the No 44. However, overlooking would not be an issue as behind the 2m boundary fence, only the top of the kitchen ground floor windows and the obscure glazed first floor bathroom window are visible in the side elevation of No 42. Furthermore, the garage of No 44 serves to increase height and massing around the boundary.

   The distance between the proposed conservatory and the two neighbouring properties, combined with the scale of the development itself, reduces concerns of overshadowing and overbearing.

2. Impact upon the character of the area

   The proposed extension would be located to the rear of the property, screened from the streetscene. Given that materials are planed to compliment those existing, it is not felt that the conservatory will detract from the character of the locality.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5521
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
3.			The extension hereby approved shall incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report 212 Construction of New Buildings on Gas Contaminated Land.
			To ensure that the development is protected against adverse effects of gas.

Wokingham

RECORD OF SITE VISIT

SITE ADDRESS: 44 Luckley Road Wokingham.

APPLICATION NUMBER: F/2001/5521

OFFICER: Louise Smith

DATE OF SITE VISIT: 7/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - Telegraph pole

2. DESCRIPTION OF SURROUNDINGS Residential Rd variety housing design + periods Mixture of bungalow + 2 storey detached properties Red brick + brown tile roofs

3. DESCRIPTION OF SITE/BUILDING

Shed rear 2.3m high.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 42 close boarded fence on top of higher land 0.4m 2m fence top of kitchen windows above + bathroom window 1st floor continues as hedge (2m high).
No 46 - 1.8m c b fence continues as hedge 2m.
Rear trees + thick hedge long garden slopes up.

No 48 sufficient dist no prob

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - No 42 0.4m higher.

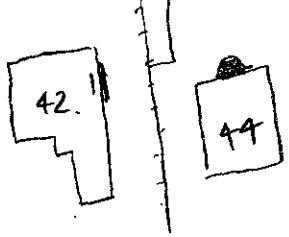
BOUNDARY TREATMENT

OTHERS No 46 rear extension - level with rear of No 44 back gf + 1st fl windows.

MARK WINDOWS ON :- No 42.

OK

5.9.



such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

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

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352+
Email: matthew.rose@environment-agency.gov.uk
CC: Anglian Home Improvements

ENVIRONMENT AGENCY

Our Ref : SP/2001/005049-1/1
Your Ref : F/2001/5457

Date : 11 January 2002

PLANNING SERVICES | HPT 51879
POL | TLS
DC LS | ENF
APP |
CS |
16 JAN 2002
COPIES TO: | ACK: | FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Smith

CONSERVATORY EXTENSION TO LAUNDRY COTTAGE, PARK LANE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 17th December 2001, received on 19th December 2001. Please quote the following reference in any correspondence: **SU76SE/17/6.**

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are two landfill sites within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would suggest that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Thomas
C/O Anglian Home Improvements
Conservatory Admin Dept
PO Box 65
Norwich
Norfolk
NR6 6EJ

Application Number: F/2001/5521

Parish: **WOKINGHAM**

Location: **44, Luckley 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.

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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.

Anna Cronin
Head of Planning & Transportation
Date: 30/01/2002

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.

OBS

PLANNING SERVICES	
DC LS	
COPIES TO:	ACK: ✓
	FILE:

Mr. B. Davies
39, Luckley Road,
Wokingham,
Berkshire
RG41 2ES

Ms. Louise Smith
Development Control Officer,
Environmental Services Department,
Planning Services
P. O. Box 157
Shute End,
Wokingham, Berkshire
RG40 1WR

Your Ref: **Louise Smith, F/2001/5521**

Dear Madam,

Re: Application Number F/2001/5521
Site Address: 44, Luckley Road, Wokingham, Berkshire.
Proposal: Proposed single storey rear extension to dwelling to form conservatory

I write in response to your notice dated the 18 December 2001.

While I have no objection to the proposed plan, subject to:

1. the extension is designated for private occupation.
2. no obstruction to number 39 Luckley Road driveway and parking space
3. protecting the owner-occupier's interest at number 42, Luckley Road, Wokingham, particularly with reference to building foundation, light and space etc.

I believe that Mr. & Mrs. D. Page, of number 42 Luckley Road, Wokingham, are on 3 months holiday in Australia. For this reason. I believe that they ought to be consulted and their comment sought before the application is determined.

I believe that my comment is fair and just under the circumstance.

Yours faithfully,

Tel. (0118)974 6444

Date: 18 December 2001

Your Ref:

My Ref: Louise Smith
F/2001/5521

The Owner / Occupier
39
LUCKLEY ROAD
WOKINGHAM
BERKSHIRE
RG412ES

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam
Application Number: F/2001/5521
Site Address: 44, Luckley Road, Wokingham.
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5521 to enable staff to locate the correct information.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5521** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Louise Smith**, on **(0118)974 6444.**

Yours faithfully,

Louise Smith

Development Control Officer

New rules for building conservatories

By Alexandra Frean
Social Affairs Correspondent

THE conservatory, the increasingly common and relatively cheap way to add space to houses, is the chief concern of new government proposals to eliminate cowboy builders and enhance the quality of DIY home improvements.

Worried about the effects that poorly built and badly insulated conservatories are having on property values and on the homeowning public, Alan Whitehead, the Local Government Minister, yesterday announced proposals to subject conservatories to new controls.

Conservatories with a floor area of 30 square metres or less will be required to satisfy building regulations, under the new measures. They are currently exempt from all red tape, save for a requirement that they be fitted with strengthened glass.

A spokesman for the Department for Transport, Local Government and the Regions said that the proposals, which are subject to a three-month consultation, had been drawn up in part in response to an explosion of interest in home improvements. "More and more people are putting up conservatories themselves. But often they don't have good insulation to stop heat loss, sufficiently strong roofs to withstand heavy snowfalls and high winds, or adequate foundations," she said.

A major source of concern is the "flat-pack" system, which any DIY enthusiast may undertake with little or no reference to good building practice, she added. A further source of concern are people who purchase a recognised proprietary conservatory which is then erected by the supplier but built upon the houseowner's or other builder's foundations.

Frequently conservatories appear to be of good quality and it is not until the house is put up for sale and a survey conducted that problems are identified.

Mr Whitehead said that the proposals were also aimed at tightening controls on cowboy builders. "Investing in home extensions, like conservatories and porches, can be an expensive and regrettable experience, and many individuals have suffered at the hands of the unscrupulous builder."

The proposals will require homeowners to get plans inspected by their local authority building control department. The work will then be subjected to two or three further inspections when it is being carried out. Fees payable vary from council to council and depend on the size and style of conservatory, but are likely to be from £100 to £275.

THE TIMES 19 DECEMBER 2001.

Received by Wokingham District Council

Application No: F/2001/5521

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

Location:
44, Luckley 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/2001/5521 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 11/01/2002. 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.

Head Planning and Transportation

18 December 2001

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

Tel: (0118)974 6444

Date: **18 December 2001**

My ref: F/2001/5521

CONFIDENTIAL

Councillor 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/2001/5521
44, Luckley Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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

If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5521**
44, Luckley 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118)974 6444

Date: **18 December 2001**

My ref: F/2001/5521

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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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Louise Smith

Development Control Officer

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Case officer: **Louise Smith** Application Number: **F/2001/5521**
44, Luckley 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

Ordnance Survey®

Superplan®

99/0943 [illegible]

03 DEC 2001

THOMAS

Planning Extract - 1

Site-centred

12.DEC.2001* 5521



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Scale 1: 1250

Part or all of this Superplan is enlarged from mapping produced at one or more of th following scales: 1:1250, 1:2500 & 1:1000(

National Grid sheet reference at centre of this Superplan: SU8067SE

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 480923 167311

Environmental Services

For office use only.
Application number: 12.DEC.2001* 5521

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 THOMAS
	Address	44 LUCKLEY ROAD
	and postcode	WOKINGHAM
		BERKSHIRE
		RG41 2EN
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address	CONSERVATORY ADMIN DEPT
	and postcode	PO BOX 65
		NORWICH
		NR6 6EJ
	Phone number	01603 420780
3	Site	44 LUCKLEY ROAD
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.		WOKINGHAM
		BERKSHIRE
		RG41 2EN
4 Give brief details of the proposal for example, two storey side extension.	About the application	ERECT A PVCu CONSERVATORY TO REAR OF PROPERTY.

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.	WALLS: BROWN PVCu FRAMES ROOF: TOUGHENED GLASS
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? N/A	Existing:-	Proposed:
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 THOMAS

Date 10/12/2001

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

Environmental Services

For office use only.
Application number:

12. DEC. 2001 * 5021

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 THOMAS
	Address	44 LUCKLEY ROAD
	and postcode	WOKINGHAM
		BERKSHIRE
		RG41 2EN
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address	CONSERVATORY ADMIN DEPT
	and postcode	PO BOX 65
		NORWICH
		NR6 6EJ
	Phone number	C1603 420780
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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.		WOKINGHAM
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Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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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 THOMAS

Date 10/12/2001

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

F

Application Number : NEW/2001/5521	Map No : 83
Case Officer : LS	Site Area : 007
Valid Date : 12.12.01	Received Date: 12/12/2001

Level : Delegated Application

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

Location : 44, Luckley Road, , Wokingham.

Parish : WK Ward : WES 18/12/01 -23.

Applicant : MR /Mrs Thomas C/O Anglian Home Improvements.

Fee Required: £95 Fee Received: £95 (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 18/12/01 →

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

NEIGHBOURS

S/W + see map

OTHERS

No pre-apps

5521

12.DEC.2001

Anglian Home improvements

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

11th December 2001

Our ref: LS 099/09430 Thomas

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: 44 LUCKLEY ROAD, WOKINGHAM, BERKSHIRE, RG41 2EN

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including a cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

pp.

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com

PA1

ADDRESS 44 LUCKLEY ROAD PARISH WOK/WITHIN

PLOT No. ORD. SHEET No. 83

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18968	MR + MRS. BATKINS	FR. SIDE + REAR S/ST. EXTS.	10.3.83	W/A C/A
BR 20635	"	GROUND FLOOR EXTENSION	3.5.83	APP W/A
98/68640/F	M. Thomas	F/FL/S + F/FL/R	31.12.98	C/A
FP98/8176	"	F/FL/S + Int. Alts.	11.12.98	C/A

✓ OK

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 12 DEC 2001 * 55521

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 THOMAS
	Address and postcode	44 LUCKLEY ROAD
		WOKINGHAM
		BERKSHIRE
		RG41 2EN
	Phone number	
●	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT
		PO BOX 65
		NORWICH
		NR6 6EJ
	Phone number	01603 420780
3	Site	44 LUCKLEY ROAD
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.		WOKINGHAM
		BERKSHIRE
		RG41 2EN
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT A PVCu CONSERVATORY TO REAR OF PROPERTY.
●		

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.	WALLS: BROWN PVCu FRAMES ROOF: TOUGHENED GLASS
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? N/A	Existing:-	Proposed:
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.		
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(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

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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]

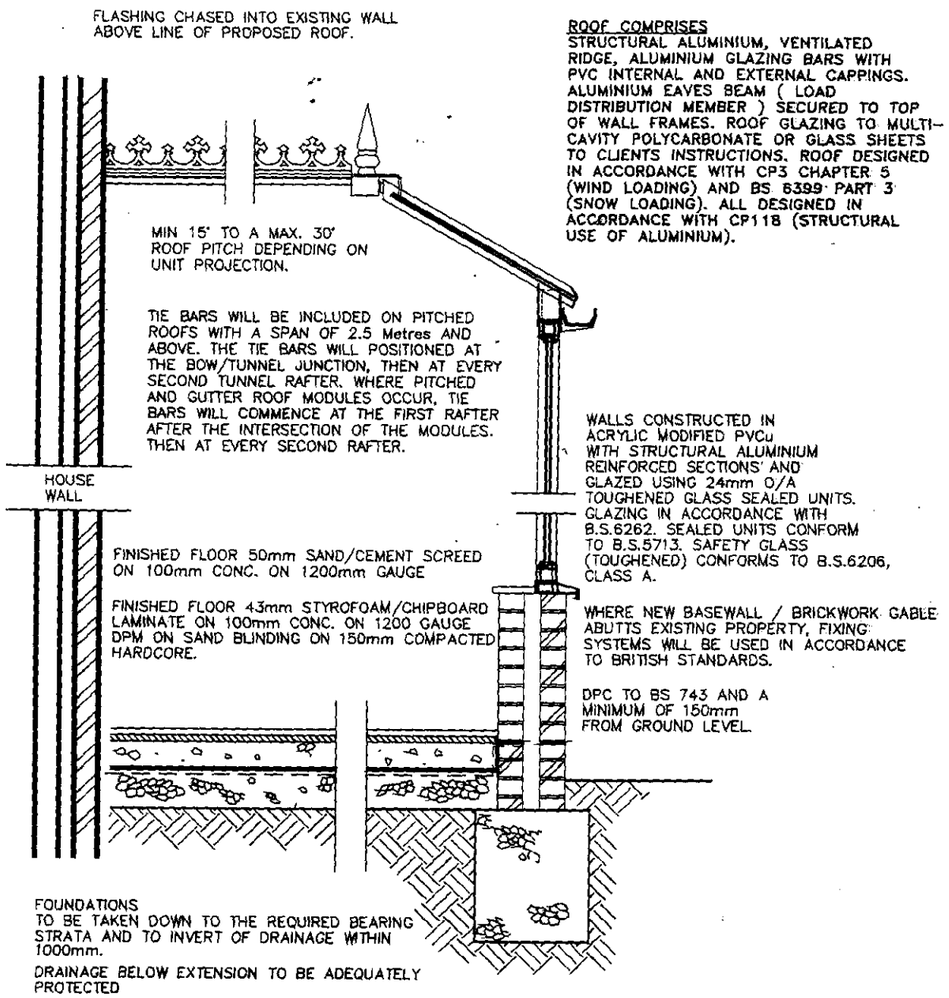
on behalf of MR + MRS THOMAS

Date 10/12/2001

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



2 DEC.2001 *
5521
APPROVED
58
60
30
42
54
673
+ 54.4m
+ 56.0m
BM 56.63m
33
45
45
BLOCK PLAN
@ 1:500



NOTE:– CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SHT2NVBW REV: E

Anglian Home improvements

12.DEC.2001* 5521

APPROVED

PROPOSED . NO0204 3 BAY VIC SET BACK CONSERVATORY

AT . . . . 44 LUCKLEY ROAD
WOKINGHAM
BERKSHIRE
RG41 2EN

FOR. . . . MR AND MRS G THOMAS

CUSTOMER CONTRACT COPY CHECK. YES ☑

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT.. YES ☑

DATE.	REVISIONS.	BY.
29/11/01	Ridge height lowered to 3090 20°	D.A
	LEFT DOOR FIRST	D.A.

DRAWING No. 099/09430

DRAWN BY.. MATTHEW MAYES

DATE 23/11/2001

BRANCH NAME N/A

SURVEYOR. D. Armstrong

DATE 29/11/01

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature Dave Thomas Date 29th Nov 2001

Expected Installation Date
8-12 Wk. From Planning
(Subject to third party approval being obtained)

Comments on deferred installation
.....
.....

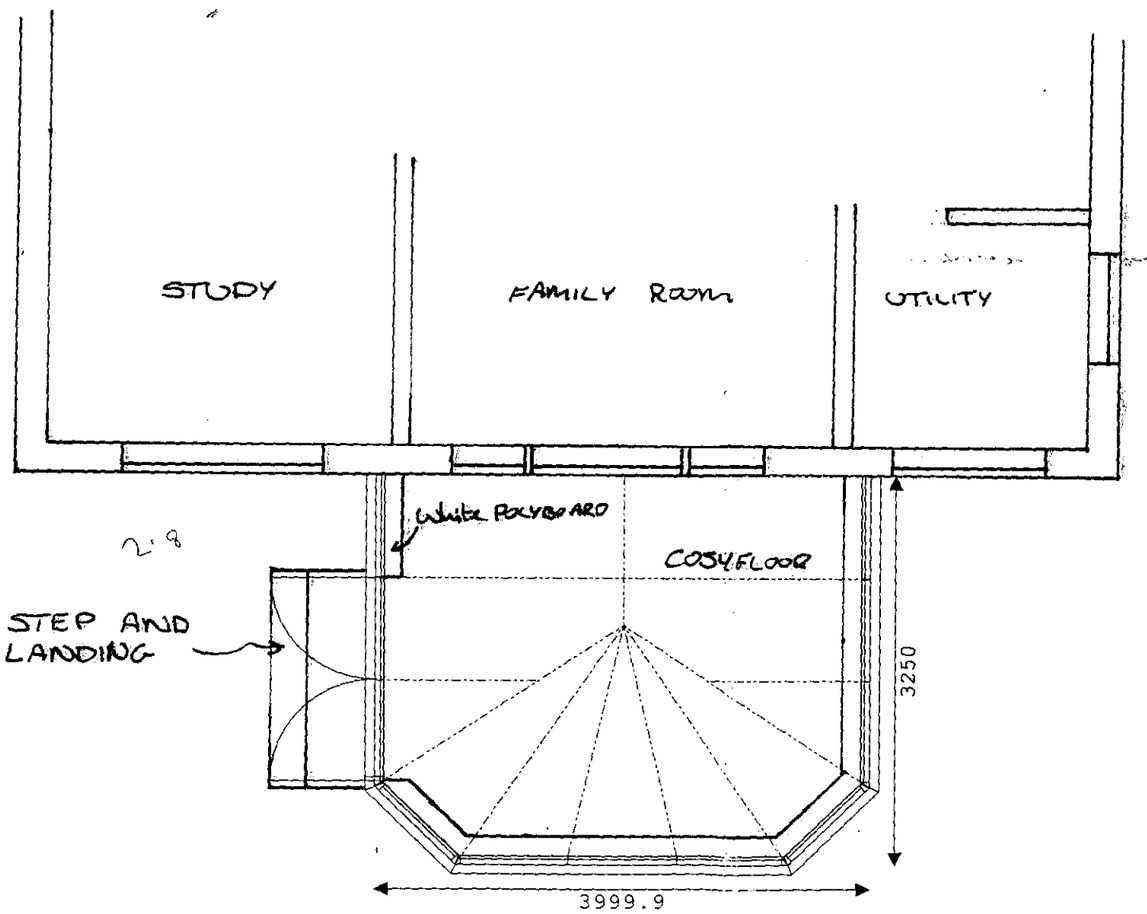
Method of payment
FINANCE
(Anglian does not accept final balance payment by credit card.)

Code
.....

APPROVAL REQUIRED ☑ Where applicable

PLANNING PERMISSION	YES ☑ NO ☐	RESTRICTIVE COVENANTS	YES ☐ NO ☑
BUILDING REGULATION	YES ☐ NO ☑	HOUSING ASSOC. CONSENT	YES ☐ NO ☑
LISTED BUILDING CONSENT	YES ☐ NO ☑	BUILDERS CONSENT	YES ☐ NO ☑
CONSERVATION AREA	YES ☐ NO ☑	LANDLORDS CONSENT.	YES ☐ NO ☑
NEIGHBOURS CONSENT	YES ☐ NO ☑	PARTY WALL ACT	YES ☐ NO ☑

APPROVED
12.DEC.2001 5521



9m.

Report Version 1.04 02/01/01

Customer Signature: Kate Thomas	Date: 29th Dec 2001	DRAWING NO. 099/09430	Unit Elevation: PLAN LAYOUT / ROOF DETAILS.	Scale.. 1:50	Drawn.. MATTHEW MAYES
				Date.. 23/11/2001	Surveyor.. D. Armstrong

12.DEC.2001 5521

APPROVED



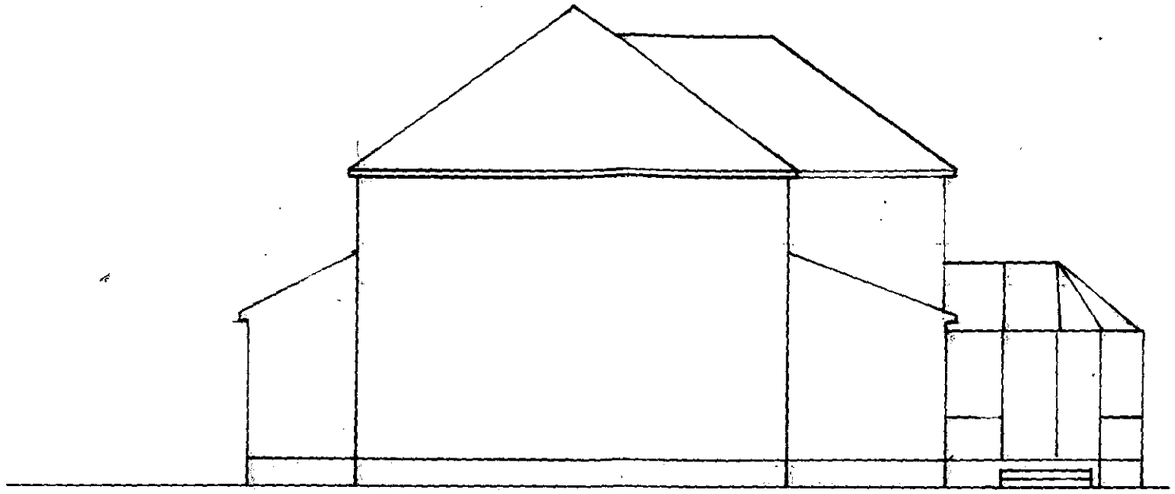
SPECIFICATION

PVCU DUAL KNIGHT CONSERVATORY
1 no. double door first ~~left~~ open out where shown
4 no. top hung fanlight vents where shown
5 no. dummy vents where shown
450mm basewall required
~~20~~° roof pitch

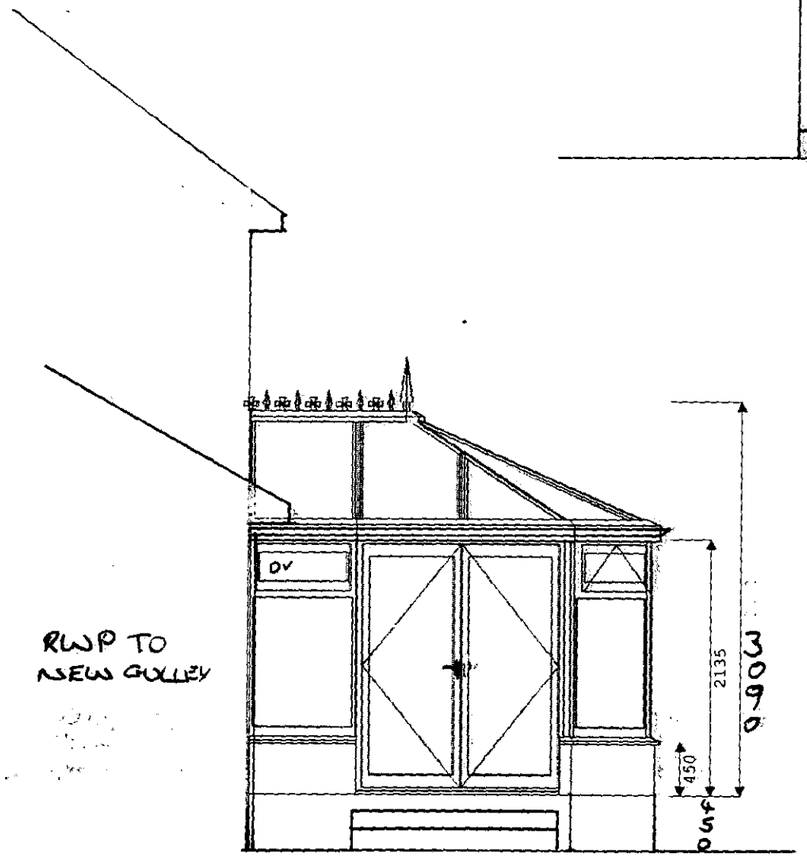
Report Version 1.06 03/04/01

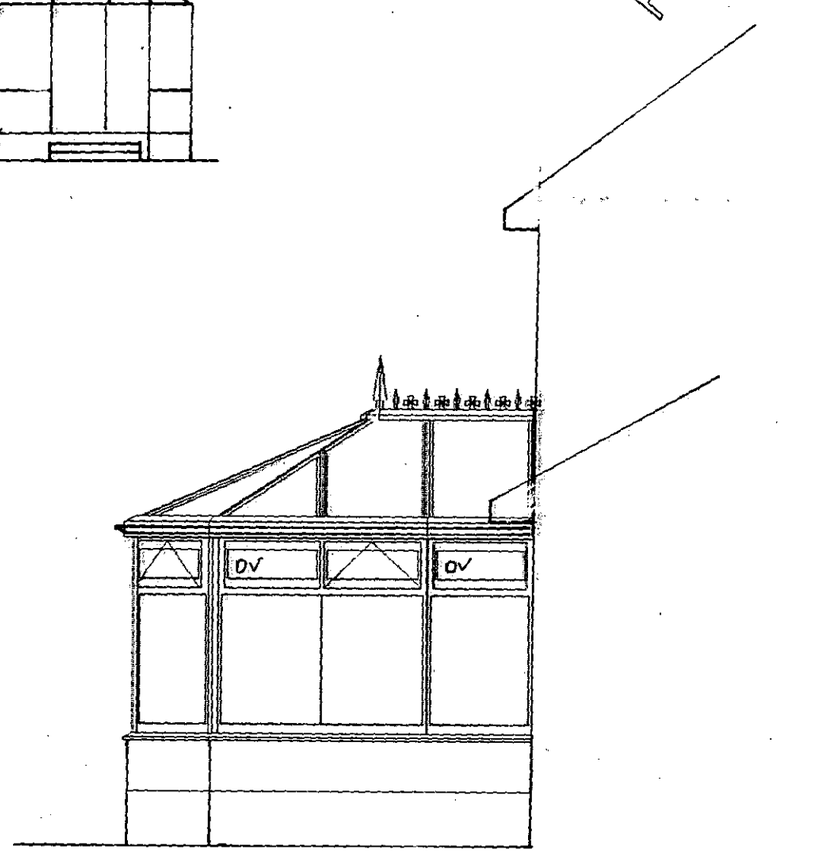
Customer Signature	Date	Drawing No.	Property Elevation	Unit Elevation	Scale.. 1:50	Drawn.. MATTHEW MAYES
Kate Tomas	29th Nov 2001	099/09430		FRONT ELEVATION	Date.. 23/11/2001	Surveyor.. D. Armstrong

12.DEC.2001 * 5521
APPROVED



SIDE ELEVATION 1:100





Report Version 1.06 03/04/01

Customer Signature	Date	Drawing No.	Property Elevation:	Unit Elevation	Scale..	Drawn.
Kate Thomas	29th Nov 2001	099/09430		SIDE ELEVATIONS.	1:50	MATTHEW MAYES
					Date.. 23/11/2001	Surveyor.

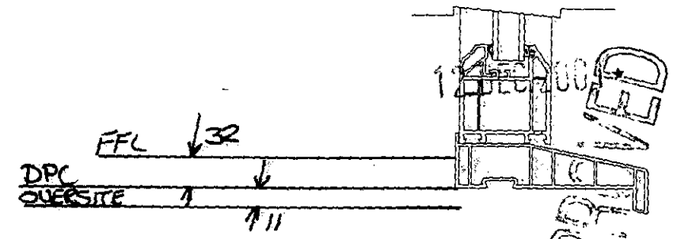
SURVEYORS BASE PLAN

(TO ACCOMPANY ACTUAL BASE PLAN
PROVIDED BY CONSERVATORY ADMIN.)

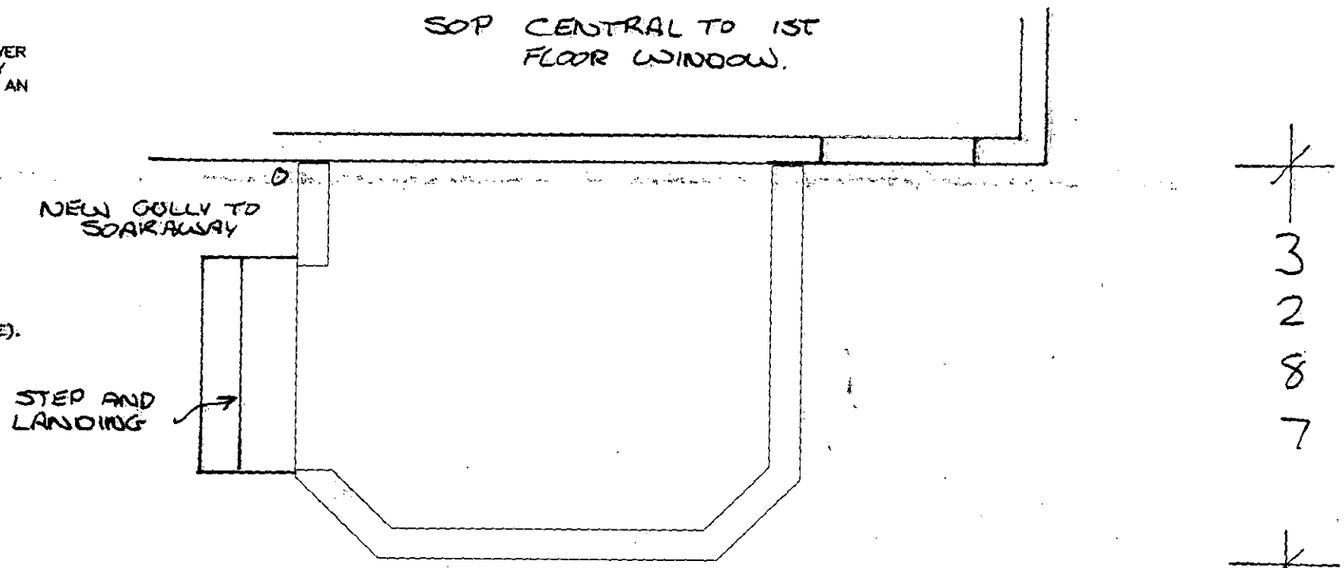
DWG: ENGNTBW	REV: D

NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 *min* INTO NEW SOAKAWAY 5.0 *m.* MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.
7. BUILD NEW BASE WALL ABOVE D.P.C LEVEL OF UNIT.
   BASE WALL TO BE CONSTRUCTED IN 100 MM THICK BLOCKWORK/BRICKWORK INTERNALLY, 50 MM THICK CAVITY FILLED WITH FIBREGLASS INSULATION BATTS, 100 MM THICK BRICKWORK EXTERNALLY, AND TO INCORPORATE D.P.C MIN 150 MM ABOVE GROUND LEVEL AND TO INCLUDE "BUTTERFLY" GALVANISED WIRE TYPE WALL TIES STAGGERED 900 MMM HORIZONTALLY, 450 MM VERTICALLY AND TO BE DOUBLED UP AROUND CORNERS AND REVEALS.
   CLOSE INTERNAL SKIN AT JAMBS AGAINST 150 MM WIDE D.P.C
   CAVITY BELOW GROUND LEVEL TO BE FILLED WITH LEAN MIX CONCRETE TO WITHIN 150 MM OF D.P.C. LEVEL OF UNIT.
   ALL NEW VISIBLE BRICKWORK, INCLUDING BRICKWORK BELOW D.P.C. LEVEL AND ABOVE EXTERNAL GROUND LEVEL TO PERIMETER OF UNIT TO MATCH EXISTING HOUSE BRICKWORK (WHERE POSSIBLE).



APPROVED 5521



3287

4074

NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.
ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

Report Version 1.05 02/04/01

Customer Signature	Date	Drawing No.	Property Elevation	Unit Elevation	Scale..	Drawn..
Kate Thomas	29th Nov 2001	099/09430		BASE LAYOUT	1:50	MATTHEW MAYES
					Date.. 23/11/2001	Surveyor..

PRODUCT CHECK SHEET.

✓ Where Applicable

PRODUCT: Retail New Generation PVCu Dual Knight

NOTE - ALL CRUSADER CONSERVATORIES ARE EXTERNALLY GLAZED.

ROOF COLOUR: Mahogany OUT/ White IN

ROOF MATERIAL:	POLYCARBONATE	THICKNESS	GLASS	SPACER
	N/A	N/A	Pilkington K	Silver

ROOF VENT:	YES	NO	MANUAL	ELEC MOTOR	AUTOMATIC	RIDGEFLOW:
		✓				

NUMBER OF DOWNPIPES: 1 POSITION: L/H ✓ R/H INTERMEDIATE

HANDLE COLOUR: GOLD TYPE: CURVED

EAVES BEAM TYPE: Standard THRESHOLD: Low Threshold

SPECIAL GLASS TO FRAMES AND LOCATION: Pilkington K

OBSCURE GLAZING PATTERN AND LOCATION: N/A

S.G.O.:	YES	NO	LOCATION AND PATTERN No.:
		✓	N/A

WINDOW BOARDS: WHITE POLYBOARD

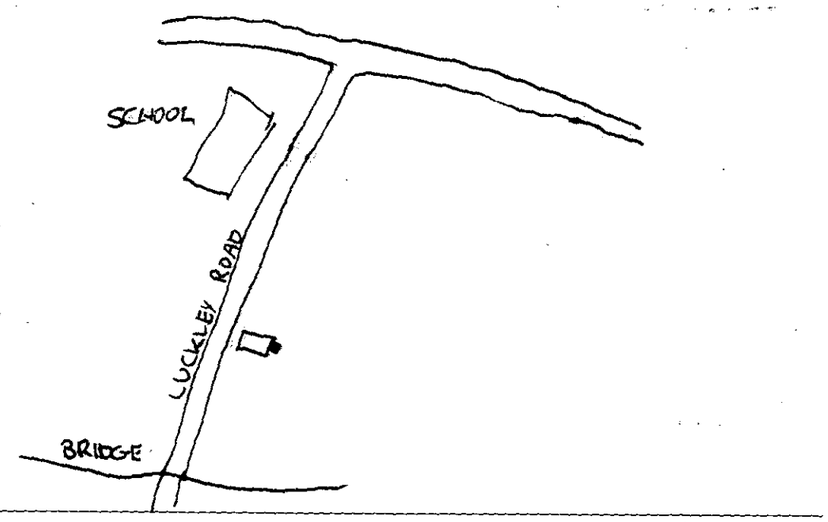
THIRD PARTY APPROVAL: YES BEYOND PD RIGHTS 12.DEC.2001* 5521

LOCAL COUNCIL ☐ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHER ☑

APPROVED

ADDRESS:
WOKINGHAM DISTRICT
PO BOX 157
WOKINGHAM
BERKSHIRE
RG 40 1 WR

BLOCK PLAN (NOT TO SCALE)



ADDITIONAL PRODUCT / PHYSICAL BARRIER: PVCu ☐ HARDWOOD TIMBER ☐ SOFTWARE TIMBER ☐

DESIGN - VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: _____ INC. CILL.
WIDTH: _____
GLASS TYPE: _____
HANDLES: _____
CILL TYPE: _____
THRESHOLD: _____

ADDITIONAL INFORMATION

ADDITIONAL PRODUCT:

DESIGN - VIEWED EXTERNALLY.

MANUFACTURING SIZES.
HEIGHT: _____ INC. CILL.
WIDTH: _____
GLASS TYPE: _____
HANDLES: _____
CILL TYPE: _____
THRESHOLD: _____

ADDITIONAL INFORMATION

Customer Signature	Date	Drawing No.	Unit Elevation	Scale..	Drawn..
Kate Thomas	29th Nov 2001	099/09430	CHECK SHEET.	N/A	Matthew Mayes
				Date.. 23/11/2001	Surveyor

PRODUCT CHECK SHEET.

12 DEC 2001 5521

✓ Where Applicable

PRODUCT POSITION : REAR ✓ SIDE ☐ FRONT ☐ FINISHED FLOOR LEVEL : SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY) : SIDE GATE

EXISTING PROPERTY FOUNDATION TYPE : SEE GROUND REPORT

COUNCIL TEL. NO. & POINT OF CONTACT : 01189 746000 Building Control.

BRICK TYPE (IF KNOWN) : MATCH REQUIRED

	YES	NO	DETAILS
Skip Required	✓		(ON ROAD) / DRIVE
Remove Site Obstruction		✓	TYPE : _____ VOLUME: ____
Trees		✓	TYPE : _____ DISTANCE FROM UNIT : _____
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : _____
Break Up Hardstanding	✓		TYPE : SET ASIDE SLABS AREA : (m²) : 6
Excessive Earth Removal		✓	QUANTITY : _____
Retaining Wall		✓	HEIGHT : _____ LENGTH : _____
Rainwater Drainage	✓		Soakaway ✓ / Connect To Existing ☐ / Other ☐ _____
Manhole, Plastic / Brick / Concrete		✓	RAISE & SEAL / MOVE / INVERT DEPTH : ____
Gulley / Rodding Eye		✓	RAISE & SEAL / MOVE
Re-Route Rainwater Pipe		✓	PLASTIC / CAST COLOUR : _____ / ROUND / SQUARE DIAMETER : ____
Box In Pipes		✓	
Additional Height On Base At Front Of	✓		Maximum height from original ground level to FFL of conservatory : 482
Suspend Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

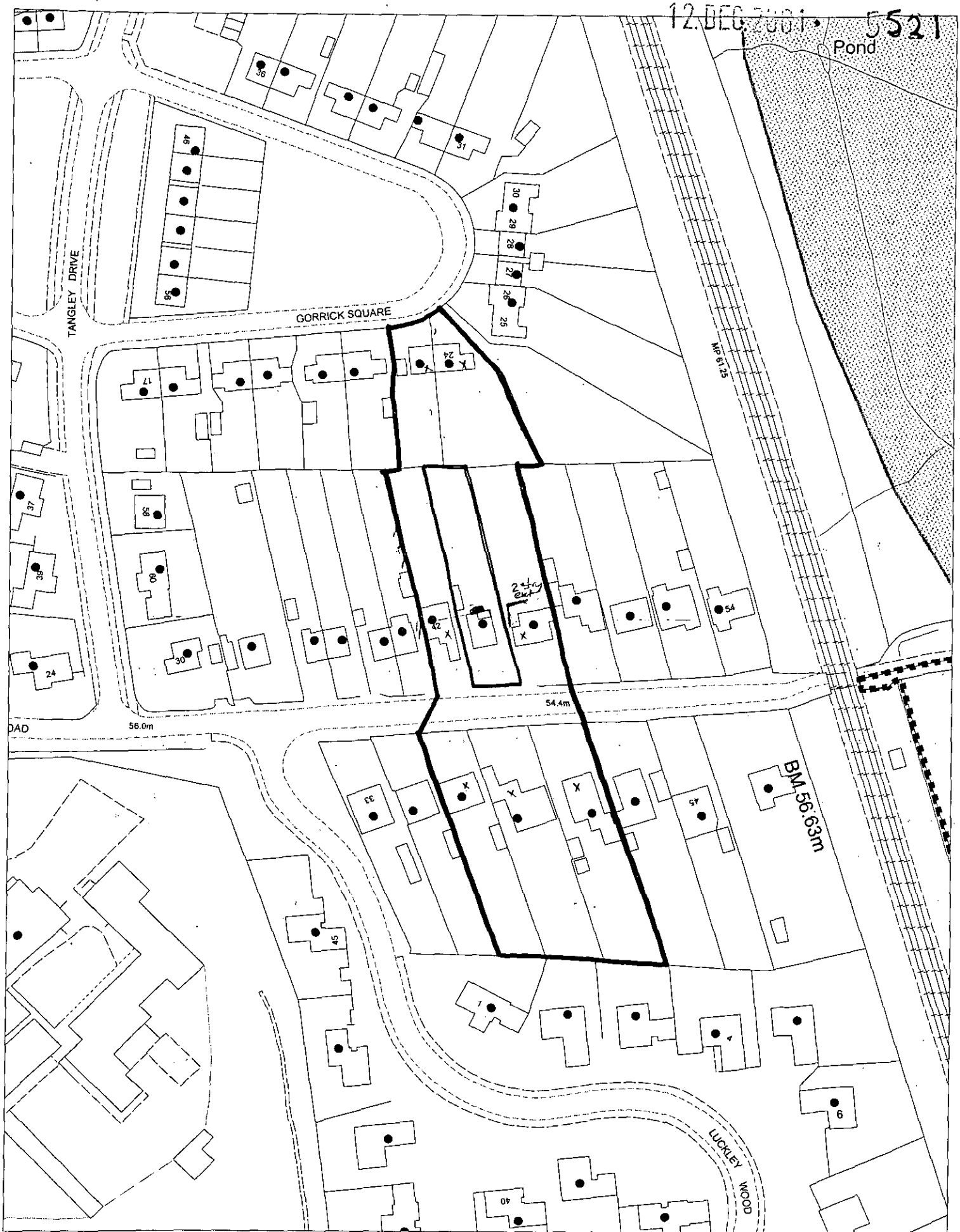
	YES	NO	DETAILS
Basewall External Finish	✓		(BRICK) / RENDER / OTHER
Basewall Internal Finish	✓		BRICK / (PLASTER)
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site	✓		CUSTOMER'S EXPECTATIONS : 1 Row SLABS AROUND BASE
Steps / Landing	✓		TOTAL RISE : 450 QUANTITY : 2
Balustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : _____ POSITION : _____
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit	✓		TIMBER / PVCu / STEEL / (TILE) SPECIFY : _____
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : _____
Physical Barrier By Anglian / (Customer)	✓		TYPE : EXISTING
Plaster House Wall	✓		QUANTITY : 8.54 m³
Screed Floor By Anglian		✓	QUANTITY : _____ m³ SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : __ QUANTITY : _____ m² SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY : 13 m³
Skirting Board	✓		SIZE : 150 x 22 PVCu / (TIMBER)
Existing Balanced Flue		✓	TYPE : _____ DISTANCE FROM UNIT : _____
Electrics		✓	SPECIFY : BY OTHERS
Plumbing		✓	SPECIFY : BY OTHERS
Additional Work	✓		SPECIFY : CUT EAVES TO TAKE UNIT

APPROVED

Report Version 1.04 02/04/01

Customer Signature	Date	Drawing No.		Unit Elevation	Scale.. N/A	Drawn.. Matthew Mayes
Kate Thomas	29TH Nov 2001	099/09430		CHECK SHEET.	Date.. 23/11/2001	Surveyor..

12 DEC 2001 5521



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Development Control Section, Environmental Services, Wokingham District Council.
17 December 2001

Scale: 1 : 1250

N
W E
S