APPLICATION NO:
F/2001/5459

LOCATION:
42 Bearwood Road, Wokingham.

APPLICANT:
Mr J Roberts C/O Country Collection

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

24/01/02

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

573

RAILEX
Marbleboard

EASIFILE EP7

DO 573

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Roberts
C/O Country Collection
Unit 3
Southbrook Farm Estate
Redlake Lane
Wokingham
Berks RG40 3BY

Application Number: F/2001/5459

Parish: **BARKHAM**

Location: **42, Bearwood 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:

Berkshire Structure Plan Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5459

Applicant : Mr J Roberts C/O Country Collection.

Location : 42, Bearwood Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
			18/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18/02/02

Date Registered : 10/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 04/02/2002. 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 :

None received

Planning Issues :

Impact on the neighbouring properties

Impact on character of the area

Policy
WBE1, WBE3
LD3
SBE1, 2

Application Number: F/2001/5459

Appraisal :

The proposed is for a rear conservatory. The application dwelling is a bungalow located on the East side of Birchwood Road. The property is detached and located within the identified settlement of Wokingham / Barkham? The conservatory measures 3.9m by 3.8m and 3½ m to the ridge. It would have a brick base and open brick down on to the rear wall. The dwelling had a single storey extension approved in 1988.

Impact on Neighbouring properties

The boundary treatment is a 1.6m wooden fence. The lands drop to the rear of the garden. However the conservatory would be positioned on an existing flat hard patio area.

Despite being visible from the neighbouring garden the conservatory should not overlook the neighbours. The two at neighbours on either side both have conservatory of similar size.

Impact on the character of the area

The conservatory would be located out of view from the street. Other similar sized and designed conservatories exist on either side.

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

Application Number F/2001/5459
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 42 Bearwood Road Wokingham. APPLICATION NUMBER: F/2001/5459	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Bearwood Road, Residential Rd
moderate linear dev.
density.

3. DESCRIPTION OF SITE/BUILDING Bungalow
large Rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES 1.6m fence on both
42A. – have conservatory side.
44 – also conservatory.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS hardstand policies

BOUNDARY TREATMENT

OTHERS unsure of level

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

Tel: (0118) 974 6444

Date: **24 December 2001**

My ref: F/2001/5459

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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/2001/5459
42, Bearwood 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2001/5459**
42, Bearwood 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 Stubbs

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

Received by Wokingham District Council

Application No: F/2001/5459

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

Location:
42, Bearwood 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/2001/5459 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 14/01/2002. 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

24 December 2001

F

Application Number : ~~NEW~~/2001/5459	Map No : 82
Case Officer : PT	Site Area : 0.06
Valid Date : 10/12/01	Received Date: 10/12/2001

Level : Delegated Application

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

Location : 42, Bearwood Road, , Wokingham.

Parish : BA Ward : BAR

Applicant : Mr J Roberts C/O Country Collection.

Fee Required: £95 Fee Received: £95 (8)

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	Form Sent 48 phoned agent should be 42		✓
S.66 MISSING/INCORRECT/ UNSIGNED	~~SIGNED ON BEHALF OF AGENT FOR APPLICANT~~		
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

NEIGHBOURS

S/N + see map

OTHERS

No pre-apps

5459

10.DEC.2001 5459

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKSHIRE RG40 1WR

Enclosures
Planning Application for:- J Roberts
42 ~~48~~ Bearwood Road
Wokingham

6 Copies application form
6 Copies plans:- @ 1:100, 1: 500, 1:2500
1 Fee cheque for £95.00 made out Wokingham District Council

Environmental Services

For office use only.
Application number: 10.DEC.2001 * 5459

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	J ROBERTS
	Address and postcode	~~48~~ 42 BEARWOOD ROAD WOKINGHAM. RG41 4SY
	Phone number	0118 9783420
2	Agent's Name	COUNTRY COLLECTION
	Address and postcode	UNIT 3 SOUTHBROOK FARM EST. REDLAKE LANE WOKINGHAM. RG40 3BY
	Phone number	0118 9775083
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.	~~48~~ 42 BEARWOOD ROAD WOKINGHAM RG41 4SY
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY EXTENSION 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.	MATCHING FACE BRICK TO WALLS,- PVC-u TO STRUCTURE
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: 3	Proposed: NA
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 J Roberts [illegible]

Date 07/12/07

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

ADDRESS 42 BEA[illegible]WOOD ROAD

PARISH ~~[illegible]~~ BARKHAM 1.4.[illegible]

PLOT No.

ORD. SHEET No. SU.7867 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27/53	MRS. W. ARCHER	PIGSTIES	10.2.53	APP. N/[illegible]
636/71	MRS. G. ARCHER	O/APP. SEMI-DET. ON SITE OF MINISE & GARAGE	8.7.71	N/A C/A
650/72	"	" BUNGALOW ON SITE OF	11.5.72	N/A RE[illegible]
1761/72	"	DETACHED BUNGALOW & GARAGE	23.11.72	APP. C/[illegible]
33852			8.9.89	C/[illegible]
BRA 7517	MR. J. ROBERTO	S/S EXT. & INT. ALTS.	27.6.89	APP

DATE OF COMPLETION

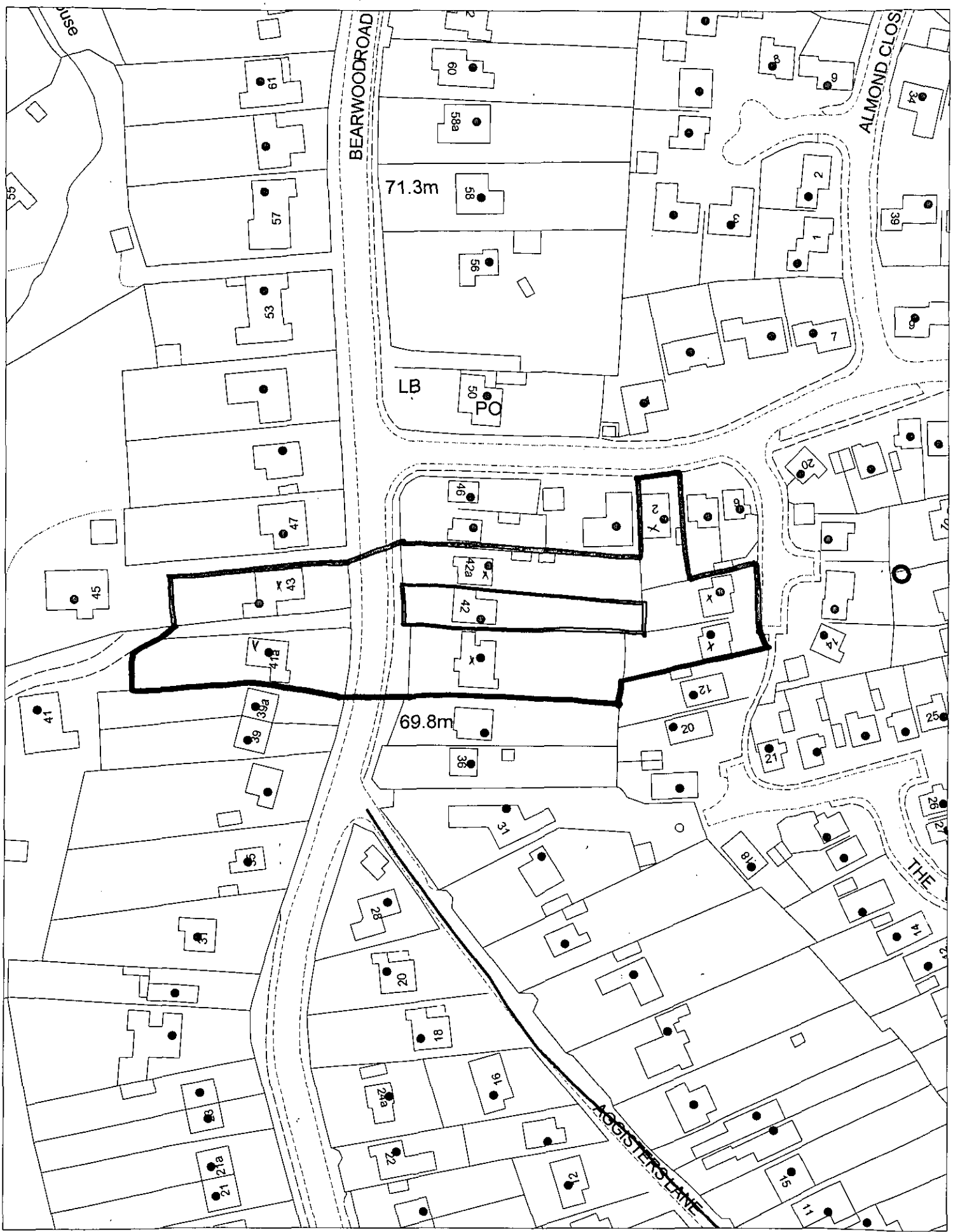
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

10.DEC.2001* 5459



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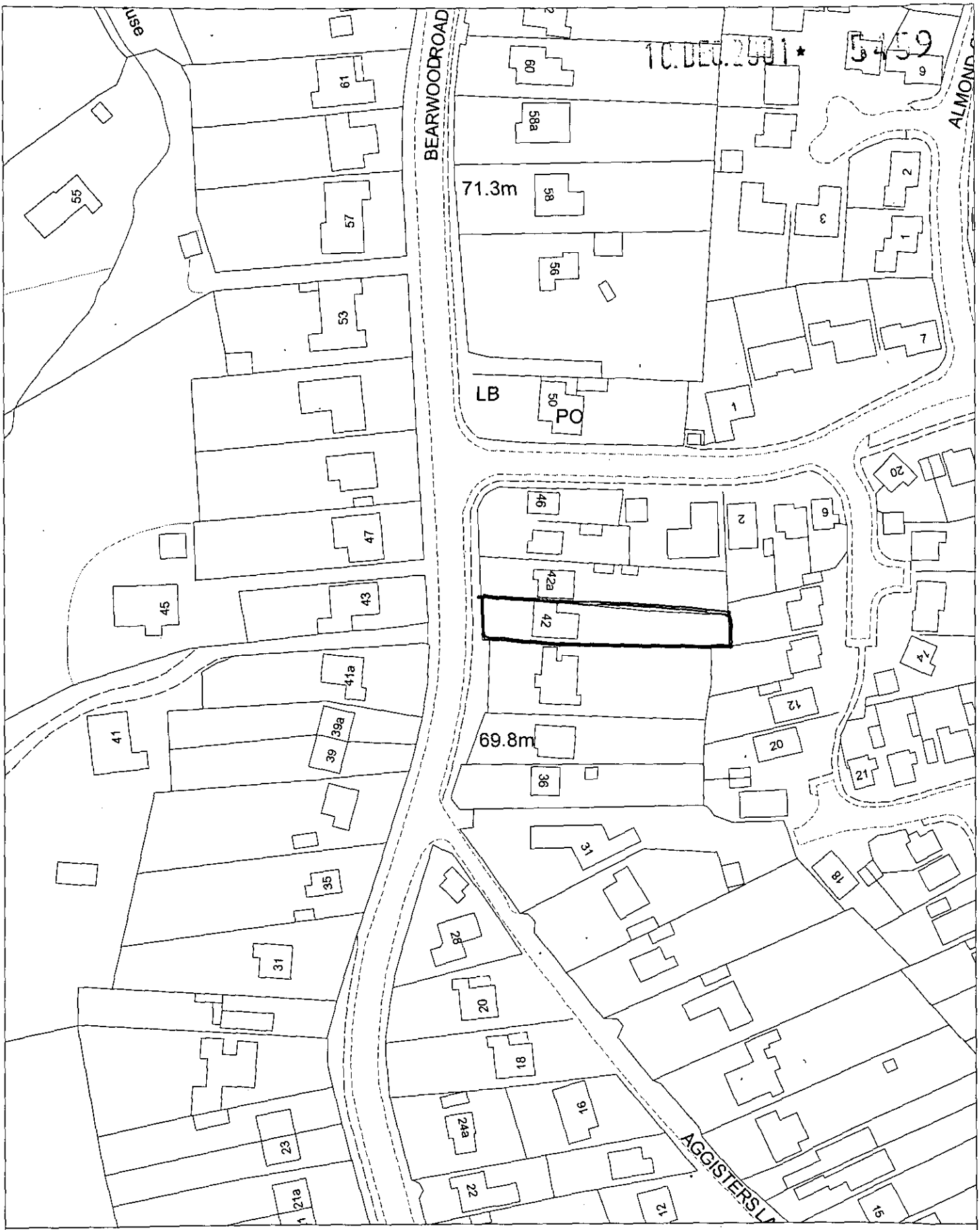
Development Control Section, Environmental Services, Wokingham District Council.

13 December 2001 Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 1250

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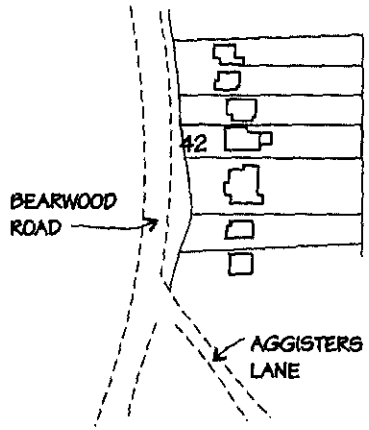
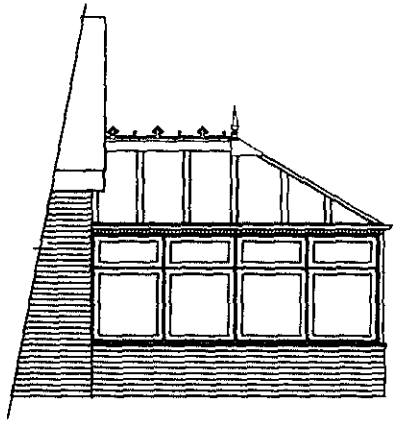
Date: 10 December 2001

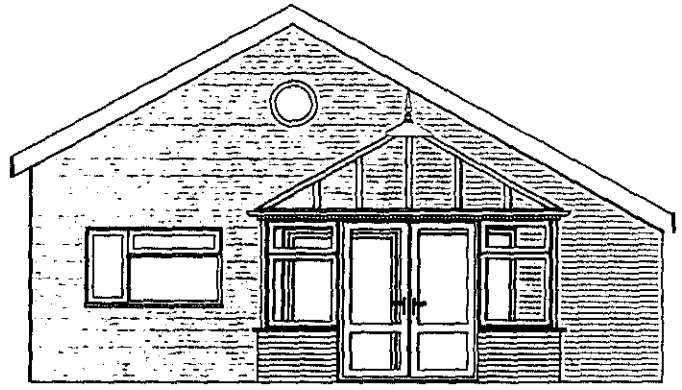
N
W E
S



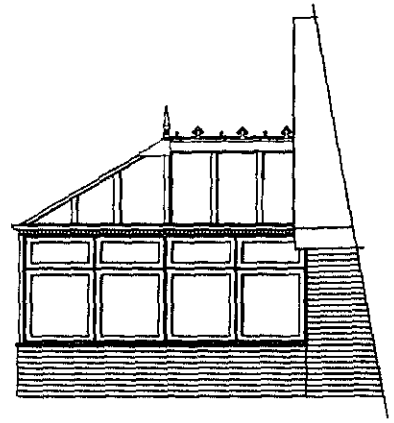
Location plan 1:2500



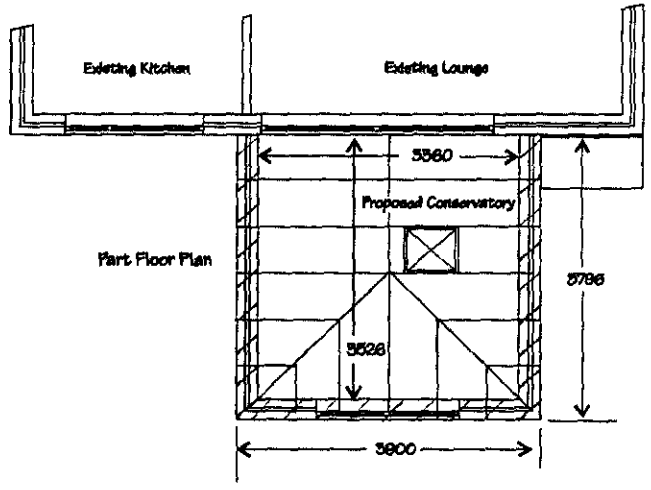
South Elevation



East Elevation

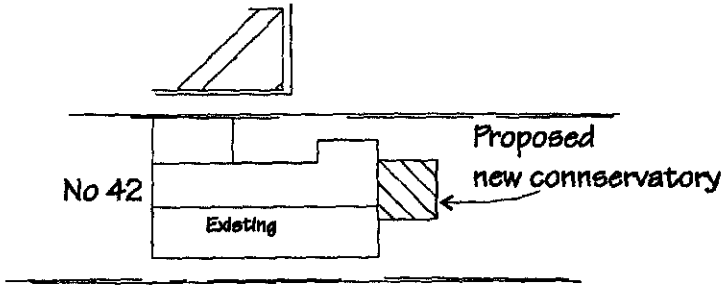


North Elevation



Part Floor Plan

Plan/Elevation 1:100



Block plan 1:500

APPROVED

16 DEC 2001 5459

PROPOSED CONSERVATORY AT 42 BEARWOOD ROAD WOKINGHAM FOR MR & MRS ROBERTS

Sizes are for guidance only and should not be used for construction Scale 1:100