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SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2001/3356

LOCATION:
31 Tyler Drive, Arborfield Reading.

APPLICANT:
Mr I Bovill

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

EARLIEST DATE FOR DECISION: **17/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Bovill
31 Tyler Drive
Arborfield
Berkshire
RG2 9NG

Application Number: F/2001/3356

Parish: **ARBORFIELD**

Location: **31, Tyler Drive, Arborfield, Reading.**

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:

Loddon Area Local Plan Policies LBE1, LS4 and LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WBE21.

John Mitchell
Development Control Manager
Date: 27/03/2001

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 : Andrew Thorley

Application Number : F/2001/3356

Applicant : Mr I Bovill .

Location : 31, Tyler Drive, Arborfield, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 17/03/2001

Latest Consultation Date/Site Notice Expiry Date : 17/03/2001

This application will have expired on: 09/04/2001. 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 :

A&N Parish Council : No Objection

Neighbours: No comments received.

Environment Agency. No comments received.

Planning Issues : (Arborfield Garrison) Policies:

1) Neighbours

2) Streetscene

L S4
LBE1
LTV6
WBE21
WOS3
WBE1

Application Number: F/2001/3356

Appraisal:

The proposed development is for the erection of a single storey rear extension, which will form a conservatory. To be located in the rear garden of a 2 storey modern detached house.

The single storey extension measures will be 2.9 metres wide and will project from the rear elevation of the house via the existing kitchen by 3 metres. To be constructed in brick to below window level which will match existing. To have a glazed hipped pitch roof. The eaves height will be 2.3 metres with a 3.3 metre high ridge.

The entire rear garden is enclosed with 1.8 metre high fencing and the single storey detached garage adjacent to No. 31.

1) Impact on neighbouring properties

Due to the distance away and boundary treatments the proposal will not affect the neighbouring properties to the rear of the property – no adverse impact.

2) Impact on street scene /visual impact.

The materials proposed will match the existing house, therefore no impact upon visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] Refusal : [ ]
(tick appropriate box)

Application Number F/2001/3356
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission — 5 years
2.	C014	R014	External Finishes to Match.

RECORD OF SITE VISIT

SITE ADDRESS: 31 Tyler Drive
Arborfield Reading.

APPLICATION NUMBER: F/2001/3356

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 06/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side fencing

2. DESCRIPTION OF SURROUNDINGS Residential
Modern detached houses on new estate
2 storey with detached double garages.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house
modern orange brick with cream render at first
floor + red pantile roof. white UPVC windows
fascia boards + black guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan / a small group of
4 detached houses

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing at side

LEVELS — N/ change

BOUNDARY TREATMENT — 1.8m enclosed close boarded
fencing at rear / side

OTHERS + single storey garage.

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

Tel: 0118 974 6441

Date: **21 February 2001**

My ref: F/2001/3356

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2001/3356
31, Tyler Drive, Arborfield, Reading.
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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3356**
31, Tyler Drive, Arborfield, Reading.
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 Cowan

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3356
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3356

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

Location:
31, Tyler Drive, Arborfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/03/2001. 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 normally be possible for an individual reply 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

21 February 2001

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 7.3. Time 09.25

WHILE YOU WERE OUT

Name Mrs Cowill

Of 31 Tyler Drive Arborfield RG2 9NG

Phone No. 976 2337 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE F/2001/3356 - Ref - Andrew

Lady who you visited on site a looked round the grounds before she answered the door would like to speak to you clear up any confusion. If answer machine comes on please leave a message ✓ phoned back + left a message.

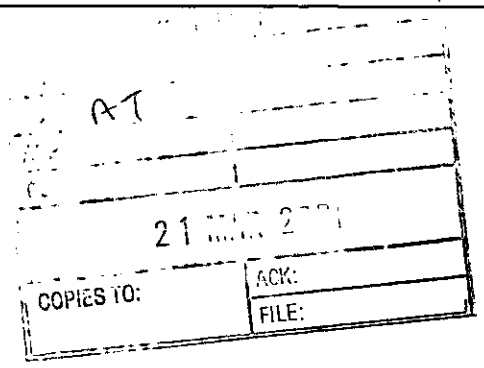
Signed Dan

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

13th March 2001

Mr Andrew Thorley
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1HW



Dear Mr Thorley

Reference: F/2001/3356, 31 Tyler Drive, Arborfield

No objections have been received regarding the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

In case of complaint regarding:
F/2001/3356
31,Tyler Drive, Arborfield.
Mr. & Mrs. I Bovill.

Proposed single storey rear extension to dwelling to form conservatory.

Site Visit – dated 06/03/2001 at 2.50pm.

Statement
I ran the front door bell at 2.50 p.m., on Tuesday the 6th March 2001, to make a site visit at the above address. After waiting a few minutes there appeared to be no reply, so I then proceeded to walk around to the side of the property, where I found the side gate to be unlocked. So I then continued through the side gate closing it behind me. At that point I started to measure the size of the proposed conservatory with my tape measure when Mrs. Bovill appeared and said, "can I help you". I tried to reply in saying that I was from Wokingham District council but she said, "didn't I have the courtesy to wait for a reply before entering ones back garden". She then said, that she was pregnant and trying to get some sleep! I apologized and asked if I could continue with my site visit, in which she said, "do it quietly I trying to sleep"! She then slammed the door. I then quickly carried out my site visit and then retreated back to the car where I wrote up my notes.

Andrew Thorley
06/03/2001.

Environmental Services

For office use only.
Application number: 12.FEB.2001* 5556

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	IAN BOVILL
	Address and postcode	31 TYLER DRIVE ARBORFIELD BERKS RG2 9NG
	Phone number	01189 762337
2	Agent's Name	
	Address and postcode	N/A
	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.	31 TYLER DRIVE ARBORFIELD BERKS RG2 9NG
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND FLOOR REAR CONSERVATORY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK AND WHITE UPVC TO MATCH HOUSE
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: N/A
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: J Bain

on behalf of

Date 6/2/61

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

1933

ADDRESS 31 TYLER DRIVE PARISH ARBORFIELD

PLOT No. 15 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/64429/F	PERSIMMON HOMES	DEM - ERECTION OF 63 DWELLINGS ETC 1 Det. House & Garage	25.4.97	RE

MINISTRY DECISION 64429 - APPEAL ALLOWED 8.1.98

SPECIAL ORDERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2001	Map No. 97 Site 0.04
Officer: AT	Application No. F/2001/3356
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 31 TYLER DRIVE

Parish: ARBORFIELD Ward: Arborfield 1/2

Applicant: MR I BOUM

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250m Landfill consultation

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

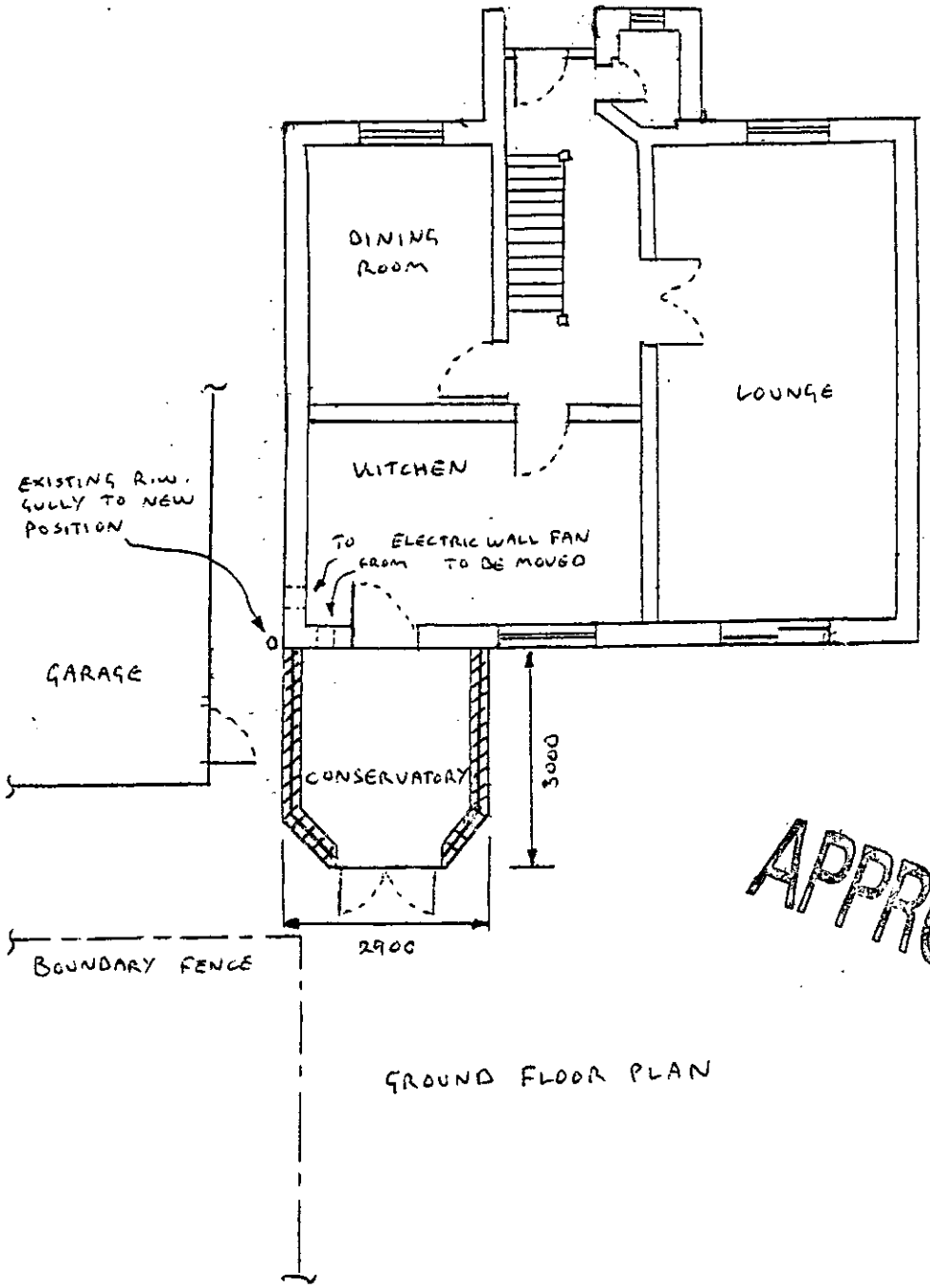
OTHERS:

No pre-apps

NEIGHBOURS:

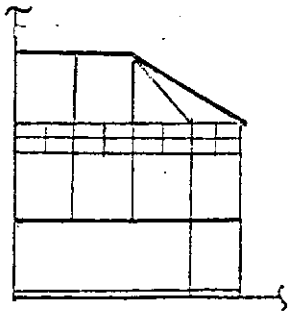
S/N + see map

MR & MRS BOVILL
31 TYLER DRIVE
ARBORFIELD
BERKS RG2 9NG
NEW CONSERVATORY
SCALE 1:100

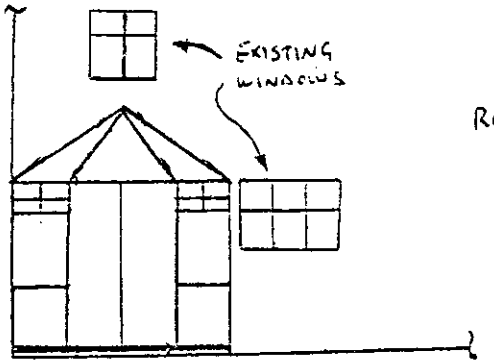


GROUND FLOOR PLAN

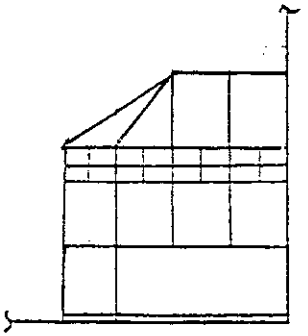
APPROVED



LEFT SIDE ELEVATION
(EAST)

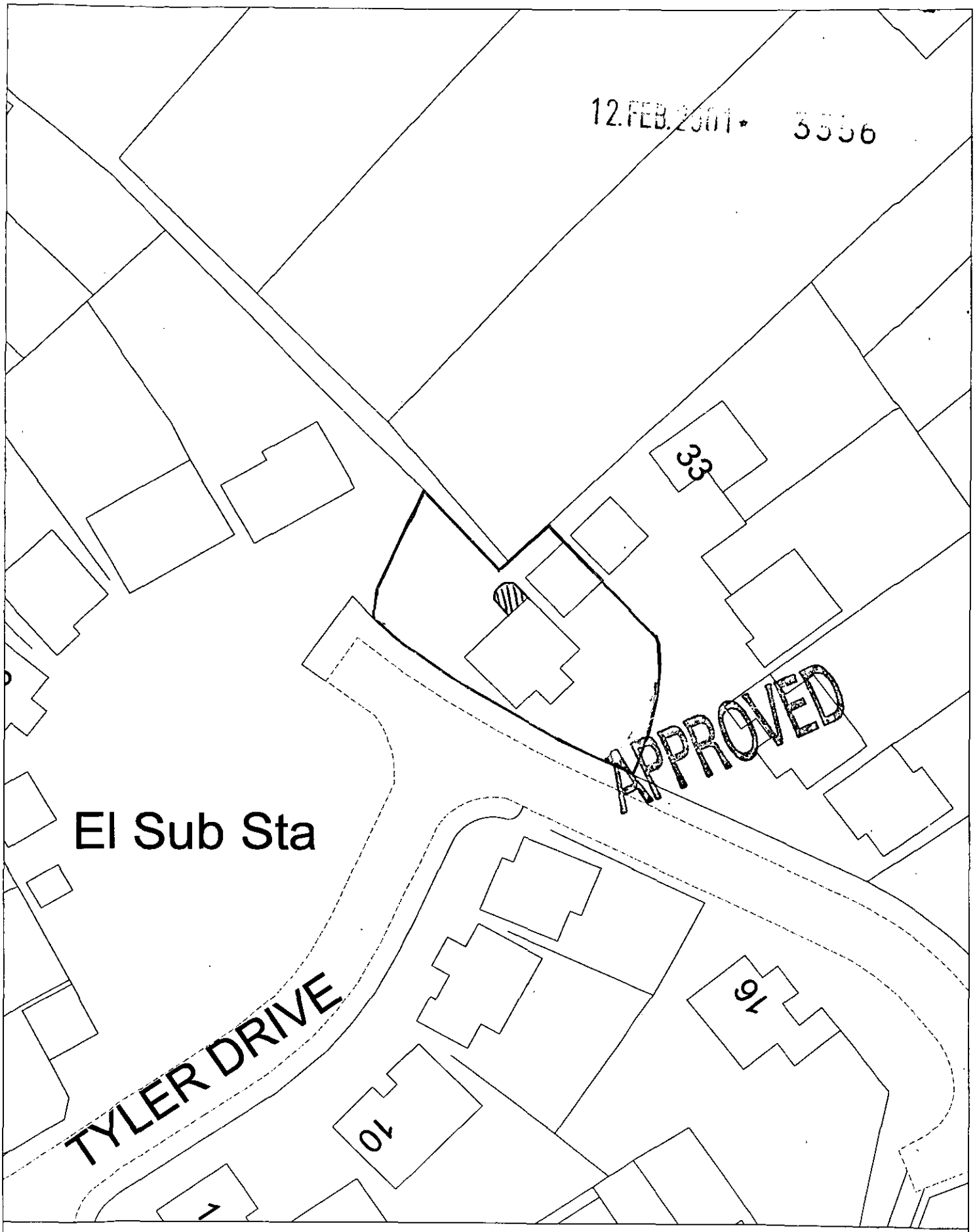


REAR ELEVATION
(NORTH)



RIGHT SIDE ELEVATION
(WEST)

12.FEB.2001* 3556



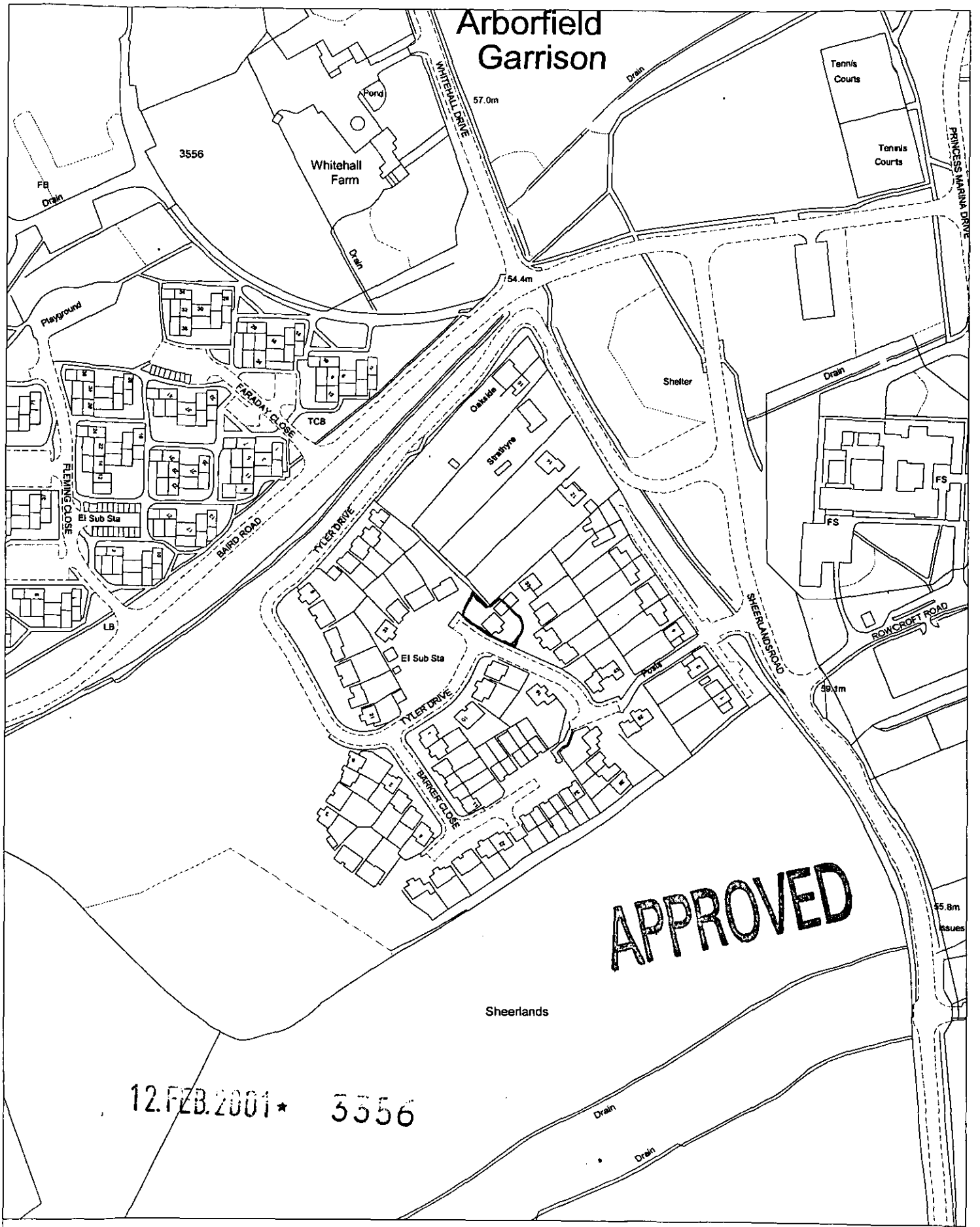
Site Plan, Scale: 1 to 500

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Date: 5 February 2001

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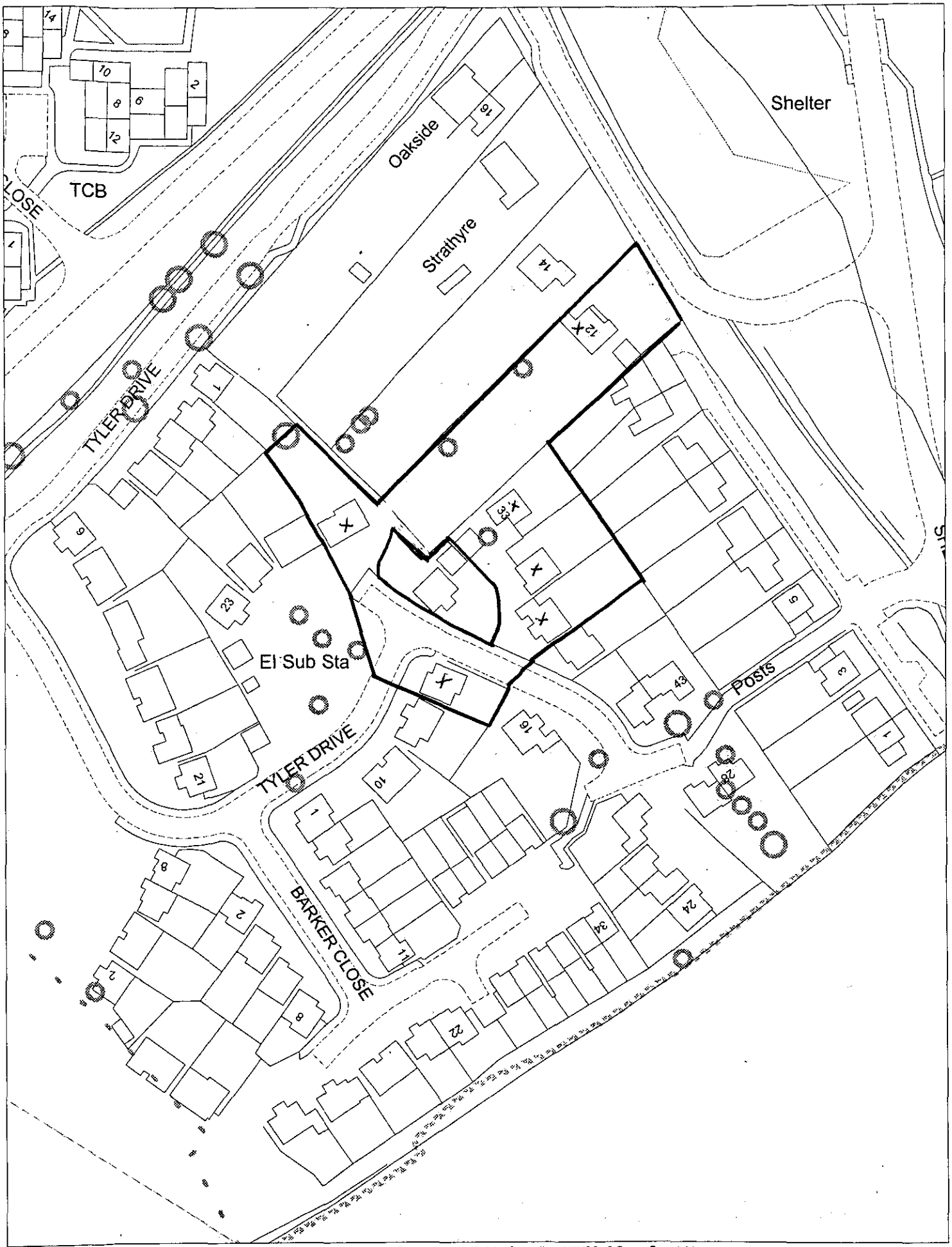
Site Plan, Scale: 1 to 2500

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Date: 5 February 2001

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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2001

Scale: 1 : 1250

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