APPLICATION NO:
F/2000/1532

LOCATION:
17 Miller Drive, Winnersh Wokingham.

APPLICANT:
Mr Tveita C/O D J Porter FRICS

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

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Tveita
C/O D J Porter FRICS
Castle Hill House
12 Castle Hill
Windsor
Berkshire
SL4 1RD

Application Number: F/2000/1532

Parish: **WINNERSH**

Location: **17, Miller Drive, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to form conservatory on dwelling under construction.**

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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/1532

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

Location:
17, Miller Drive, Winnersh, 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. 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 19/06/2000. 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

25 May 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1532

Applicant : Mr Tveita C/O D J Porter FRICS.

Location : 17, Miller Drive, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to form conservatory on dwelling under construction.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/6/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 13/6/2000

Date Registered : 23/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

Winnersh Parish Council: No Comments

(Revised plans submitted ? — show plans of the proposed conservatory) No change!

Neighbours : No Comments received.

Planning Issues : (identified settlement)

1) Impact on neighbouring properties.

2) Impact upon street scene.

22/06/2000

Application Number: F/2000/1532

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory.

It will be 'L' shaped in design and constructed with brick to below window level, apart from the eastern elevation where the brickwork extends to eaves the height.

It will be the full width of the dwelling 7.7 metres and protrude beyond the existing rear building line by 5 metres. The proposed eaves height of the pitched roof will be 2.3 metres with a ridge height of 3.5 metres. The corner site is bounded by a 1.8 metre high fencing with mature Oak trees on its western boundary.

No. 16, (plot .31), to the east, set slightly forward, is positioned 2 metres away from the proposal, behind a 1.8 metre high close boarded fence. There are no windows in flank elevation, therefore the occupants of this property will not be affected, and there will be no overlooking or overshadowing.

Smith Park Homes, Bearwood Park, static bungalow homes, to the north, face No. 17, however due to the distance away, (22 metres) the occupants of these properties will not be overlooked.

2) Impact on street scene /visual impact.

The roof of the conservatory may be visible from the road (the roads are not visible from the plot due to the house walls), but this will have no significant impact upon the visual amenity of the area.

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

Application Number F/2000/1532
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

John Mercer
23/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 17 Miller Drive
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1532

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front garden

2. DESCRIPTION OF SURROUNDINGS Open fields / Residential 2 storey detached houses Wimpey dev. still being constructed. At rear Mobile homes - Open fields on south boundary / Caravan park at the rear

3. DESCRIPTION OF SITE/BUILDING corner plot set back / forward 2st red brick house, of neighbour, detached + block brick detail brick, grey concrete tile roof white UPVC windows + doors, enclosed 1.8 fenced rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan / Wimpey plan

5. SITE CONSTRAINTS

TREES — Mature Oak trees on south boundary

ACCESS/PARKING — as existing at front + at side pedestrian.

LEVELS — Plot falls away to rear boundary.

BOUNDARY TREATMENT — No 16, Neighbour (plot 31) 1.8m fence along boundary, no windows in flank elev. ∴ no overlooking.

OTHERS — Southern boundary, mature oak trees, open country side 1.8m fence.
— Rear boundary 1.8m fence at lower part of garden.

No. No 16 set 1m away from boundary and slightly forward of No 17, no windows in flank elev. 1.8 high fence

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1532

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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/2000/1532
17, Miller Drive, Winnersh, Wokingham.
Proposed single storey rear extension to form conservatory on dwelling under construction.

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1532**
17, Miller Drive, Winnersh, Wokingham.
Proposed single storey rear extension to form conservatory on dwelling under construction.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1532

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

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17, Miller Drive, Winnersh, Wokingham.
Proposed single storey rear extension to form conservatory on dwelling under construction.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1532

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2000/1532
17, Miller Drive, Winnersh, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1532**
17, Miller Drive, Winnersh, Wokingham.
Proposed single storey rear extension to form conservatory on dwelling under construction.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	VALID 23 MAY 2000 ~~03 MAY 2000~~
Officer: AT	Application No. F/2000/1532.

Map No. 59 Site 0:03

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed single storey rear extension to form conservatory on dwelling under construction

Location: 17 Miller Drive

Parish: Winnersh Ward: Winnersh

Applicant: Mr Tuecta

Fee Received 95:00 (2) Required ~~190:00~~ Additional ~~95:00~~ Refund .....

Enforcement Section 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	No Site outlined in red.	phoned 16/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	No N Sign	returned 18/5	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	elevations to scale against	house	✓
6	Floor plans	Not sure of scales on plans, ie no scale on elevs.		✓
7	Metric scale disclaimer	Need other side elev. of conservatory		
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	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... NO pre-apps .....

NEIGHBOURS:

..... S/N + Smiths Park Homes, Bearwood Park, Bearwood Path,
..... 16 & 18 Miller Drive, Winnersh.
..... NB. There are caravans in the field backing on
..... to this site (see 1:500 block plan). Is it
..... possible to find the addresses of the ones which
..... would be affected?

Rec'd 1.15PM 16.5.00

D.J. Porter FRICS
Chartered Surveyor

Castle Hill House
12 Castle Hill
Windsor
Berkshire SL4 1PD
Telephone: 01753 833360
Telephone: 0118 979 0326
Fax: 0118 979 0326

PLANNING SERVICES 29456
POL
CC
CS
COPIES TO:

Winnersh
~~BLP~~ ~~LEB~~

CASE OFFICER

~~LEB~~
JM
~~EC~~
~~SL~~
~~AB~~

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG41 1WR

14th May, 2000.

Dear Sir or Madam,

Re: 17, Miller Drive, Winnersh, Wokingham, Berks.

In connection with the recent planning application I submitted for a conservatory at the above property, the size of the conservatory has been amended at the request of the applicant. I therefore enclose 6 copies of drg. no. 2000/113/1A which shows the right hand front wall now 3.85m long rather than 3.5m. Would you be kind enough to substitute the enclosed drawing for that previously sent.

Yours faithfully,

D. J. Porter.

D.J.Porter F.R.I.C.S.
Chartered Building Surveyor

FROM: Andrew Thorley

DELEGATED

DATE: 25 May 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1532

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

Site Address: 17, Miller Drive, Winnersh, Wokingham.

Applicant: Mr Tveita C/O D J Porter FRICS.

Your observations are required in respect of this application **by 19/06/2000** .

No comments

SIGNED: _____ DATE: 01.06.00

Clerk To Winnersh Parish/Town Council.

D.J. Porter FRICS
Chartered Surveyor

Castle Hill House
12 Castle Hill
Windsor
Berkshire SL4 1PD
Telephone: 01753 833360
Telephone: 0118 979 0326
Fax: 0118 979 0326

23.MAY2000* 1534

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG41 1WR

0777 576 2326

23rd May, 2000.

Dear Sir or Madam,

Re: 17, Miller Drive, Winnersh, Wokingham, Berks.

In connection with the recent planning application which I submitted, but which Mrs Hurst has returned for the want of additional information, I now enclose 6 copies of a completed Householder form, 6 copies of drg. nos. 2000/113/1A, 2, 3, 4, and 5, 6 copies of a site plan at 1:500, 6 copies of a block plan at 1:2500 and a cheque for £95 in support of my application, on behalf of the owners, for planning permission to build the conservatory at the rear of the above property.

As regards your contention that the house is not yet built and therefore a fee of £190 is payable, if you take the trouble to make a site inspection you will find you are mistaken. The house, whilst not complete, is built and therefore the fee of £95 stands.

I await your comments

Yours faithfully,

D. J. Porter.

D.J.Porter F.R.I.C.S.
Chartered Building Surveyor

Rec'd on counter 010500

23.MAY 2000* 1532

D.J. Porter FRICS
Chartered Surveyor

Castle Hill House
12 Castle Hill
Windsor
Berkshire SL4 1PD
Telephone: 01753 833360
Telephone: 0118 979 0326
Fax: 0118 979 0326

mobile: 0777 5762326

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG41 1WR

3rd April, 2000.

Dear Sir or Madam,

Re: 17, Miller Drive, Winnersh, Wokingham, Berks.

I enclose 6 copies of the completed Householder application form, 6 copies of drg. nos. 2000/113/1, 2, 3 and 4, 6 copies of a block plan at a scale of 1:2500, 6 copies of a site plan at a scale of 1:500 and a cheque for £95 in support of my application, on behalf of the owner, for planning permission to build a conservatory at the rear of the above property which is still under construction.

If you require any further information, I would be grateful if you would telephone me in the first instance and not return the entire application as this wastes money on postage and only serves to delay its determination.

Yours faithfully,

D. J. Porter.

D.J.Porter F.R.I.C.S.
Chartered Building Surveyor

Recd 2.45pm 19.5.00 29620

PLANNING SERVICES
POL
DC
ADP
CS FH7
22
COPIES TO: ACK: FILE:

23 MAY 2000* 1532

D.J. Porter FRICS
Chartered Surveyor

Castle Hill House
12 Castle Hill
Windsor
Berkshire SL4 1PD
Telephone: 01753 833360
Telephone: 0118 979 0326
Fax: 0118 979 0326

The District Planning Officer,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks RG41 1WR

19th May, 2000.

Dear Sir or Madam,

Re: 17, Miller Drive, Winnersh, Wokingham, Berks.

In connection with the recent planning application I submitted for a conservatory at the above property, I have pleasure in enclosing 6 copies of drg. no. 2000/113/5 which shows the elevations of the conservatory and house. Please add these to the plans as part of the application.

Yours faithfully,

D. J. Porter.

D.J.Porter F.R.I.C.S.
Chartered Building Surveyor

1933

ADDRESS 17 MILLER DRIVE PARISH WINNERSH

PLOT No. 32 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/66557/F	Westbury Homes	Det. House & Garage	16.6.99	CA
98/68732/A	"	Erect 2 non-ill signs	30.3.99	R

MINISTRY DECISION

SPECIAL ORDERS

Note
97/66557 not
in filing
system!

Environmental Services

For office use only.
Application number:

23.MAY2000* 1552

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 TVEITA
	Address and postcode	58 MONTAGUE CLOSE, WOKINGHAM, BERKS RG40 5PH
	Phone number	0118 979 2603
	Agent's Name	D.J.PORTER FRICS.
	Address and postcode	CASTLE HILL HOUSE, 12 CASTLE HILL, WINDSOR, BERKS SL4 1PD
	Phone number	01753 833360
3	Site	17, MILLER DRIVE, WINNERSH, WOKINGHAM, BERKS
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY AT REAR OF HOUSE.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS TO MATCH EXISTING. WINDOWS PVC (WHITE)
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served
WESTBURY HOMES (HOLDINGS) LTD.	MONACHUS HOUSE, HIGH STREET, HARTLEY WINTNEY HANTS RG27 8NW	3.5.00.

None of the land forms part of an agricultural holding.

Your signature: D.J. Porter F.R.I.C.S. on behalf of MR. TVEITA

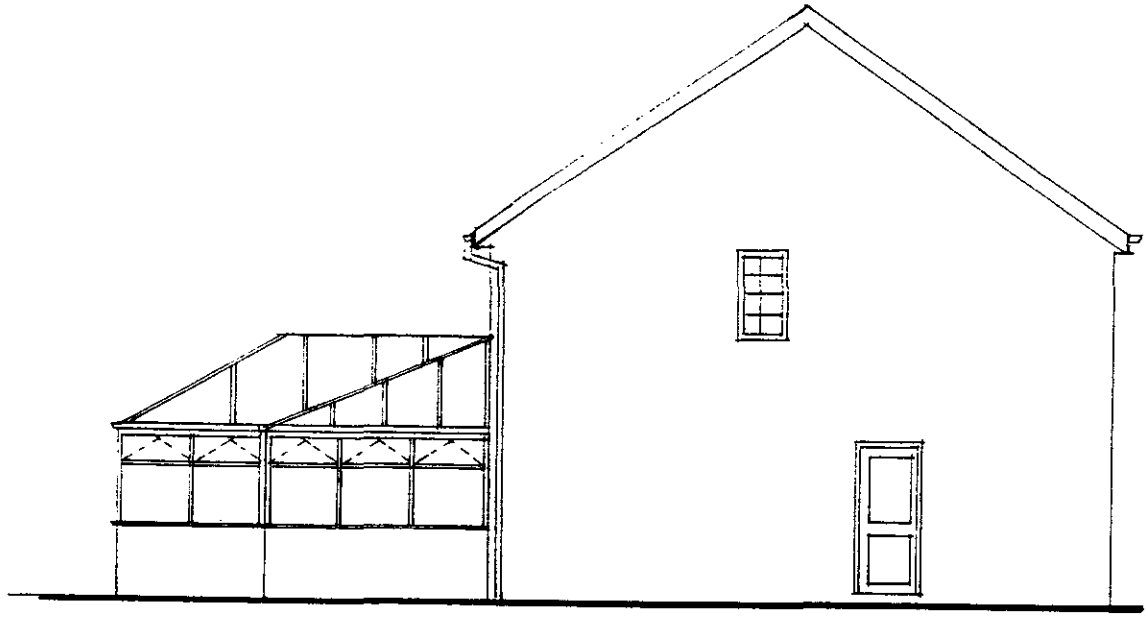
Date 3.5.00.

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

17, MILLER DRIVE,
WINNERSH,
BERKS

DRG.NO. 2000/113/5

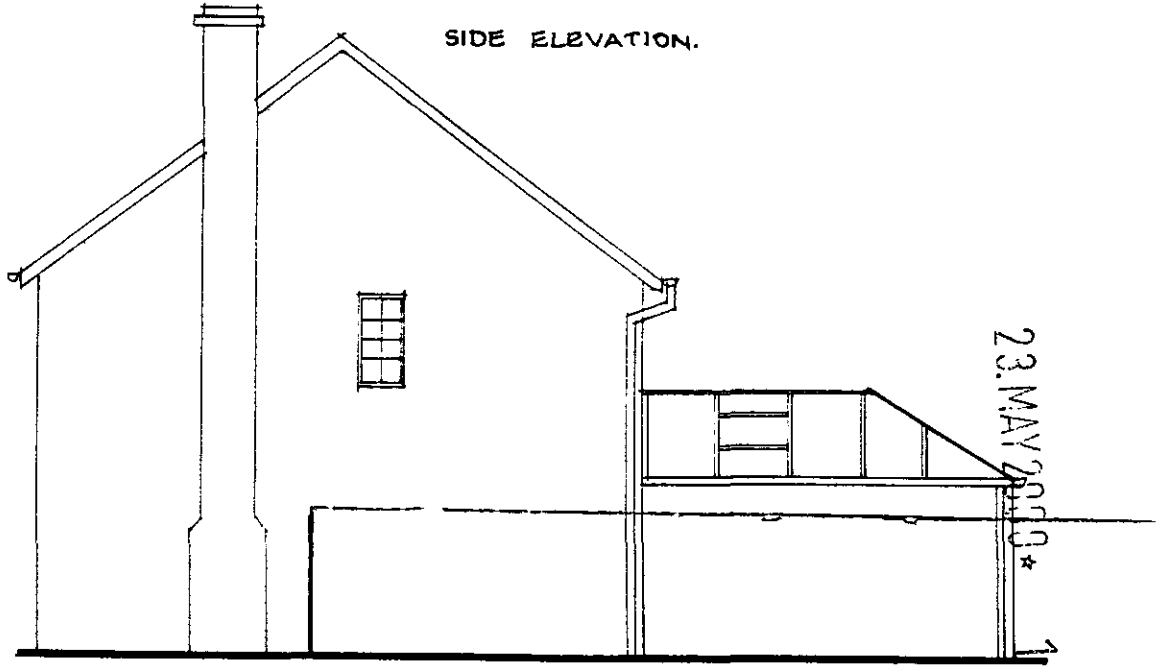
SCALE 1:100



SIDE ELEVATION.



FRONT ELEVATION.

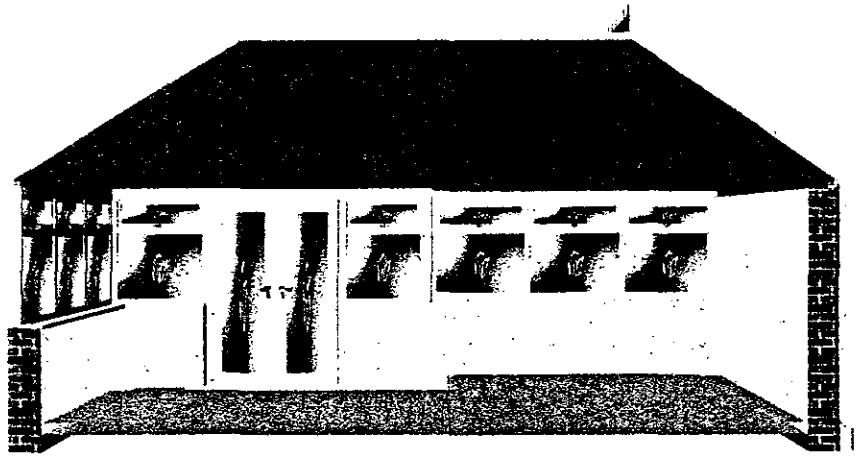


SIDE ELEVATION.

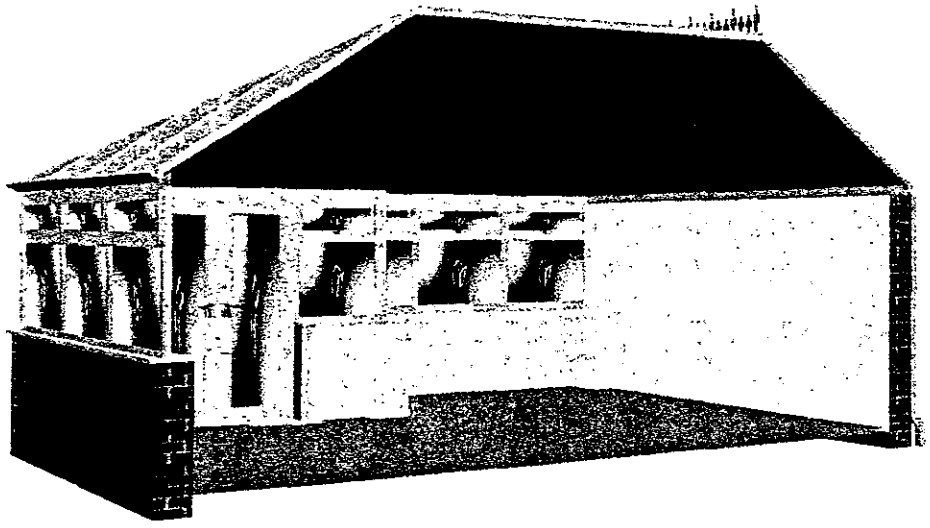
APPROVED

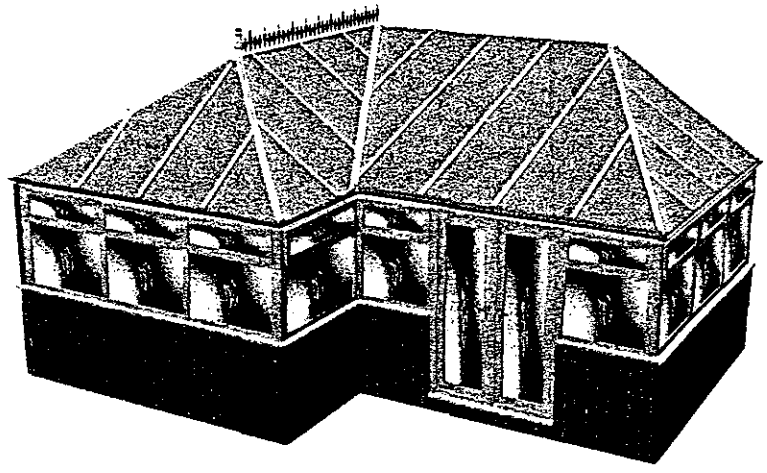
23 MAY 2000 *

1532









MR TVEITA

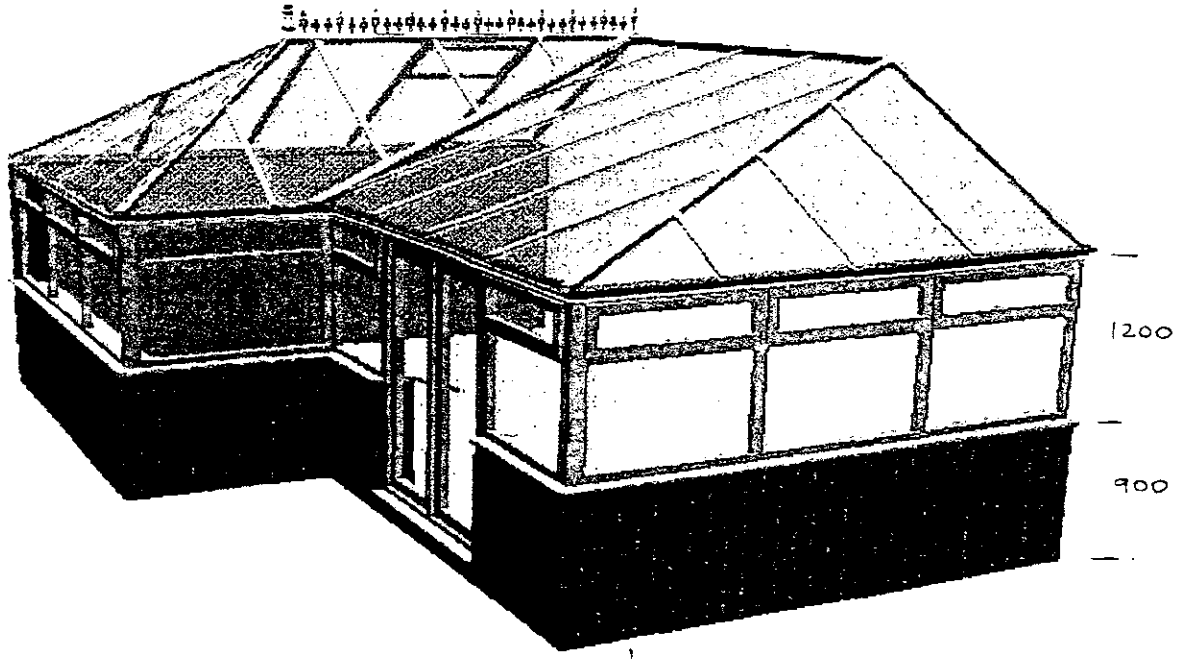
17, MILLER DRIVE,
WINNERSH,
BERKS.

DRG. NO. 2000/113/3

APPROVED

23 MAY 2000

1532



MR TVEITA

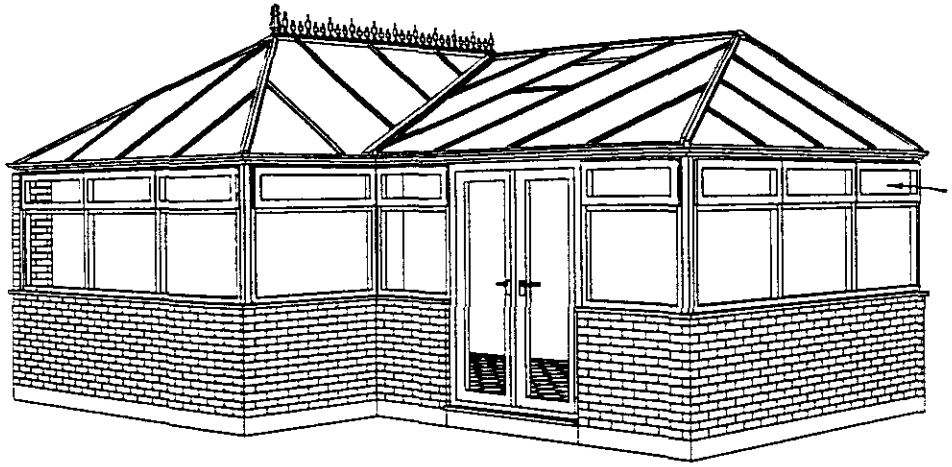
17, MILLER DRIVE,

WINNERSH,
BERKS.

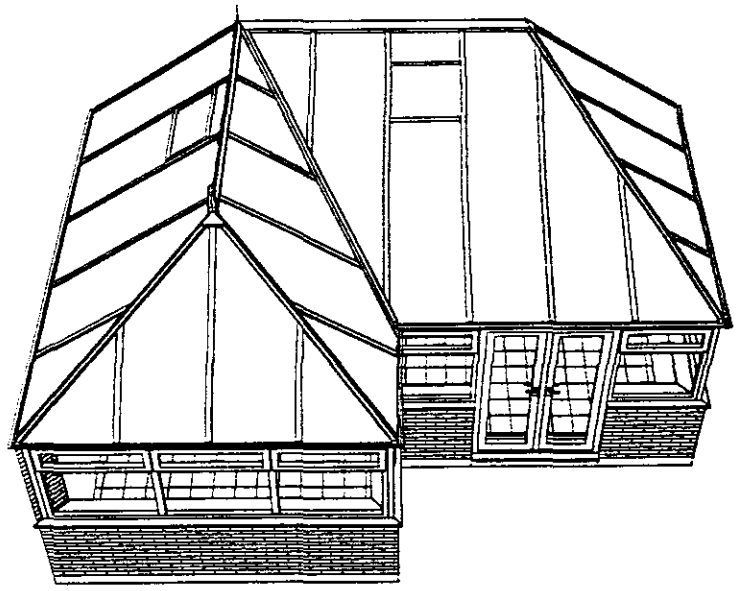
DRG. NO. 2000/113/2

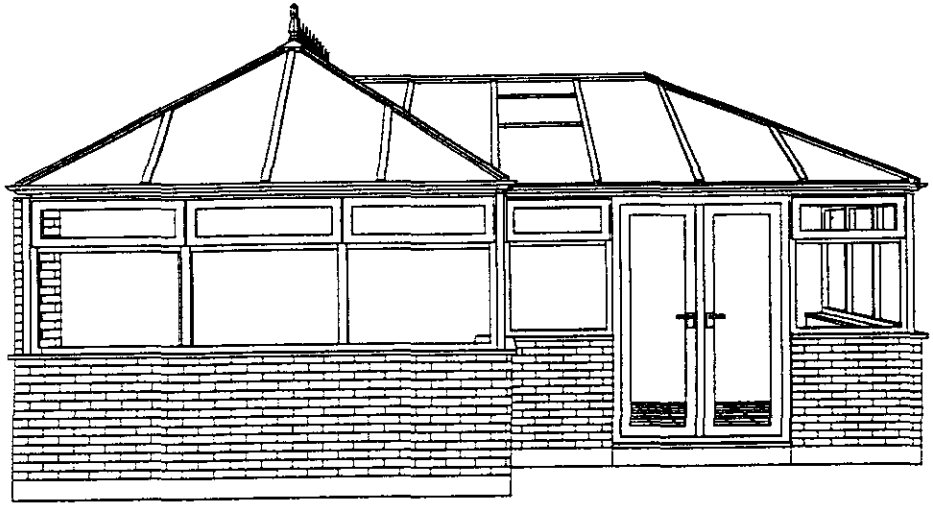
APPROVED

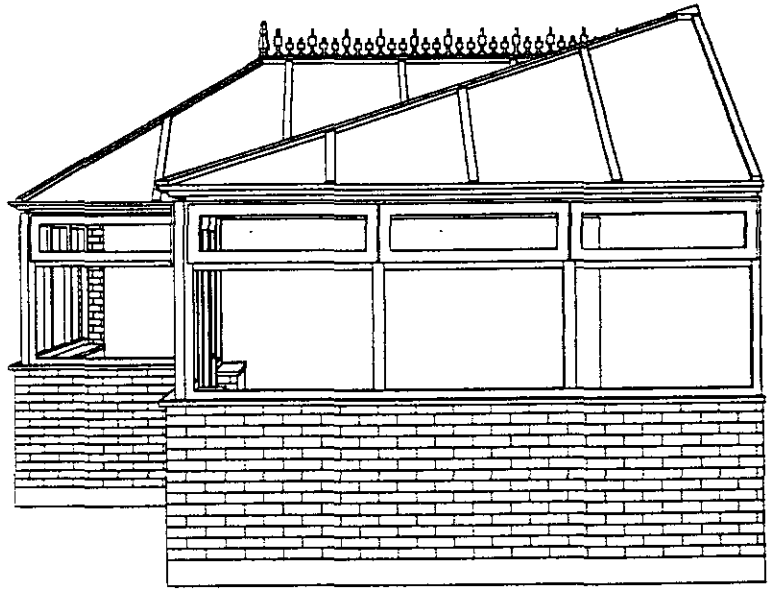
23.MAY2000* 1532



All fanlights to be openable.







MR TVEITA

17, MILLER DRIVE,
WINNERSH,
BERKS.

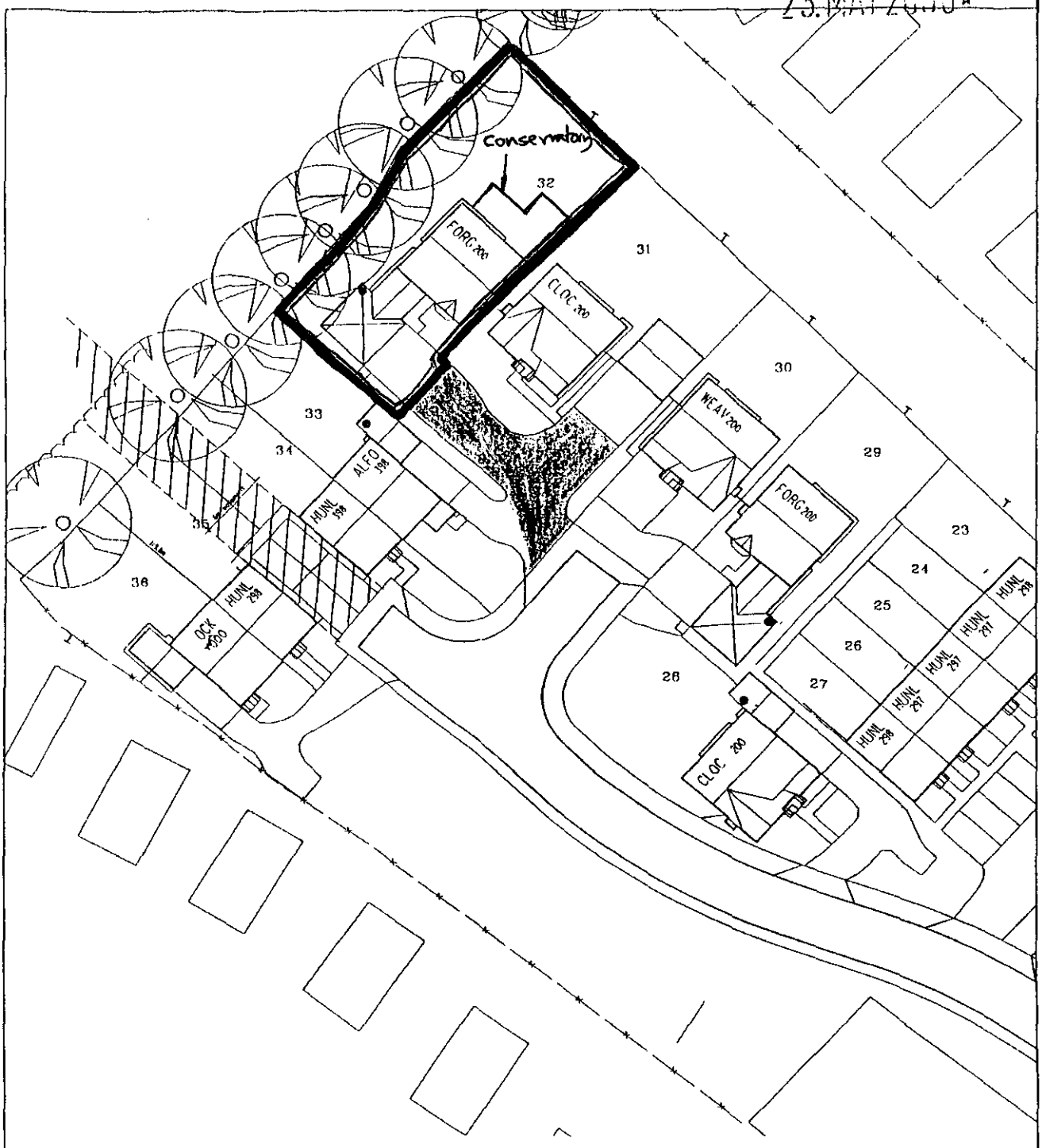
DRG. NO. 2000/113/4

APPROVED

23 MAY 2000 *

1532

23.MAY2000 1552



APPROVED

Site: Reading Road, Winnersh

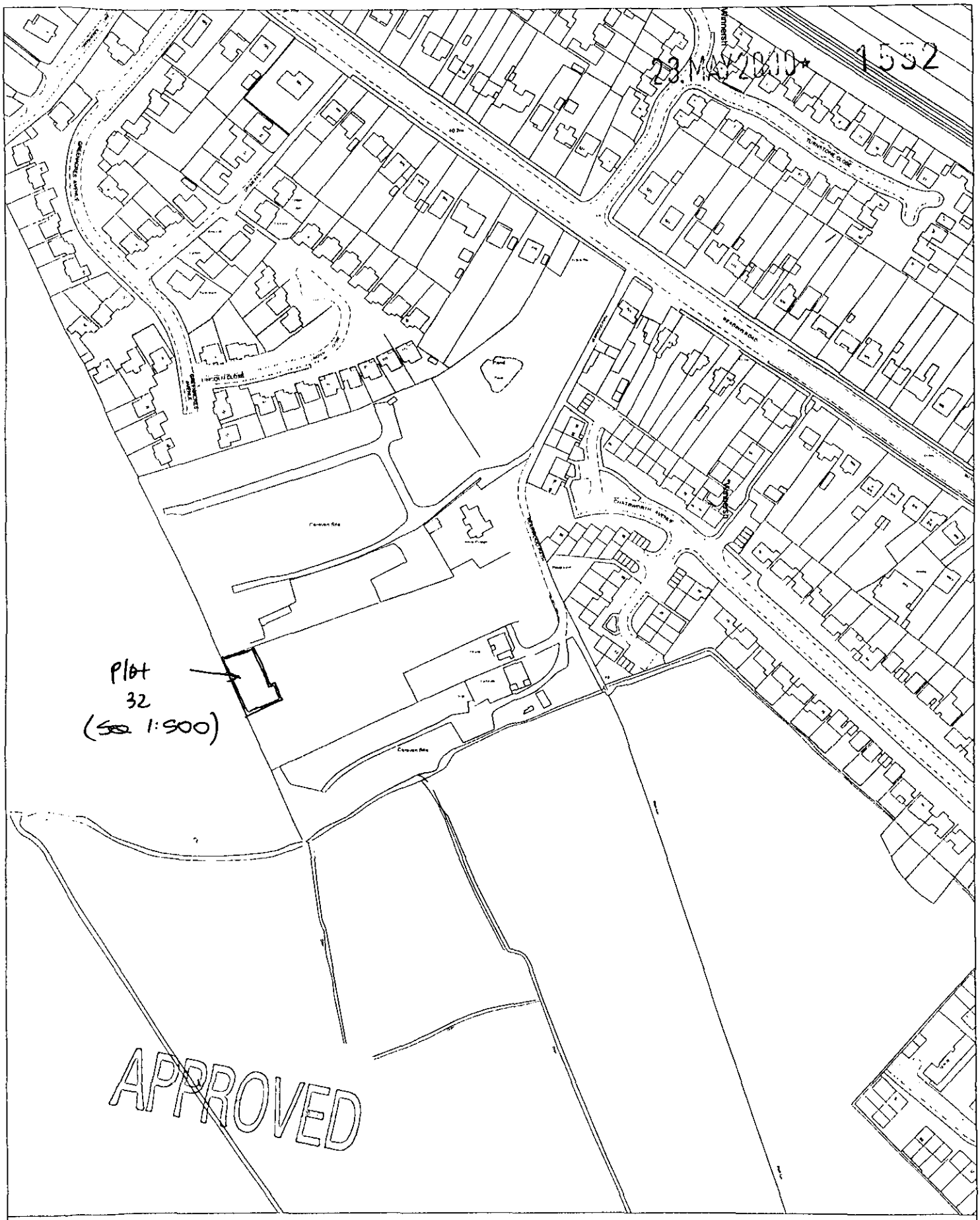
Scale: 1:500

Plot No. 32

Extract from Drwg. No: WINN/05

Westbury

REV. A



Site Plan, Scale: 1 to 2500

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Date: 3 May 2000

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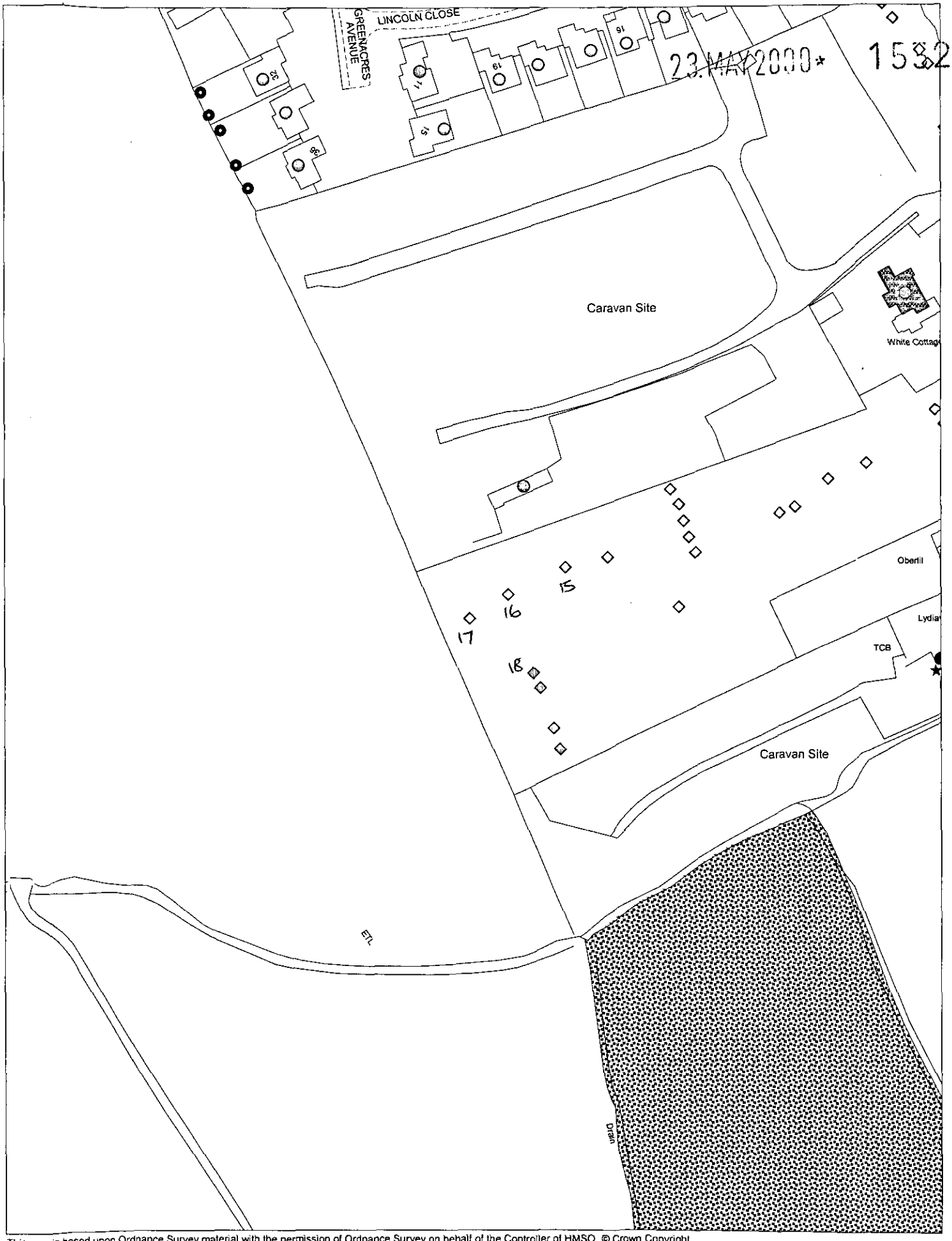

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11 May 2000

Scale: 1 : 1250

N W E S