APPLICATION NO:
F/2000/1542

LOCATION:
The Rowans Bingley Grove, Woodley Reading.

APPLICANT:
Mrs Hart C/O Harlequin Windows Ltd

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

EARLIEST DATE FOR DECISION: **25/06/2000**

APPLICATION EXPIRY DATE: **12/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Hart
C/O Harlequin Windows Ltd
Headley Park Ten
Headley Road East
Woodley
Berks
RG5 4SN

Application Number: F/2000/1542

Parish: **WOODLEY**

Location: **The Rowans, Bingley Grove, Woodley, 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 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: 04/07/2000

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/2000/1542

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

Location:
The Rowans, Bingley Grove, Woodley, 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 25/06/2000. 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

01 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1542

Applicant : Mrs Hart C/O Harlequin Windows Ltd.

Location : The Rowans, Bingley Grove, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓	~~✓~~	20/6/2000

Date of Neighbour Notifications : 02/6/00

Date of Site Visit : 20/6/2000

Date Registered : 17/05/2000

Earliest Date for Decision : 25/06/2000

Latest Consultation Date/Site Notice Expiry Date : 25/06/2000

Application Expiry Date: 12/07/2000

Consultation Responses :
Neighbours:
Woodley Parish/Town Council: No comment.

Planning Issues : (identified settlement)
1) Impact upon neighbours/properties
2) Impact upon streetscene/visual amenity

29/06/2000

Application Number: F/2000/1542

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 3.3 metres wide and protrude from the rear elevation via the dining room by 3.3 metres. The proposed eaves height of the pitched roof will be 2.3 metres with a ridge height of 3.2 metres. A 1.8 metre high close-boarded fence and the garage wall of 'The Rowans' bound the entire rear garden.

Due to the proposed position of the conservatory, it will not cause any overlooking, overshadowing or be overbearing to neighbouring properties, therefore no detrimental impact.

2) Impact on street scene /visual impact.

Materials proposed will match existing. The roof of the conservatory may be visible from the road but will have no significant visual impact on street scene.

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

Application Number F/2000/1542
Conditions/~~Reasons for Refusal~~

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

John Mitchell
4/7/00

RECORD OF SITE VISIT

SITE ADDRESS: The Rowans Bingley Grove Woodley Reading.

APPLICATION NUMBER: F/2000/1542

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post in garden

2. DESCRIPTION OF SURROUNDINGS Residential / Secluded group of 2 st' (same design + details) detached modern houses '1990's' set apart from 1970's estate. Open plan front gardens integral garages. (off Bingley Grove)

3. DESCRIPTION OF SITE/BUILDING Double garage at side/rear of property. 2 storey detached house, 1990s modern house, red brick, cream painted render below bay windows, brown stained wooden casement windows, dark brown pantile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to block plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front of house via private drive, garage at side.

LEVELS — No change

BOUNDARY TREATMENT — Cedar fence 1.8m fence + garage wall of The Rowans

OTHERS — Rear boundary 1.8m high fence

— The 'maples' neighbour, 1.8m fence, extended to rear with a single storey ext' across whole width of house. extended 3.1m south-westwards, 0.2m less than proposal. no windows in flank elev' of ext' only one sec' window in side of (ground floor) house, would not be affected.

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

Tel: 0118 974 6441

Date: **01 June 2000**

My ref: F/2000/1542

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2000/1542
The Rowans, Bingley Grove, Woodley, 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/2000/1542**
The Rowans, Bingley Grove, Woodley, 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 Lennard

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

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

Tel: 0118 974 6441

Date: **01 June 2000**

My ref: F/2000/1542

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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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Case officer: **Andrew Thorley** Application Number: **F/2000/1542**
The Rowans, Bingley Grove, Woodley, 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 McCann

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

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

Tel: 0118 974 6441

Date: **01 June 2000**

My ref: F/2000/1542

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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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The Rowans, Bingley Grove, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1542**
The Rowans, Bingley Grove, Woodley, 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 Dredge

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

Start date:	17 MAY 2000
Officer: AT	Application No. F/2000/1542

Map No. ..... Site ..04....
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: THE ROWANS BINGLEY GROVE

Parish: WOODLEY Ward: Coronation ✓216

Applicant: MRS HART

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

Enforcement (4) 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			
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 : 21.6..... 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 + Cedar House } Bingley Grove .....
..... The oaks } .....
..... The Maples } .....
..... 2, 9 Bingley Grove .....
..... 73, 75, 77 Butts Hill Road .....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 01 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1542

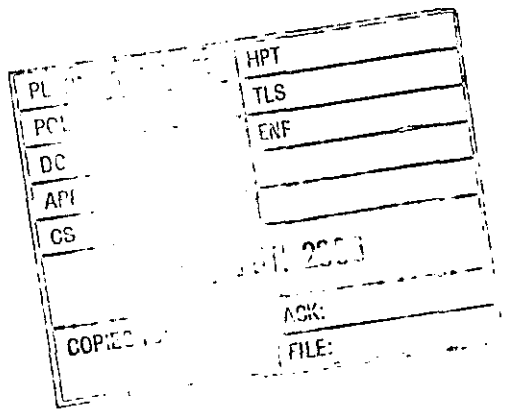
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: The Rowans, Bingley Grove, Woodley, Reading.

Applicant: Mrs Hart C/O Harlequin Windows Ltd.

Your observations are required in respect of this application **by 25/06/2000** .

The committee had no comment to make on this application.



SIGNED: Andrew Leeson DATE: 21.6.00

Clerk To Woodley Parish/Town Council.

1933

ADDRESS THE ROWANS BUNGLEY GROVE PARISH WOOLLEY

PLOT No. 3 ORD. SHEET No. SU-7674 (37)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27327	DENTON & GIBSON	RES. DEV.	15.4.87	REF
28536	LAND BUREAU	DET. HOUSE & GARAGE	21.10.87	CH
32472	GREYHOUND REALTY	O/L.	15.3.89	CH
34120	AMBLELAND LTD.	DET. HOUSE & GARAGE	27.9.89	RE
34773	"	"	13.12.89	CH
43457	"	"	24.11.94	CH

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 17.MAY2000* 1542

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	MRS HART
	Address and postcode	THE ROWANS BINGLEY GROVE WOODLEY READING RG5 4JT
	Phone number	01189 442955
2	Agent's Name	HARLEQUIN WINDOWS LTD
	Address and postcode	HEADLEY PARK TEN HEADLEY ROAD EAST WOODLEY, READING BERKS RG5 4SW
	Phone number	01189 693103
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.	THE ROWANS BINGLEY GROVE WOODLEY READING BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR ELEVATION

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.	WHITE UPVC FRAMES GLAZED IN GLASS ON BRICK TO MATCH HOUSE - ROOF - WHITE UPVC ROOF BARS GLAZED IN CLEAR POLYCARB.	
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?	Existing: 4	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

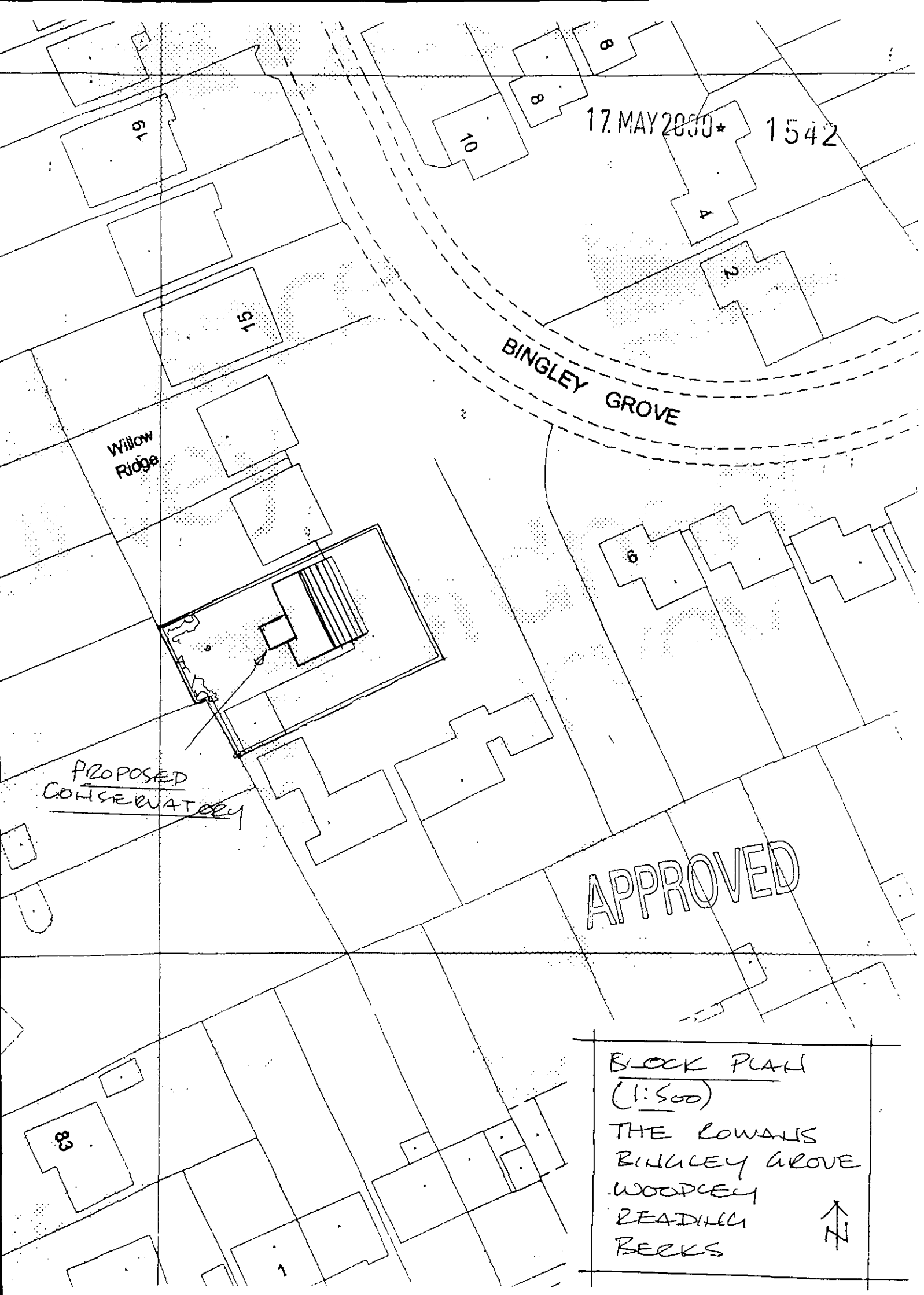
None of the land forms part of an agricultural holding.

Your signature: P Heenan –

on behalf of MRS HART

Date 12/5/00

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


17 MAY 2010*
1542
BINGLEY GROVE
Willow Ridge
PROPOSED CONSERVATORY
APPROVED
BLOCK PLAN (1:500)
THE ROWANS
BINGLEY GROVE
WOODLEY
READING
BERKS
N

Ordnance Survey

Siteplan

17. MAY 2000* 1542

1:1250 Scale



Produced 12 May 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

Reproduction in whole or in part is prohibited without prior permission of Ordnance Survey.

20 0 20 40 60 80

Metres

THE ROWANS, BINGLEY GROVE,
WOODLEY
READING
RG5 4TT

Centre coordinates : 476621mE 173930mN

National Grid sheet reference at centre of this Siteplan: SU7673NE.

Supplied by : Dome, Guildford
Serial Number : 3624

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	+
Bench Mark	←
Triangulation Station	△
Pylon/Flare Stack/ Lighting Tower	⊠
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track or Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Wall

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/