16/3/2000

APPLICATION NO:
F/2000/0475

LOCATION:
9 Chackfield Drive, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Fenton C/O Harlequin Windows Ltd

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

EARLIEST DATE FOR DECISION: **02/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

Received by Wokingham District Council

Application No: F/2000/0475

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

Location:
9 , Chackfield 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2000. 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

Application Number F/2000/0475
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 9 Chackfield Drive Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0475

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 14/2 on post by entrance to property.

2. DESCRIPTION OF SURROUNDINGS
Residential. Detached with integral or detached single/double garages. Mixed designs

3. DESCRIPTION OF SITE/BUILDING (wood or plastic effect ?)
Dark brown wooden framed windows (Grain)
Dark brown UPVC patio doors & dark brown guttering
extn to go infront of lounge - will be set away from detached double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garage of Nº 8 backs on to garden -
no overlooking from neighbouring properties

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING N/a

LEVELS /

BOUNDARY TREATMENT 1.8m fence surrounding

OTHERS 1.8m wall / garage wall with driveway of Nº8.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0475

CONFIDENTIAL

Councillor E 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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0475
9 , *Chackfield Drive, Winnersh, Wokingham.*
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/3/2000

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0475**
9 , Chackfield Drive, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0475

CONFIDENTIAL

Councillor R 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
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Minicom No: (0118) 974 6991
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Case officer: **Natalie Brown** Application Number: ***F/2000/0475***
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Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0475

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

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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Yours faithfully

Chris Lowe

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0475**
9 , Chackfield Drive, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0475

Applicant : Mr & Mrs Fenton C/O Harlequin Windows Ltd.

Location : 9 , Chackfield Drive, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/2/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 28/2/2000

Date Registered : 31/01/2000

Earliest Date for Decision : 02/03/2000

Latest Consultation Date/Site Notice Expiry Date : 02/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :
Winnersh PC : 18/2 " No comment"

Neighbours/SN : none received.

Planning Issues : (D'd Sett)
1) Impact upon neighbouring properties (WBE1, SBE1, SBE2).

2) Impact upon the street scene. (WBE1, SBE1 & SBE2)

Application Number: F/2000/0475

Appraisal :

① Impact upon neighbouring properties :-
The proposed development is for a single storey rear forming a conservatory and will be app 3.5m width & ~~2.3m~~ protrude 2.9m from the living room. It will be 2.4m to eaves & 3.2m to ridge. The entire rear garden is bounded by a 1.8m fence & the garage wall of 8 Chacksfield Drive.
The detached garage of Nº 9 will obscure the view of the conservatory from the driveway leading to Nºs 7 & 8.
The proposed conservatory will not cause any overlooking, overshadowing or be overbearing to neighbouring properties ∴ no detrimental impact

② Impact upon the street scene.
Materials will match existing ~~& the conservatory~~ ∴ no detrimental impact to the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2000	
Officer: NAB	Application No. F/2000/0475

Map No. 68. Site 0.04
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: 9 CHACKFIELD DRIVE

Parish: WINNERSH Ward: Winnersh.
7.2.2000

Applicant: MR/MRS FENTON

Fee Received 95-00 (S) Required ..... Additional ..... 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			
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 : 7.2.2000 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 + The Gables, Roundabout Lane .....

..... Rose Cottage, " " .....

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Natalie Brown

DATE: 07 February 2000

DELEGATED

Winnersh Parish Council Consultation Sheet

Application Number: F/2000/0475

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

Site Address: 9 , Chackfield Drive, Winnersh, Wokingham.

Applicant: Mr & Mrs Fenton C/O Harlequin Windows Ltd.

Your observations are required in respect of this application **by 02/03/2000** .

No comments

SIGNED: _____ DATE: 16.02.00

CLERK TO Winnersh Parish Council

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 14 January 2000
My ref: NB/MLT/Winnersh-1B

D.M. Fenton
9 Chackfield Drive
Winnersh
Wokingham
RG41 5PH

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 Sir/Madam

PROPOSED CONSERVATORY AT 9 CHACKFIELD DRIVE, WINNERSH

I refer to your letter received on the 5 January 2000 with reference to the above.

I can confirm that the above proposal would require planning permission, as its volume combined with that of the garage (which lies within 5 metres of your property) would exceed 'permitted development' allowances. Please find enclosed relevant application forms for your use.

Additionally, I would advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours faithfully

MLT

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms

1933

ADDRESS 9 CHACKFIELD DRIVE PARISH WINNERSH

PLOT No. 9 ORD. SHEET No. SU 7869 (68)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34212	MR. H. BROWN	O/L.	25.10.89	Ref
35353	"	O/L.	9.5.90	Ref
36048	"	O/L.	10.9.90	Ref
41849	"	VAR. COND. 16 ON 36048	23.12.93	C/A
43666	WISEBUILD	DET. HOUSE + GARAGE	1.6.95	C/A
FP95/3464A	"	"	8.8.95	C/APP
96/64411/VAR.	"	VAR. COND 5 ON 43666 (FENCING TYPE)	18.12.96	Ref

MINISTRY DECISION 34212 - APPEAL DISMISSED - 15.3.90 36048 - APPEAL ALLOWED - 11.4.91

~~SPECIAL ORDERS~~ 96/64411/V - APPEAL ALLOWED - 12.97

PD Enq - Conserv. - Fenton - 14/11/00

Environmental Services

For office use only.
Application number:

31.JAN.2000* 0475

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 FENTON
	Address and postcode	9 CHACKFIELD DRIVE WINNERSH WOKINGHAM BERKS RG 41 5PH
	Phone number	0118 979 1771
2	Agent's Name	HARLEQUIN WINDOWS LTD
	Address and postcode	HEADLEY PARK TEN HEADLEY ROAD EAST WOODLEY READING BERKS RG5 4SW
	Phone number	0118 969 3103
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.	9 CHACKFIELD DRIVE WINNERSH WOKINGHAM 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.	WOODGRAIN UPVC FRAMES GLAZED IN CLEAR K GLASS (DOUBLE GLAZED UNITS). ROOF-WOODGRAIN ROOFBARS UPVC GLAZED IN BRONZE FINISHED 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 English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
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.		
	~~[illegible]~~		
	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.

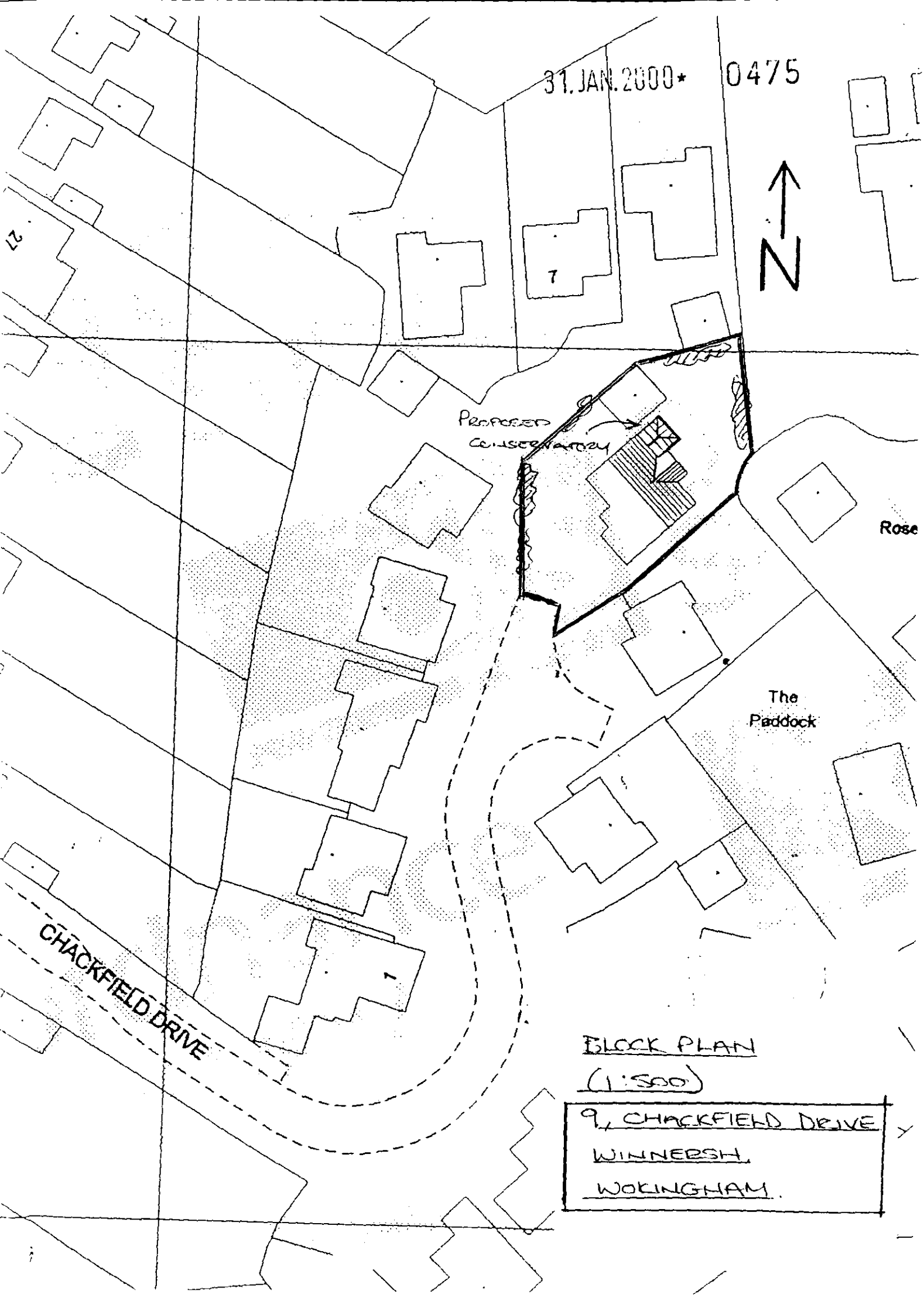
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P Freeman on behalf of Mr+Mrs Fenton

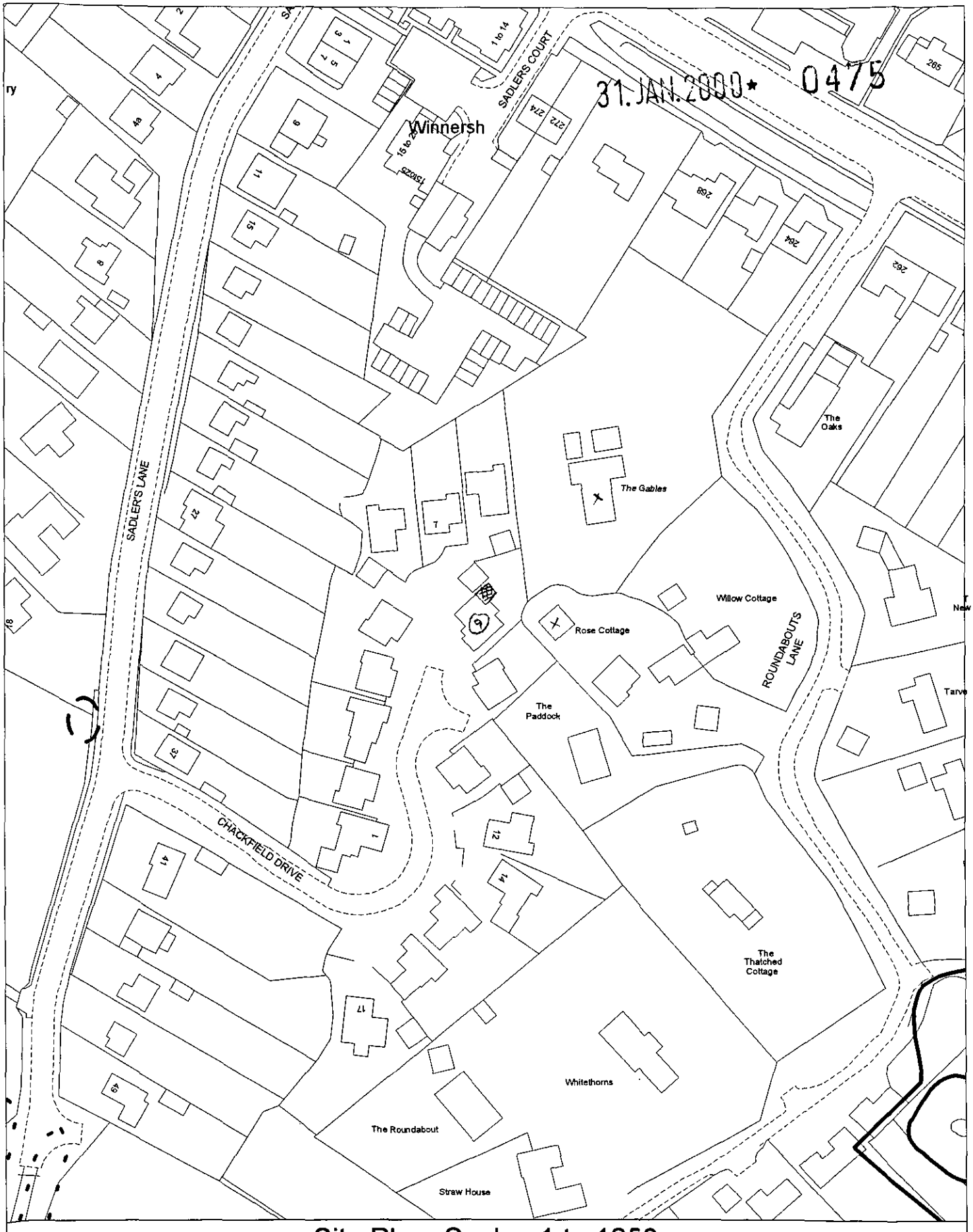
Date 22/01/09

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



BLOCK PLAN
(1:500)

9, CHACKFIELD DRIVE
WINNERSH,
WOKINGHAM.



Site Plan, Scale: 1 to 1250

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Date: 2 February 2000

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