11/2

APPLICATION NO:
F/2002/8207

LOCATION:
1 Floral Court, Bath Road, Hare Hatch Wargrave.

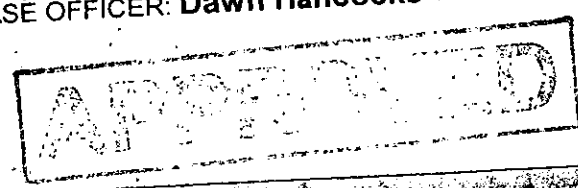
APPLICANT:
Mr & Mrs G Wheeler C/O Anthony George And Associates

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

EARLIEST DATE FOR DECISION: **07/02/2003**

APPLICATION WILL HAVE EXPIRED ON:
04/03/2003

CASE OFFICER: **Dawn Hancocks**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Wheeler
C/O Anthony George and Associates
The Old Brick House
Village Road
Dorney
Windsor
Berkshire SL4 6QJ

Application Number: F/2002/8207

Parish: **WARGRAVE**

Location: **1, Floral Court, Bath Road, Hare Hatch, Wargrave.**

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. This approval is in respect of the Ordnance Survey Site Location Plan and Plan numbers 1 and 8207/1, received by the Local Planning Authority on 7 January 2003.

Informative
2. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
3. No soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Informative
4. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
5. 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 C4.
Loddon Area Local Plan Policy LBE1.
Green Belt Local Plan Policy 9.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WGB1 and WGB3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/02/2003

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 : Dawn Hancocks

Application Number : F/2002/8207

Applicant : Mr & Mrs G Wheeler C/O Anthony George And Associates.

Location : 1, Floral Court, Bath Road, Hare Hatch, Wargrave.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		28.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 28.1.03

Date Registered : 07/01/2003

Earliest Date for Decision : 07/02/2003

Latest Consultation Date/Site Notice Expiry Date : 07/02/2003

This application will have expired on: 04/03/2003. 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 :

Wargrave Parish Council - no objection

Planning Issues :

GOPZ

Green Belt

Application Number: F/2002/8207

Appraisal :

The site is a semi detached dwelling with detached garage located within the Green Belt. The proposed is for a single storey rear extension to form a conservatory. It would extend 2.5m from the rear with a width of 5.7m. The conservatory would have a hipped roof with an eaves height of 2.3m and a ridge height of 2.9m.

Impact upon neighbours:
The conservatory would be 0.6m from the boundary with No 2. A 1.8m fence forms the side boundary with No 2 and the side boundary to the parking area is 1.5m high. There would be no adverse impact in terms of overlooking, overshadowing and overbearing.

Impact upon streetscene:
The proposed would be partially visible to the front of the house (from an angle) and to the parking area however there would be no adverse impact upon the street scene.

Impact upon the Green Belt:
The proposal would have a floor area of 20m². There have been no previous extensions to the property. Due to the size of the proposed conservatory it is not considered the scale of the development would have an adverse impact upon the open character of the Green Belt.

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

Application Number F/2002/8207
Conditions/Reasons for Refusal

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

Informative for approvals

1) This approval is in respect of the OS Site Location Plan and Plan No 1 and 8207/1, received by the LPA on 07.01.03

2) Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

3) No soakaways should be constructed to a depth exceeding 3 metres below existing groundlevel, and under no circumstances shall the water table be intersected.

4) Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

5) N16

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:WBE1, WOS3, WGB1, WGB3

GREEN BELT LOCAL PLAN POLICIES: 9

BERKSHIRE STRUCTURE PLAN POLICIES:C4

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p. J.S. Andrewartha

(Development Control Manager)

Date: 25/2/03

If any of the consultee's have requested a copy of the decision notice please list them below;

2 photos of tree

RECORD OF SITE VISIT

SITE ADDRESS: 1 Floral Court, Bath Road Hare Hatch Wargrave.

APPLICATION NUMBER: F/2002/8207

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 28/11

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes, wall to front

2. DESCRIPTION OF SURROUNDINGS

all relatively new houses, garden centre opposite

3. DESCRIPTION OF SITE/BUILDING

semi detached dwelling + det carport or garage? in parking area.

4. RELATIONSHIP TO ADJOINING PROPERTIES

fields to rear

5. SITE CONSTRAINTS

TREES one large dec ? in garden, partially vis to road

ACCESS/PARKING N/A

LEVELS gentle slope down to rear

BOUNDARY TREATMENT 1.55m wall to side of car park

OTHERS 1.8m ~~hard~~ fence to ~~middle~~ side + rear (+ wall to rear)

shed to rear

MEL LOB

FROM: Dawn Hancocks

DATE: 14 January 2003

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

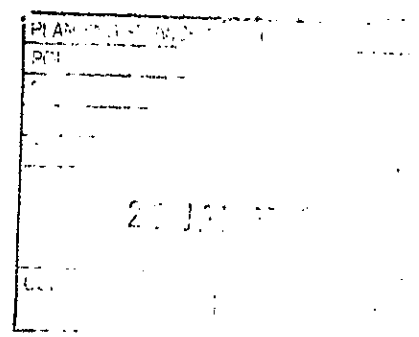
Application Number: F/2002/8207

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

Site Address: 1, Floral Court, Bath Road, Hare Hatch, Wargrave.

Applicant: Mr & Mrs G Wheeler C/O Anthony George And Associates.

Your observations are required in respect of this application **by 07/02/2003** .



No objection

SIGNED: Melanie Quinn DATE: 27-1-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.

Finance and Administration Officer

Application Number: F/2002/8207

Case Officer : DSH.

Valid Date : 07 JAN 2003

Map No : 26

Site Area :

Received Date: 17/12/2002

Level : Delegated Application

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

Location : 1, Floral Court, Bath Road, Hare Hatch, Wargrave.

Parish : WA **Ward : WAR** 14.1.02 DB.

Applicant : Mr & Mrs G Wheeler C/O Anthony George And Associates.

Fee Required: £0 **Fee Received: £0** Is this restrictive Condition?

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			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS 1st	Side elev — should show doors	? 12th. 31.12.02.	✓ 7/1
FLOOR PLANS	Doors not shown.	4	✓ 7/1
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

14.1.02 B

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

OTHERS

groundwater zone

Green Belt.

NEIGHBOURS

S/N & see map.

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
	DUNROAMIN	DUNROAMINBATH ROADREADING	RG10 9SB
	1 FLORAL COURT	1 FLORAL COURTBATH ROADREADING	
	2 FLORAL COURT	2 FLORAL COURTBATH ROADREADING	

F/2002/8207.

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

Tel: (0118) 974 6446

Date: 14 January 2003

My ref: F/2002/8207

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
RG9 3EP

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/2002/8207
1, Floral Court, Bath Road, Hare Hatch, Wargrave.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8207**
1, Floral Court, Bath Road, Hare Hatch, Wargrave.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

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

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

Tel: (0118) 974 6446

Date: 14 January 2003

My ref: F/2002/8207

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
Wayside
Remenham Hill
Henley On Thames
RG9 3EG

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/2002/8207
1, Floral Court, Bath Road, Hare Hatch, Wargrave.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8207**
1, Floral Court, Bath Road, Hare Hatch, Wargrave.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke

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

Received by Wokingham District Council

Application No: F/2002/8207

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

Location:
1, Floral Court, Bath Road, Hare Hatch, Wargrave.

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/2002/8207 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2003. 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.

Trevor Watson
Development Control Manager

14 January 2003

07 JAN 2003

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6429 or 6433

Date: 31 December 2002

Your Ref:

My Ref: F/2002/8207

Mr & Mrs G Wheeler
C/O Anthony George And Associates
The Old Brick House
Village Road
Dorney, Windsor
Berkshire
SL4 6QJ

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

Reference Number: 2002/8207

Site Address: 1, Floral Court, Bath Road, Hare Hatch, Wargrave.

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

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit 1st side elevation showing doors.

Floor plans submitted do not show doors please resubmit with this amendment.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

17 DEC 2002

For office use only.
Application number: 8207

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 Address and postcode Phone number	Mr & Mrs G Wheeler 1 Floral Court, Bath Road Hare Hatch, Berks. RG10 9HD 01189 404476
2	Agent's Name Address and postcode Phone number	Anthony George & Associates The Old Brick House, Village Rd. Dorney, Windsor, Berks. SL4 6QJ 01628 604224
3 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.	Site	1 Floral Court, Bath Road Hare Hatch, Berks.
4 Give brief details of the proposal for example, two storey side extension.	About the application	Proposed 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.		Hardwood construction, panel glass 20mm sealed double glazed units. Polycarbonate roof.
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: . .	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: A. Groom

on behalf of: Mr & Mrs G Wheeler

Date: 12/12/02

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

1933

ADDRESS 1 FLORAL COURT PARISH WARGRAVE

PLOT No 1 BATH ROAD ORD. SHEET No. SU 8077 (26)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67015/F	Wraysbury Est.	Demolish Flats & re-build S/DET + GARAGE, Parking & Tennis Courts	17.3.98	REF
98/68746/F	"	Dem. Flats - erect S/DET HOUSE + GARAGE	26.1.99	C/A
C/68746/1.5	"	D. Cond 15 (App. of Materials)		APP
C/68746/7,8,14	"	D. COND - App of Vehicle Washing, Road cleaning & Bound Treatment	6.12.99	APP
C/68746/09 & 10	"	D. to C. - Appl of Landscaping plan	14.7.00	APP
F/2002/8207	Mr + Mrs Wheeler.	S/St R. ext - conservatory.		

MINISTRY DECISION

SPECIAL ORDERS