[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2000/3062

LOCATION:
37 The Terrace, Wokingham.

APPLICANT:
Mr R J Marshall C/O Amdega Ltd

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

EARLIEST DATE FOR DECISION: **27/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 14/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R J Marshall
C/O Amdega Ltd
Faverdale
Darlington
Co Durham
DL3 0PW

Application Number: F/2000/3062

Parish: **WOKINGHAM**

Location: **37, The Terrace, Wokingham.**

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, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

Condition
3. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

Condition
4. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, pipework and building works, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. In order to safeguard the special architectural or historic interest of the building.

Reason
3. To preserve the architectural integrity of the listed building.

Reason
4. In order to safeguard the special architectural or historic interest of the building.

Informative
1. This permission relates to the application as amended with revised drawing numbers PC2727 Rev. A, PC2727-2 and PC2727-3, submitted to the Local Planning Authority on 21 February 2001, showing retention of existing window, cross-section of conservatory and details of roof drainage and does not approve the proposals as originally submitted.

Informative
2. 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 Policies EN1 and EN5.
Loddon Area Local Plan Policies LBE1 and LBE15.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE5 and WHE13.

John Mitchell
Development Control Manager
Date: 20/04/2001

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.

conservatories **A M D E G A** *summerhouses*

AMDEGA LIMITED
FAVERDALE
DARLINGTON
Co. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our ref: C2727 / PL/C/1

15 November 00

Wokingham District Council
District Planning Officer
PO box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

20 DEC 2000 3062

Dear Sirs

Proposed Conservatory at:

37 The Terrace Wokingham Berkshire RG40 1BP

Please find enclosed copies of drawing no PC2727-1 and copies of the completed planning application forms together with location plans, block plans, colour sample, photograph copies and cheque to the value of £95.00 to cover the cost of the application fee.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

pp S. Clemison

Clive Richmond
Senior Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

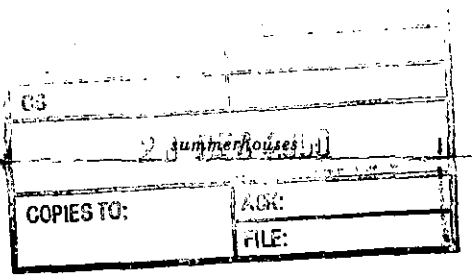


AMDEGA

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com



Our ref: ~~conservatories~~ G2727 / PL/CA

18 December 00

Mr Hurst
Wokingham District Council
District Planning Officer
PO box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

20.DEC.2000* 3562

Dear Mr Hurst

Proposed Conservatory at:

37 The Terrace Wokingham Berkshire RG40 1BP

Please find enclosed The correct certificates to enable you to proceed and I can also confirm that the opening on the top right hand side of the plan view is remaining. This information should allow you to proceed with the application.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned.

Yours sincerely,

Clive Richmond
Senior Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

(c) Insert *name of local* newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an *area* of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than *my/him/herself* who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . Gareth Eldge GARETH ELDGE . . . .

On behalf of . . . MR MARSHALL . . . . . .

Date . . . . 19/02/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

CERTIFICATE A

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner Address Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of any part of the building to which the application relates.

Name of owner Address Date of service of notice

† See note (a) to Certificate A

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

4. Notice of the application as set out below has been published in the

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(c) .....

(d) on.....

Copy of notice as published SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

I am
1. *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

(b) .....

.....

.....

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

† See note (a) in Certificate A

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

Signed Gareth Eldridge GARETH ELDRIDGE

*On behalf of NR MARSHALL

Date 14/2/01

* Delete where inappropriate

1764

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) REGULATIONS 1990

Notice for Service on Individuals under Regulation 6 for listed building consent

Notice Number LB1

(Notice for service on individuals)

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant.

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is served.

(f) Insert address of Council.

Proposed development at *(a)* 37 THE TERRACE, WOKINGHAM, RG40 1BP

TAKE NOTICE that application is being made to the *(b)* WOKINGHAM DISTRICT Council by *(c)* MR RJ MARSHALL for listed building consent to *(d)* CONSTRUCT A TIMBER FRAMED CONSERVATORY

If you should wish to make representations about the application, you should make them in writing not later than *(e)* 13 MARCH 2001 to the Council at *(f)* PO BOX 157, COUNCIL OFFICES, SHUTE END, WOKINGHAM

Signed C Elder

*On behalf of MR RJ MARSHALL

Date 19/02/01

* Delete where inappropriate

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) REGULATIONS 1990

Notice for Publication in Local Newspapers where not all the Owners are known under Regulation 6 for listed building consent

Notice Number LB2

(Notice for publication in local newspaper)

(a) Insert address or location of proposed development

(b) Insert name of Council

(c) Insert name of applicant

(d) Insert description of proposed development

(e) Insert date not less than 20 days later than the date on which the notice is published

(f) Insert address of Council

Proposed development at *(a)* .....

NOTICE is hereby given that application is being made to the *(b)* ..... Council by *(c)* ..... for listed building consent to *(d)* .....

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least seven years under a lease) who wishes to make representations to the above-mentioned Council about the application should make them in writing not later than *(e)* ..... to the Council at *(f)* .....

Signed .....

*On behalf of .....

Date .....

* Delete where inappropriate

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* 37 THE TERRACE WOKINGHAM, BERKS, RG40 1BP

I give notice that *(b)* MR R J MARSHALL

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* ERECT A TIMBER FRAMED CONSERVATORY

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* WOKINGHAM DISTRICT COUNCIL OFFICES, SHUTE END WOKINGHAM during

all reasonable hours until *(f)* 13 MARCH 2001

Anyone who wishes to make representations about this application should write to the Council at *(g)* ~~P.O BOX 157~~ COUNCIL OFFICES, SHUTE END, WOKINGHAM by *(f)* 13/3/01

Signed

† On behalf of MR MARSHALL

Date 19/2/01

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

To:
Harold Sanders
Urban Design And Conservation Officer

From: Farah Humayun

Date: 03 January 2001

Application Number: F/2000/3062

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

Site Address:
37, The Terrace, , Wokingham.

Applicant:
Mr R J Marshall C/O Amdega Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

THE PRINCIPLE OF REMOVING THE EXISTING KITCHEN STRUCTURE AND REPLACING IT WITH A CONSERVATORY IS ACCEPTABLE TO ME

HOWEVER THERE ARE DETAILED CONSIDERATIONS CONCERING :

REPOSITIONING OF KITCHEN
ROOF + WALL CONSTRUCTION. - HARDWOOD DETAILS.
WORKS TO EXISTING STRUCTURE EG.
OMISSION OF WINDOW + ADDITION OF NEW DOORS

ALL REQUIRE CLARIFICATION

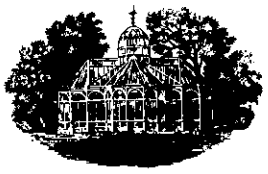
SEE LB/2000/3061 FOR DETAILS.

Harold Sanders

CONSERVATION ARCHITECT

16-01-01.

21 FEB 2001



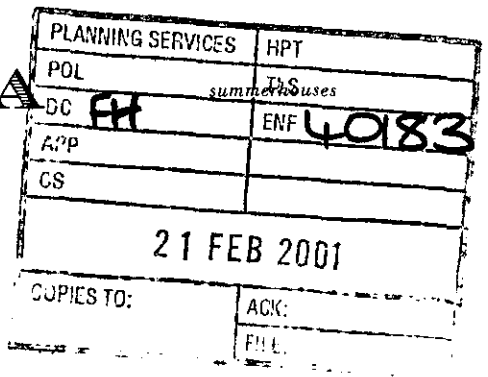
conservatories

AMDEGA

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com



Ref: C2727/GTE

Wokingham District Council
Planning Department
Attn : Mrs Hurst
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Revised Plans
2000/3061
3062
FH

Dear Mrs Hurst,

Proposed Conservatory at: 37 The Terrace Wokingham Berkshire RG40 1BP

Further to our conversation of today please find enclosed six copies of drawing number PC2727 Revision A, PC2727-2 and PC2727-3 in respect of the above application.

Also enclosed as per your request is six copies of the section 66 Certificates, listed building forms and Notice under article 6 forms.

Should you require any further information please do not hesitate to contact the undersigned as soon as possible and I look forward to hearing from shortly..

Kind Regards

Gareth Eldridge

Gareth Elvidge
Planning Co-ordinator

enc.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/3062

Applicant : Mr R J Marshall C/O Amdega Ltd.

Location : 37, The Terrace, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/01/01

Date Registered : 20/12/2000

Earliest Date for Decision : 27/01/2001

Latest Consultation Date/Site Notice Expiry Date : 27/01/2001

This application will have expired on: 14/02/2001. 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 :

WOKINGHAM TOWN COUNCIL - No objection

BARTLE.

CONSERVATION OFFICER - Principle acceptable

Planning Issues :

* IMPACT UPON LISTED BUILDING
* IMPACT UPON CONSERVATION AREA

Application Number: F/2001/3061

Appraisal :

Impact upon listed building

The application being considered is proposed single storey rear extension to listed building. The proposal is to form a kitchen extension. The conservatory is proposed in an existing gap between No.37 and No.35. The proposed extension has a pitched roof design which stands at 2.6 metres to the eaves and 3.8 metres to the pitch.

There is one proposed side facing door. The proposed extension infills a gap between existing lounge area and existing kitchen. Internally the existing window and opening to the kitchen are to be retained. Due to appropriate size and location it is considered the proposed extension is considered to have an acceptable impact upon the listed building.

Impact upon the character of the Conservation Area

The property is located within the Wokingham Conservation Area. The extension is well screened from view from The Terrace. No. 37 has an extensive open area to the rear which has been partially sectioned off to create additional garden space for No.39. It is considered that the proposal will not have an adverse impact upon the character of the conservation area.

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

Application Number F/2000/3062
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C190	R190	
3	C195	R195.	
4		R191	DETAILED DRAWINGS AND/OR SAMPLES
			OF MATERIALS, AS APPROPRIATE, IN RESPECT
			OF THE NEW JOINERY, AND BUILDING PIPEWORK
			WORKS, INCLUDING FULL SIZED MOULDING
			PROFILES, SHALL BE SUBMITTED AND
			APPROVED .... (CONTINUE AS C191)
5	C194	R194	
		NO2.	DRG NO PC2727 Rev A, PC2727-2, PC2727-3,
			21 FEB 2001, RETENTION OF EXISTING WINDOW,
			CROSS SECTION OF CONSERVATORY, DETAILS OF ROOF
			DRAINAGE.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE15.
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WHE5, WHE13
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1, EN5.
MINERALS LOCAL PLAN POLICIES:

John Murray

RECORD OF SITE VISIT

SITE ADDRESS: 37 The Terrace Wokingham.

APPLICATION NUMBER: F/2000/3062

OFFICER: Farah Humayun

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 21 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3062

Location: 37, The Terrace, Wokingham.

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

Applicant: Mr R J Marshall C/O Amdega Ltd.

Case Officer: Farah Humayun

The new plans show the following: Proposed plan showing retained window and inclusion of double doors. Drawing no PC2727 Rev B.

Comments are required by 31/03/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2000/3061 (Planaps) / (Ludhouse) Date Rec. 14/03/01

Location: 37, THE TERRACE

Parish WOKINGHAM

Applicant: MR RJ MARSHALL

Description of attached plans PROPOSED PLAN SHOWING RETAINED WINDOW + INCLUSION OF DOUBLE DOORS

Drawing No's: PC2727 Rev B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: CONSERVATION OFFICER

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AT

Consultations Sent by Admin. on 21.03.PS

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

3061

conservatories **AMDEGA** *summerhouses*

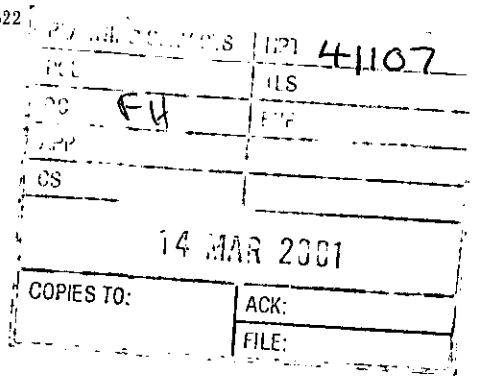
ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Your Ref: F/2000/3061 & LB/2000/3061
Ref: C2727/PL/GTE

12 March 2001



Wokingham District Council
Planning Department
Attn Farah Humayun
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Farah,

Proposed Conservatory at : 37 The Terrace, Wokingham, Berks, RG40 1BP

Further to our conversation last week, please find enclosed six copies of drawing number PC2727 Revision B which should now be read in conjunction with the above application. The revision reflects the correct proposed plan showing the retained window and inclusion of the double doors.

Should you require any further information please do not hesitate to contact the undersigned as soon as possible and I look forward to hearing from shortly..

Kind Regards

Gareth Elvidge
Planning Co-ordinator

enc.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

CS
28 JAN 2001
COPIES TO:

Case officer: Farah Humayun

Application Number: F/2000/3062

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

Site Address: 37 The Terrace, Wokingham

Applicant: Mr R J Marshall C/O Andesign

Your observations are required in respect of this application **by 27/01/2001**

At the meeting on 23 January 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 25/01/2001

CLERK TO Wokingham Town Council

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 24, 2001
My ref: FH/F/2000/3062
Your ref:

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

Mr R J Marshall
37 The Terrace
Wokingham
Berkshire
RG40 1BP

Dear Mr Marshall

PLANNING APPLICATION F/2000/3062
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

I am writing with reference to the above and to request a site visit to the property as part of procedure. I would appreciate if you could contact me to arrange a convenient time as soon as possible so we can proceed with the application.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

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

Tel: 0118 974 6482

Date: **03 January 2001**

My ref: F/2000/3062

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2000/3062
37, The Terrace, , Wokingham.
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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3062**
37, The Terrace, , Wokingham.
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 Earnshaw

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

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

Tel: 0118 974 6482

Date: **03 January 2001**

My ref: F/2000/3062

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6482

Date: **03 January 2001**

My ref: F/2000/3062

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: LB/2000/3061

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

Location:
37 The Terrace Wokingham

This application is being advertised in the Wokingham Times newspaper on the 10/01/2001 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **31/01/2001**. 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 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.

Date: 10/01/2001

Received by Wokingham District Council

Application No: F/2000/3062

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

Location:
37, The Terrace, , 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/01/2001. 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

03 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~26 NOV~~ 20 DEC	Map No. 75A Site 0.02
Officer: FH	Application No. F/2000/3062
	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: 37 THE TERRACE

Parish: WOKINGHAM Ward: EMMBROOK 03.01.01

Applicant: MR MARSHALL

Fee Received 95-00 (1) 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	Scale? 1:500	✓	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			20 DEC
9	Miscellaneous	Will there be access from main house into conservatory?	See existing plan - clearer plan to follow	

in letter

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ...Wokingham.....

Listed Building 1 (2) 2*

Advertisement Required .....See LB app.....

Date Site Notice Sent : 03.01.01.... 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 .....

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 + 35, 39 The Terrace
Wokingham Register office ? The old School,
Wokingham Educational Centre) Reading Rd
The Royal British Legion, 11 Station Rd

Environmental Services

For office use only. Application number:

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 20.DEC.2000* 3062 Phone number	MR R J MARSHALL 37 THE TERRACE WOKINGHAM, BERKSHIRE RG40 1BP
2	Agent's Name Address and postcode Phone number	AMDEGA LTD FAVERDALE DARLINGTON, Co DURHAM DL3 0PW 01325 468522
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A TIMBER FRAMED CONSERVATORY UPON A DWARF WALL
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.	RENDER AS HOUSE CONSERVATORY TO BE CONSTRUCTED IN CANADIAN WESTERN RED CEDARWOOD
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:	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: S. Clemison

on behalf of MR RJ MARSHALL

Date 15\|11\|00

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

ADDRESS 37 THE TERRACE PARISH DOK

PLOT No. LISTED ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/1/59	Mrs Anderson	Use grd & 1st floor as office	12/3/59	REF
BR 10811	MR. GARTON	UTILITY ROOM	3.5.79	APP. N/A
~~10731~~	—	—		
10898	"	LBC. "		
10731	"	UTILITY ROOM	5.7.79	N/A C/A
10898	"	LBC. "	5.7.79	N/A C/A
12061	"	LBC. change external finish front elevation	13.12.79	N/A C/A
99/69964/LA	Mr. & Mrs Litheren	Dem. exist. kitchen erection of S/S Rear extension	20.08.99	C/A
99/69989/F	"	"	26.8.99	C/A

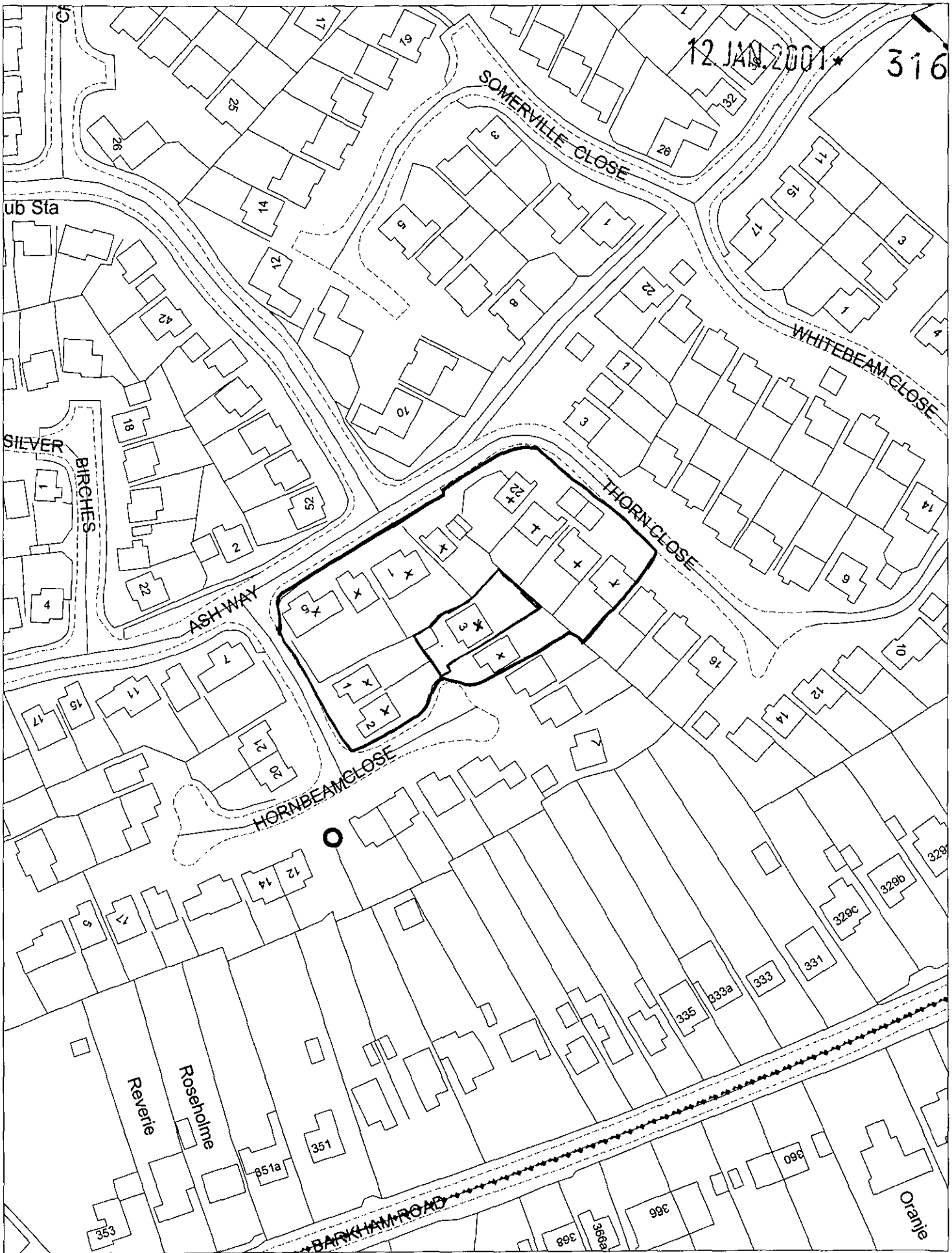
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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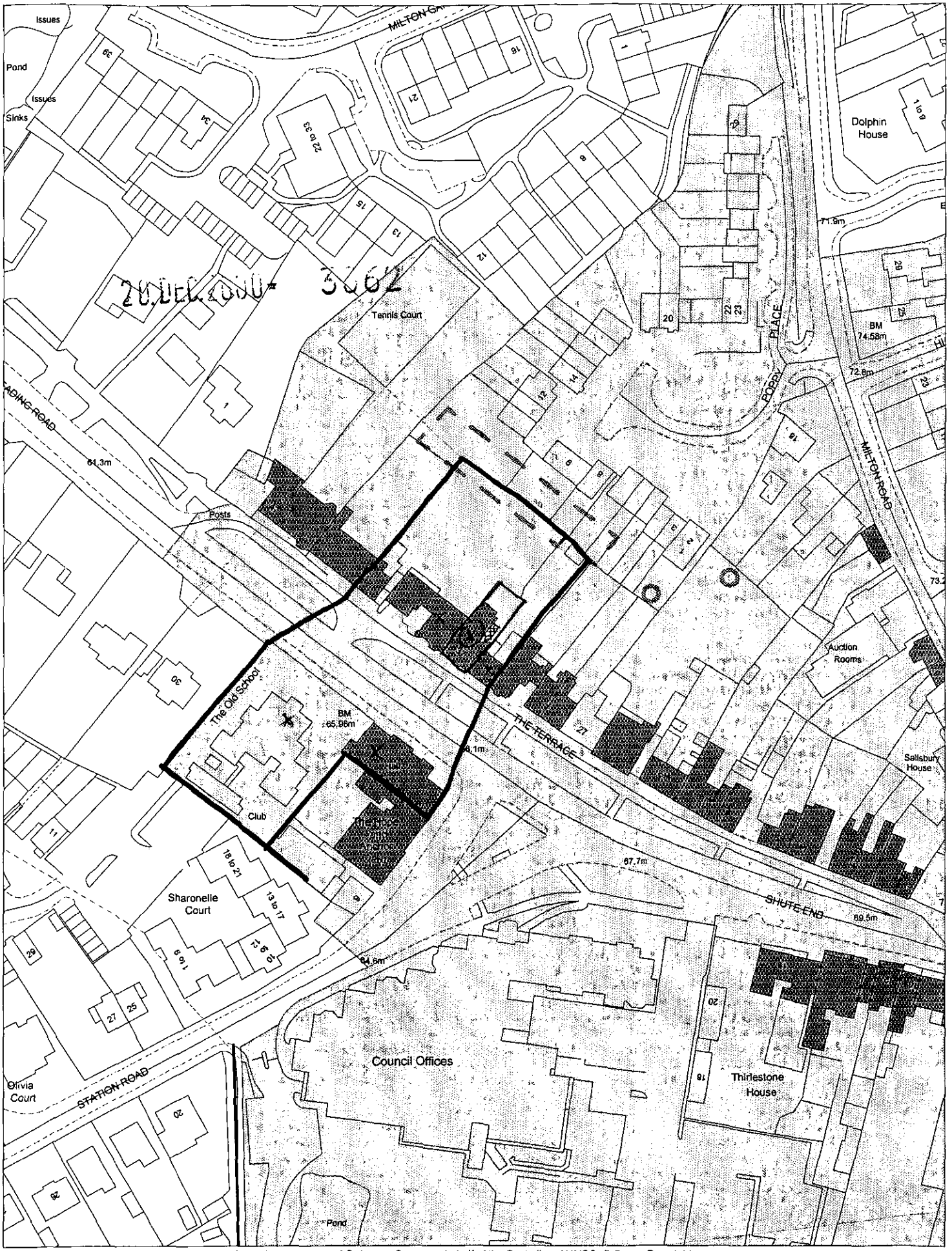
Development Control Section, Environmental Services, Wokingham District Council.
16 January 2001

Scale: 1 : 1250

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

24 November 2000

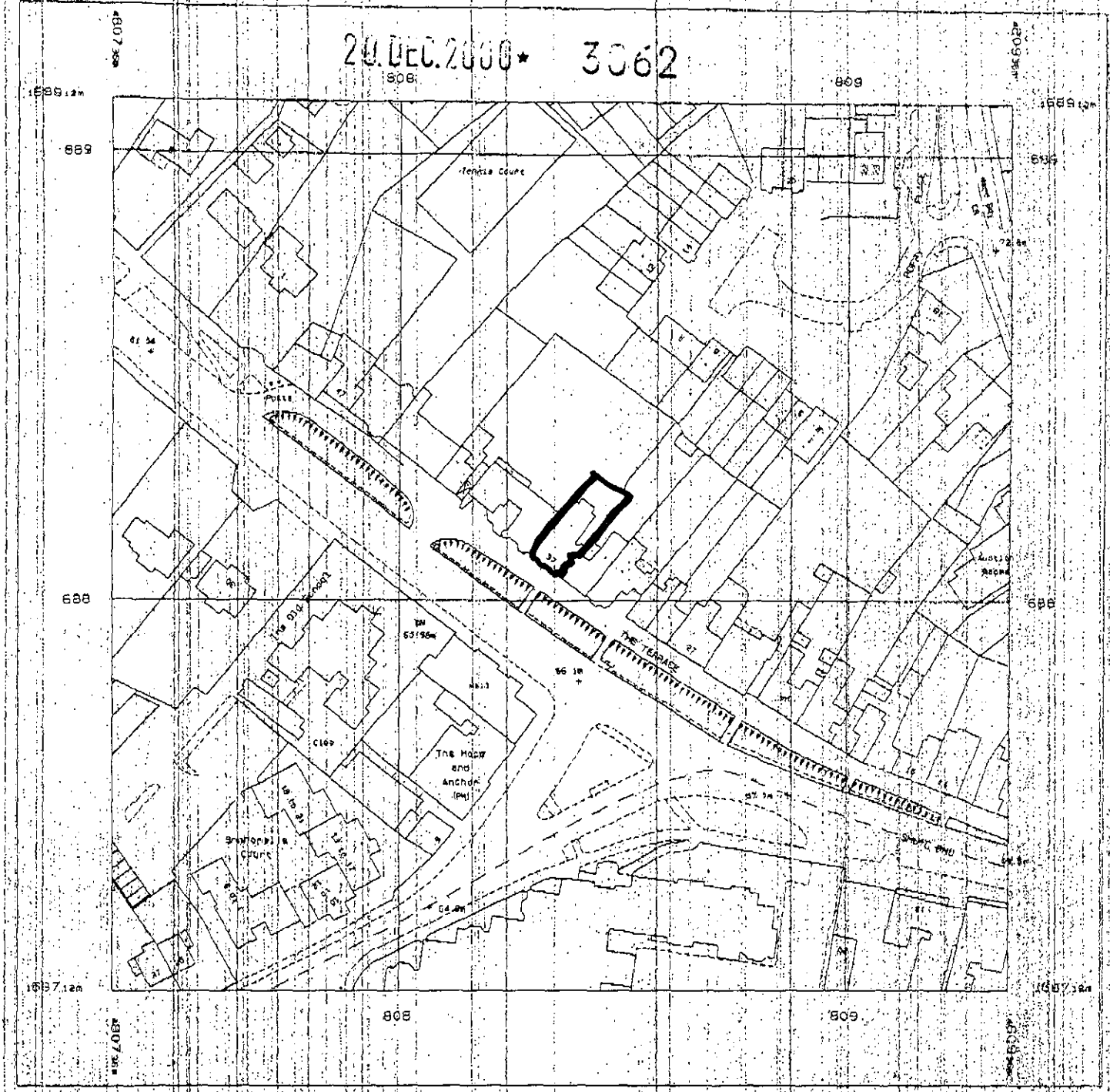
Scale: 1 : 1250

Ordnance Survey®
Superplan®

Planning Extract - 1

Site-centred

20 DEC 2000* 3062



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Scale 1: 1250

National grid sheet reference at centre of this Superplan: SU8808NE

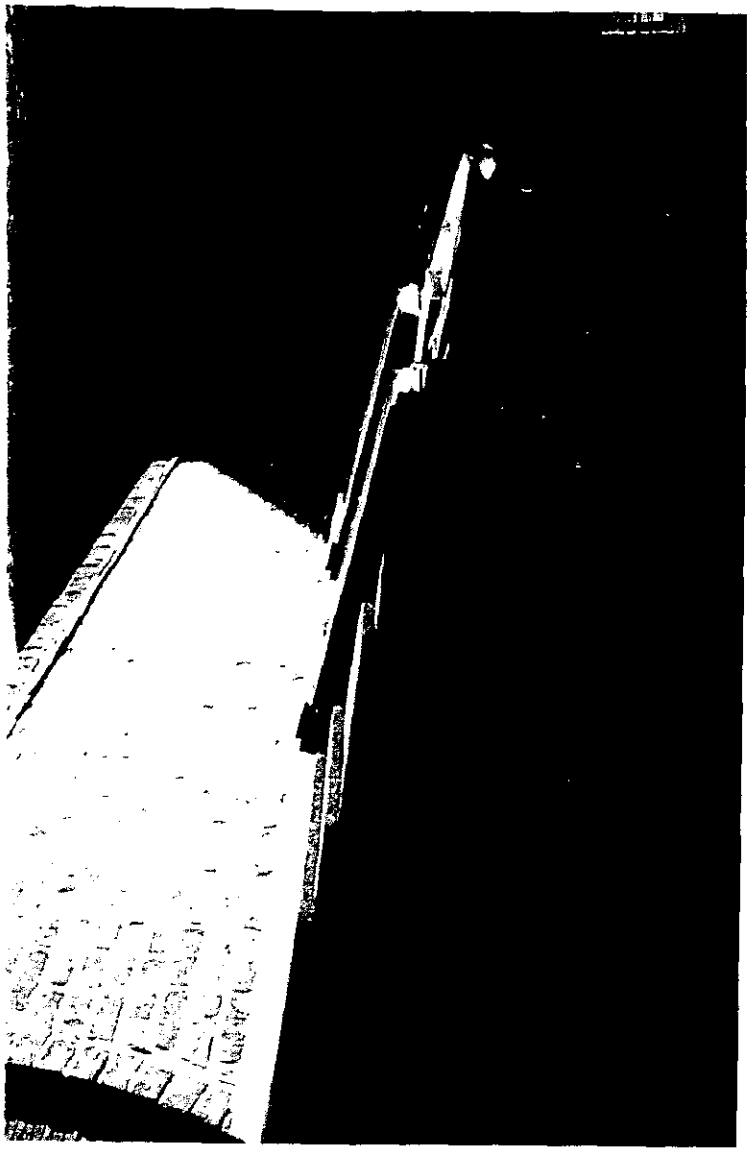
The representation of a road, track or path is no evidence of a right of way.

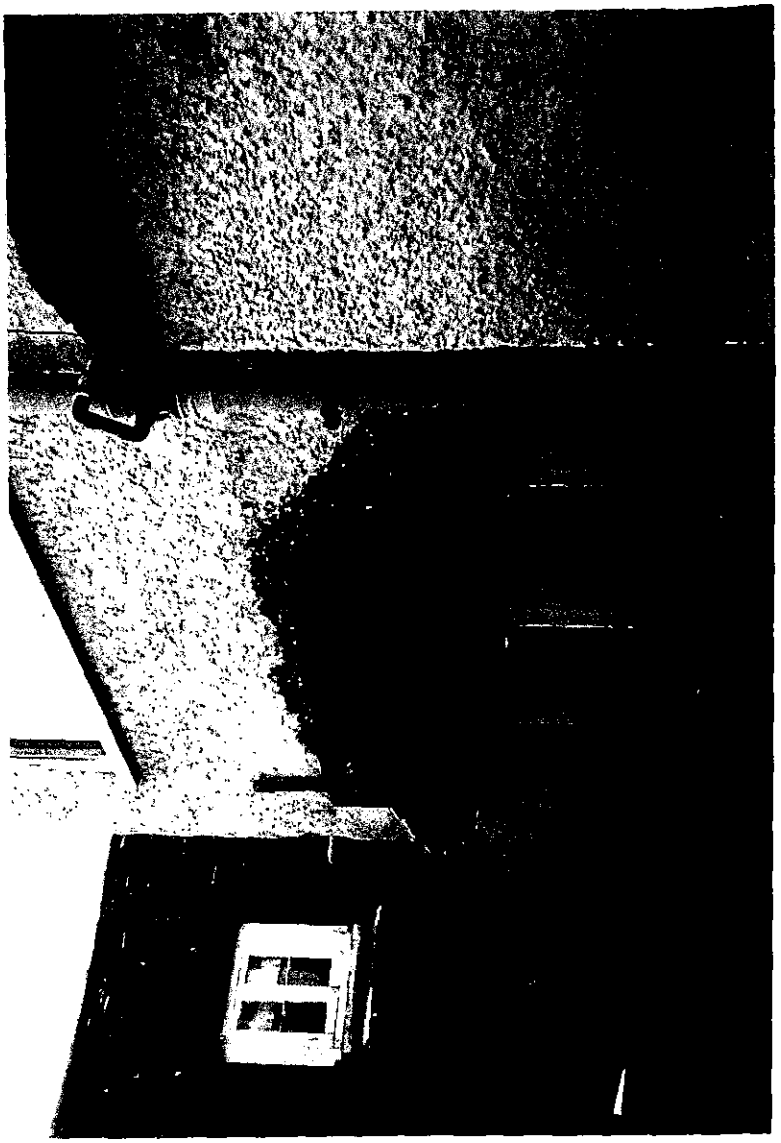
This Superplan product does not contain all recorded map information.

Centre Coordinates: 480836 (688812)
Supplied by: Stanfords London WC2
Serial Number: 21420

20. DEC. 2000 * 3062

PROPOSED
CONSERVATORY





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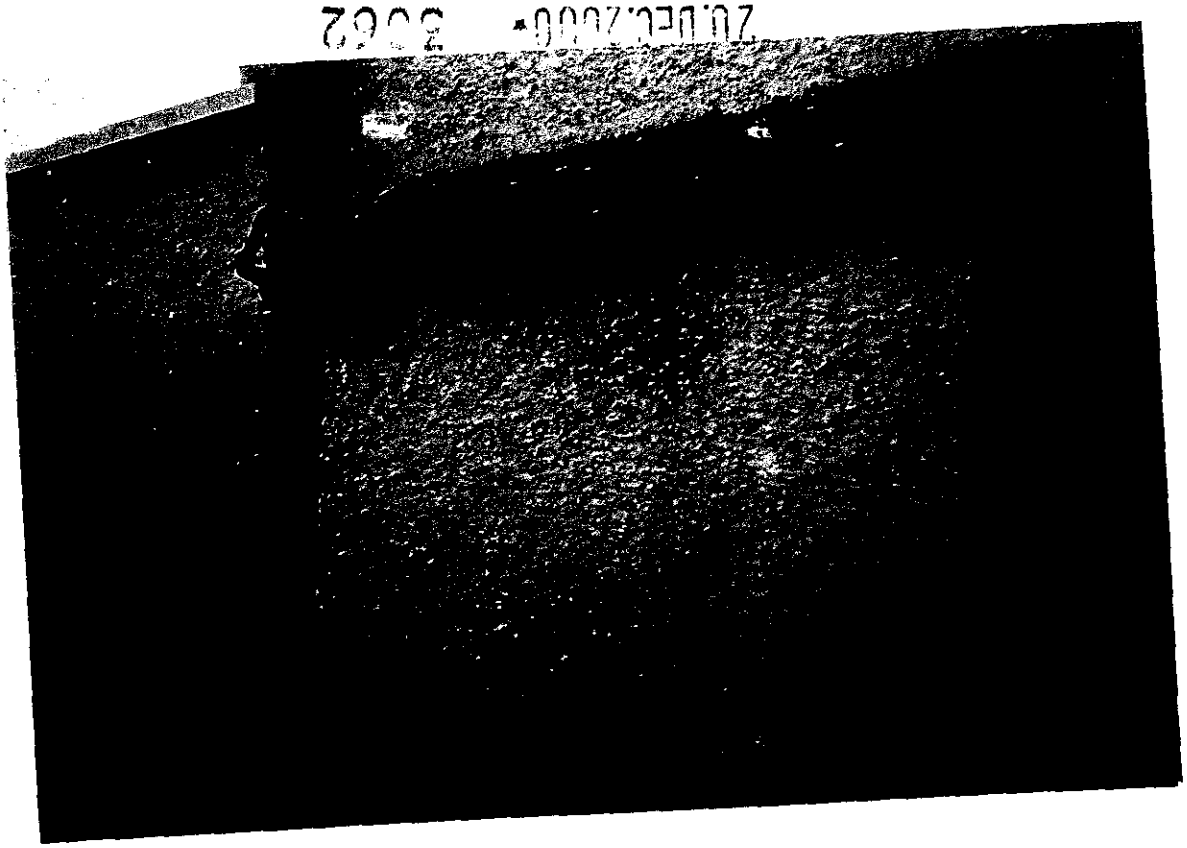
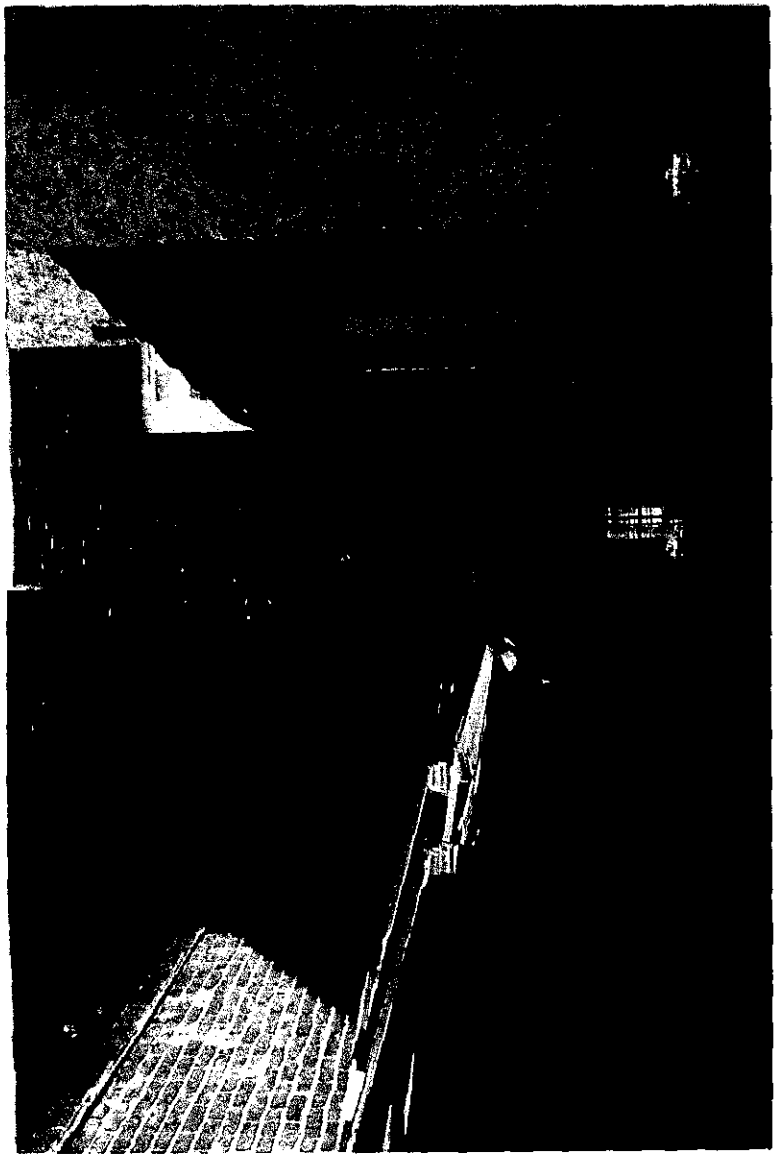
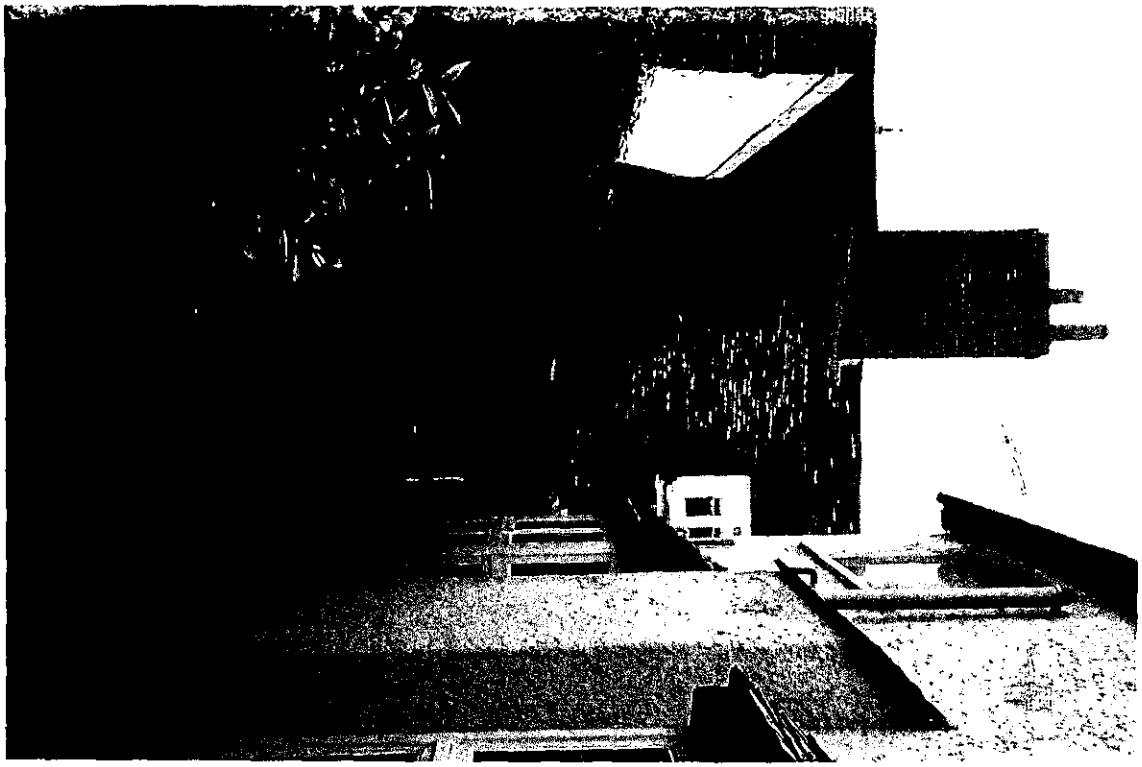
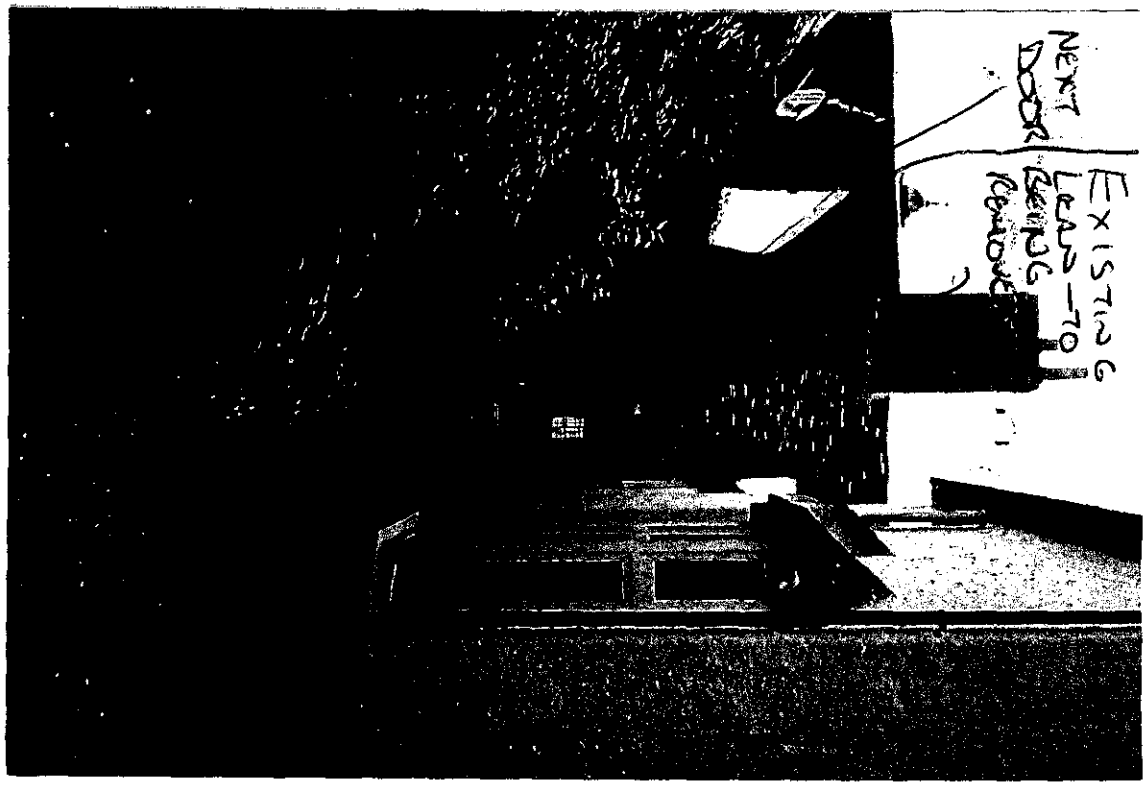


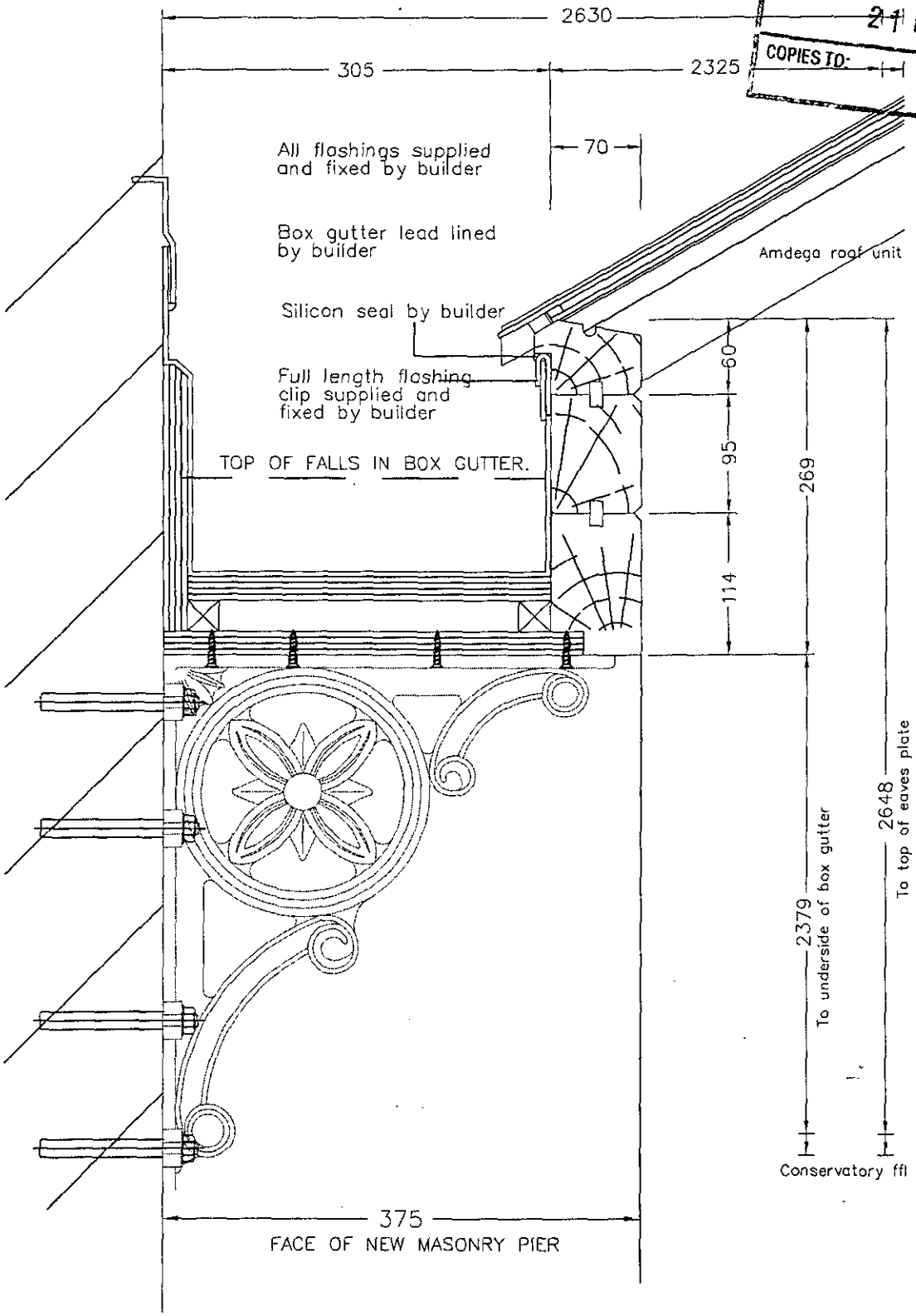
20.DEC.2000* 3062







PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
21 FEB 2001
COPIES TO: | ACK:
FILE:



AMDEGA *Conservatories*

Drawing Title: TYPICAL SECTION THRO' BOX GUTTER

Drawn by: PAR

Date: 12/02/01

Drawing No: PC2727-3

Revision