APPLICATION NO:
**F/2000/1336**

LOCATION:
**29 Rickman Close, Woodley Reading.**

APPLICANT:
**Miss N Turley & Mr M Moreland C/O Paul Lewington (Splash Group)**

PROPOSAL:
**Proposed single storey side extension to dwelling to form conservatory**

EARLIEST DATE FOR DECISION: **04/06/2000**

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Miss N Turley & Mr M Moreland**
**C/O Paul Lewington (Splash Group)**
**10 Arkwright Road**
**Reading**
**Berks**
**RG2 0LU**

**Application Number: F/2000/1336**

**Parish:** **WOODLEY**

**Location:** **29, Rickman Close, Woodley, Reading.**

**Proposal:** **Proposed single storey side 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 works 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: 14/06/2000

**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

**WORK SHEET FOR :** Nicola Lake

**Application Number :** F/2000/1336

**Applicant :** Miss N Turley & Mr M Moreland C/O Paul Lewington (Splash Group).

**Location :** 29, Rickman Close, Woodley, Reading.
**Proposal :** Proposed single storey side extension to dwelling to form conservatory

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 25·5·2000 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 25.5.2000

**Date Registered : 26/04/2000**

**Earliest Date for Decision : 04/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 04/06/2000**

**Application Expiry Date: 21/06/2000**

**Consultation Responses :**

Woodley T.C – 'no comment'

**Planning Issues :**

Site Designation - within the Identified Settlement.

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the street scene.

**Application Number: F/2000/1336**

**Appraisal :**

1.) Impact upon the residential amenity of the neighbouring dwellings

The proposed development is for a single storey side extension to the existing dwelling. The house / annexette is located at the end of a terrace row and faces open land (lake.)

There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the street scene

The proposed development is single storey and is located within the curtilage of the dwelling. The proposal is in keeping with the character of the existing dwelling and the wider area. As such none will be no detrimental impact upon the street scene.

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

**Application Number F/2000/1336**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | SC01 | SR02 | |
| | | | |
| 2 | SC53 | SR12 | Workers |
| | | | |
| | | | |
| | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 29 Rickman Close
Woodley Reading.

APPLICATION NUMBER: F/2000/1336

OFFICER: Nicola Lake

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

**Received by Wokingham District Council**

# Application No: F/2000/1336

**Proposal:**
Proposed single storey side extension to dwelling to form conservatory

**Location:**
29, Rickman Close, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/06/2000. 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***

**11 May 2000**

FROM: Nicola Lake

DATE: 11 May 2000

PLANNING

## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1336

**Proposal:** Proposed single storey side extension to dwelling to form conservatory

**Site Address:** 29, Rickman Close, Woodley, Reading.

**Applicant:** Miss N Turley & Mr M Moreland C/O Paul Lewington (Splash Group)

PLANNING SERVICES | APPT
POL | TLS
DC | ENF
APP |
CS |
26 MAY 2000
COPIES TO: | ACK:
FILE:

Your observations are required in respect of this application **by 04/06/2000** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 24.5.00.

*Clerk To Woodley Parish/Town Council.*

## WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 APR 2000

Officer: NL | Application No. F/2000/1336

Map No. 46 Site 0:05

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM CONSERVITORY

Location: 29 RICKMAN CLOSE

Parish: WOODLEY Ward: Southlake

11.5.2000

Applicant: MISS TURLEY

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

(9)

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 : 11.5.2000 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 + 29a 28 + 28a Rickman close ✓

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# The Splash Group

**Windows, Doors, Soffits, Fascias and Conservatories Division**
SPLASH HOME IMPROVEMENTS LTD
10 Arkwright Road, Reading, Berks RG2 0LU
Telephone: (0118) 931 3333 · Fax: (0118) 931 0084
Website: www.splashgroup.com E-Mail: splash@splashgroup.com


Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

26.APR.2000* 1336

25th April 2000

Reference Conservatory to: 29 Rickman Close, Woodley, RG5 3LL

I write following my visit to your planning department on Thursday 20th April. I needed to speak with somebody about the various sections on the form that needed completing. I initially dealt with a gentleman named Jazz over five weeks ago when I first started dealing with the above-referred conservatory. I was informed by Jazz that planning permission would not be needed and he said he would send written confirmation to this effect. I was most unhappy to discover that Jazz had left the council and then told that planning permission was now needed.

When I visited your department on Thursday I spoke with Emy Circuit who advised that, because of the urgency of the situation and the fact that the original information given was incorrect, the elevation drawings would not be necessary.

I do hope a speedy conclusion can be brought about.

Yours sincerely

Paul Lewington

Tel. 0118 974 6445 (Direct Line)
E-mail:

Date 5 April 2000

My ref. JP /~~Reading~~ 1b
WOODLEY.

Paul Lewington
The Splash Group
10 Arkwright Road
Reading
Berkshire
RG2 OLU

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Lewington

**RE: PROPOSED CONSERVATORY AT NO.29 RICKMAN CLOSE, WOODLEY**

I refer to your letter received 16th March 2000, and our telephone conversation earlier today.

I can confirm that planning permission will be required for the above proposal, as the property is a maisonette, not a single dwelling house.

I hope this is, of assistance and I enclose the necessary forms for your use.

Yours sincerely

ML Thorp
Principal Development Control Officer

Mr Mrs Longhurst
89 Jade Villa
Ngau Liu
Sai Kung
Kowloon
Hong Kong

10th April 2000

To whom it may concern

As the owner of 29A Rickman close, Woodley, we have no objections to the owners of 29 Rickman Close having a conservitory built on their property.

Yours truly

Mr P Longhurst

26. APR. 2000* 1336

# Environmental Services

For office use only.
Application number: 26.APR.2000* 1336

## 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 | MISS N. TURLEY MR·M·MORELAND |
| | Address and postcode | 29 RICKMAN CLOSE<br>WOODLEY<br>READING<br>BERKS RG5 3LL |
| | Phone number | 01189 628000 07773002306 |
| 2 | Agent's Name | PAUL LEWINGTON (SPLASH GROUP) |
| | Address and postcode | 10 ARKWRIGHT RD<br>~~WOOD~~ READING<br>BERKS RG2 OLU |
| | Phone number | 01189313333 |
| 3 | Site<br>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. | 29 RICKMAN CLOSE<br>WOODLEY<br>READING<br>BERKS RG5 3LL |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | EDWARDIAN CONSERVATORY<br>TO SIDE OF HOUSE |
| 5 | Are there any trees on the site?<br>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. | BRICK TO MATCH EXISTING<br>WHITE PVCU CONSERVATORY |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 2 | Proposed: — |
| **10** | Does a public right of way touch the site?<br>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).<br>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 M Lewington

on behalf of MISS N. TURLEY
MR. M. MORGAN

Date 21-4-04

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

ADDRESS 29/29A RICKMAN CLOSE PARISH WOODLEY

PLOT No. 111/112 (Stage 7) ORD. SHEET No. SU 7572(46)

BUILDER Cooks of Reading Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/32/61 | J. T. Cook & Son Ltd | Outline - Referred to BCPC. | | No decision |
| 0/278/65 | " | Outline | 30.12.65 | N/A. Refuse |
| 0/76/66 | " | " | 11. 3. 66 | N/A. Refuse |
| 94/66 | " | Layout | 1. 9. 66 | N/A. C/A |
| PD/685/66 | " | Roads, Sewers etc. | 22. 12. 66 | App. N/A |
| 12/70 | Cooks of Reading Ltd | Maisonette | 14. 5. 70 | App. C/A |
| " | " | AMENDED DETAILS | 6. 8. 70 | App REFUSE |
| BR 11527 | Russ Mr O'Dyer. | Patio door. | 30. 7. 79 | App NP |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51 PD Enq - Conservatory - Lewington - 5/4/00

DRAINAGE

26. APR. 2000 * 1336

ADDRESS 29/29A RICKMAN CLOSE PARISH WOODLEY

PLOT No. 111/112 (Stage 7) ORD. SHEET No. SU 7572(46)

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| PD/685/66 | " | Roads, Sewers etc. | 22. 12. 66 | App. N/A |
| 12/70 | Cooks of Reading Ltd | Maisonette | 14. 5. 70 | App. C/A |
| " | " | AMENDED DETAILS | 6. 8. 70 | App REFUSE |
| BR 11527 | Russ Mr O'Dyer. | Patio door. | 30. 7. 79 | App NA |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51 PD Enq - Conservatory - Lewington - 5/4/00

DRAINAGE

26. APR. 2000 1336

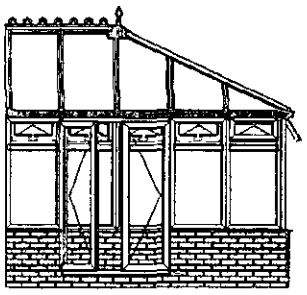
Prepared for:

Nicky Turley Mark Morland

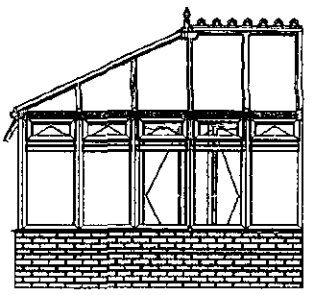
| | |
|---|---|
| Quote No.: | 176 |
| Reference: | Pml |
| Date: | 12/ 4/2000 |
| O/A Width: | 4500 |
| O/A Depth: | 3750 |
| Frame Height: | 2100 |
| Dwarf Height: | 600 |
| Roof Pitch: | 25.0 |
| Volume: | 41.7 |

SPLASH

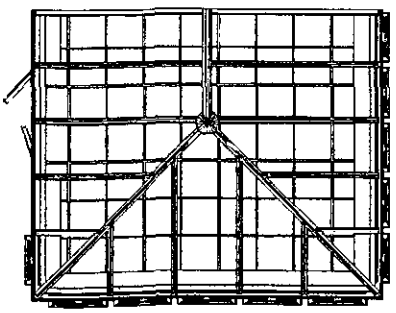
Left Elevation Scale: 1/100



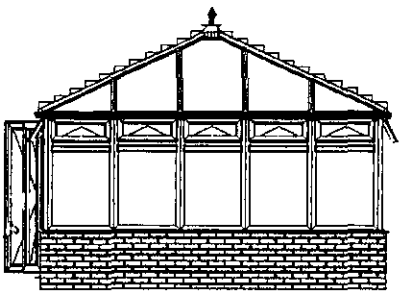
Right Elevation Scale: 1/100



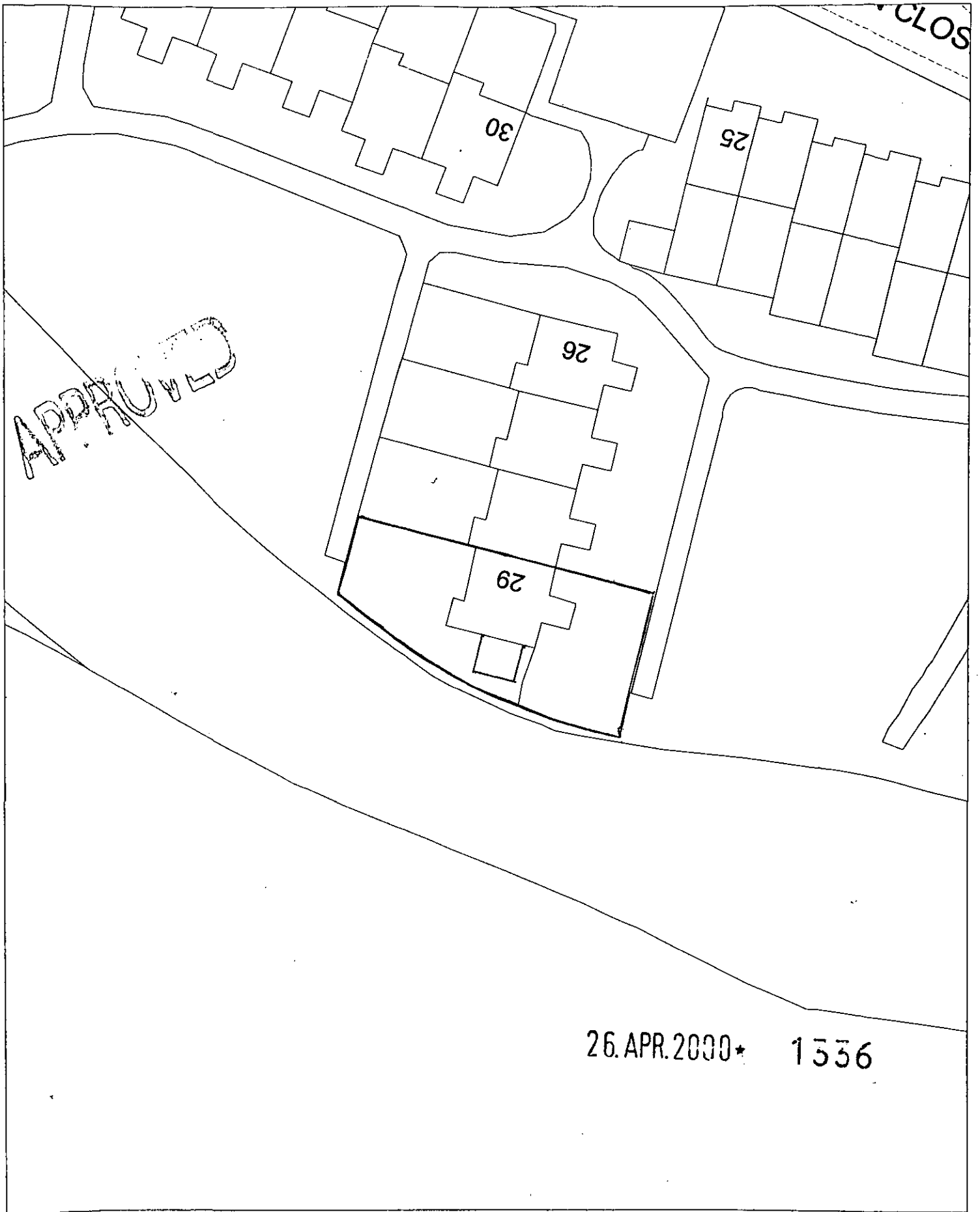
Plan View Scale: 1/100



Front Elevation Scale: 1/100



26.APR.2000* 1536




Site Plan, Scale: 1 to 500

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Date: 20 April 2000

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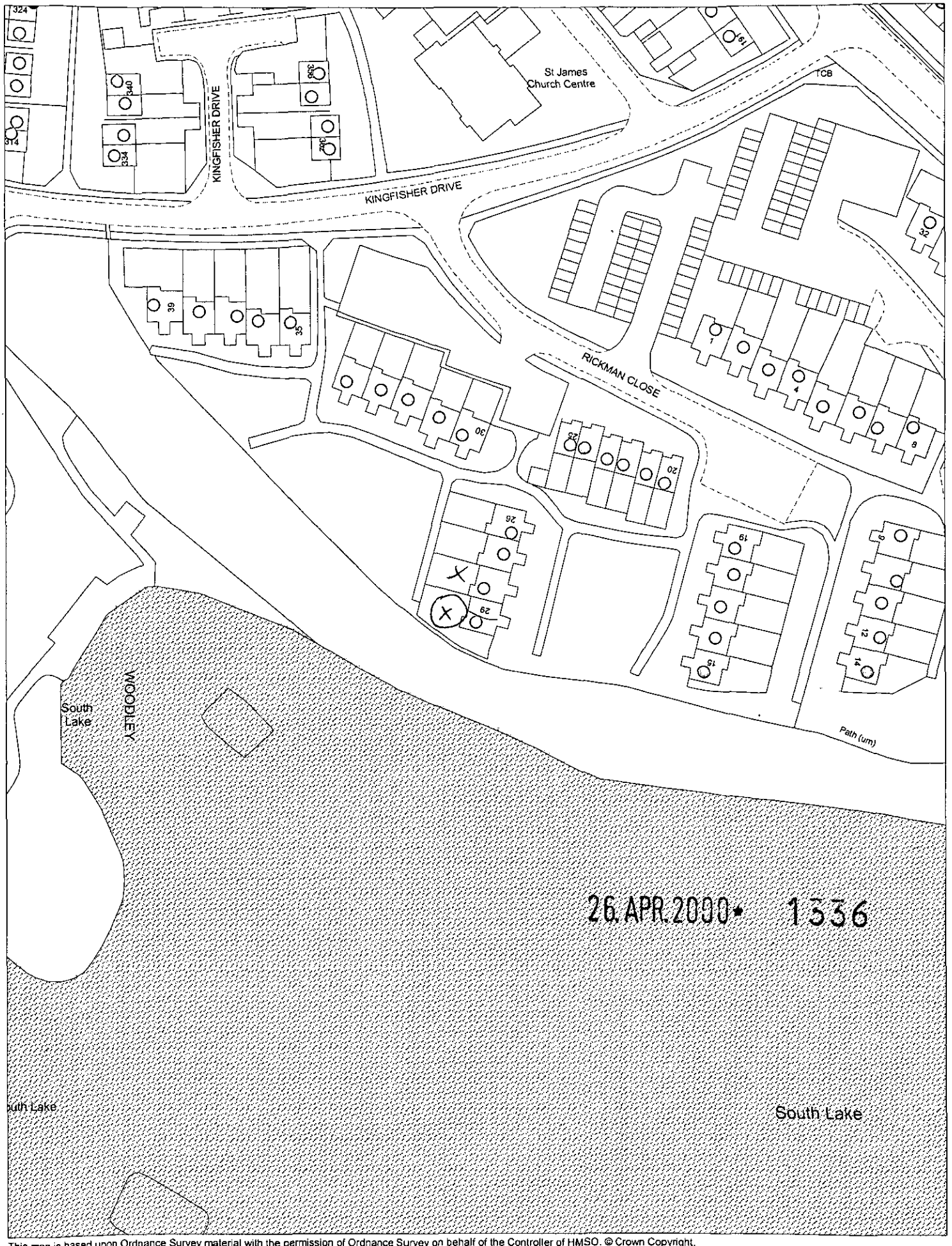


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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

Scale: 1 : 1250




# Site Plan, Scale: 1 to 2500

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26.APR.2000* 1556

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Date: 20 April 2000

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