APPLICATION NO:
F/2002/6200

LOCATION:
39 Charwood Road, Wokingham.

APPLICANT:
Mr/Mrs Debrett C/O The Window Factory

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

1/25/02

EARLIEST DATE FOR DECISION: **27/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2002

CASE OFFICER: **Phillip Taylor**

15

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Debrett
C/O The Window Factory
Amex Holdings Ltd
243a Fleet Road
FLEET
Hants
GU51 3BN

Application Number: F/2002/6200

Parish: **WOKINGHAM**

Location: **39 Charwood Road, 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 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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6200

Applicant : Mr/Mrs Debrett C/O The Window Factory.

Location : 39, Charwood Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		May 1st 02

Date of Neighbour Notifications : .....

Date of Site Visit : May 1st '02

Date Registered : 22/03/2002

Earliest Date for Decision : 27/04/2002

Latest Consultation Date/Site Notice Expiry Date : 27/04/2002

This application will have expired on: 17/05/2002. 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 -
Environment Agency - No objection.

Planning Issues :

Impact on Neighbours

Policy : LBE1, LBE2
WBE1, WOS3
LD3

Application Number: F/2002/6200

Appraisal :

The proposal is for a conservatory to be attached to an existing rear extension (single storey). The conservatory measures 5.2m across, projects 3.0m and would be 3.0m ~~high~~ high to the ridge. It would be hipped on both sides and fully glazed. A door would open out to the side.

The attached neighbour is No. 37 which is unextended. There have been no objections from the neighbours. The proposed extension would produce a total of 8.0m of single storey extensions. The separating fence here is 1.7m close boarded and the conservatory would be visible above it. The conservatory would be have a blank wall facing the garden of No 37 to prevent overlooking. The proposal is not considered overbearing or overshadowing on 37.

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

Application Number F/2002/6200
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 39 Charwood Road Wokingham.

APPLICATION NUMBER: F/2002/6200

OFFICER: Phillip Taylor

DATE OF SITE VISIT: 1/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

Semi - set back on gage at first floor
Dormer 1st floor (flat roof) by water
G.F.
S/S new extension existing on the 37 side - projected 3.0m
fence 1.7m - Overbearing?

4. RELATIONSHIP TO ADJOINING PROPERTIES

set back slightly from No 41.
No 37 has no extension set near

5. SITE CONSTRAINTS

too much projection at rear?

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6200	Map No : 69
Case Officer : PT	Site Area : 0.04
Valid Date : 22/03/02	Received Date: 22/03/2002

Level : Delegated Application

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

Location : 39, Charwood Road, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr/Mrs Debrett C/O The Window Factory.

Fee Required: £95 Fee Received: £95 (1)

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			
FLOOR PLANS			
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

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 Landfill.

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

.....

No pre-apps

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

Tel: (0118) 974 6442

Date: 03 April 2002

My ref: F/2002/6200

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/6200
39, Charwood Road, , Wokingham.
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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6200**
39, Charwood Road, , Wokingham.
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 I Brown

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

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Tel: (0118) 974 6442

Date: 03 April 2002

My ref: F/2002/6200

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Aiming for Excellence

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

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

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39, Charwood Road, , Wokingham.
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Development Control Manager

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Signed: _____ Date: _____

Councillor P Edwards

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

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

Tel: (0118) 974 6442

Date: 03 April 2002

My ref: F/2002/6200

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6200**
39, Charwood Road, , Wokingham.
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 M Robertson
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6200

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

Location:
39, Charwood Road, , 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 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/2002/6200 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2002. 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

03 April 2002

Organisation_Name	Building_Name	address1	Postcode
		46CHARWOOD ROADWOKINGHAM	RG401RY
		1BECKETT CLOSEWOKINGHAM	RG401YZ
		37CHARWOOD ROADWOKINGHAM	RG401RY
		~~30CHARWOOD ROADWOKINGHAM~~	~~RG401RY~~
		41CHARWOOD ROADWOKINGHAM	RG401RY
		65BINFIELD ROADWOKINGHAM	RG405PT
		67BINFIELD ROADWOKINGHAM	RG405PT

neighbour consultation list

F/2002/6200

6200

Environmental Services

For office use only. Application number: 22.MAR2002* 6200

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 and Mrs Debrett
	Address and postcode	39 Charwood Road Wokingham Berkshire RG40 1RY
	Phone number	01189 629108
2	Agent's Name	The Window Factory
	Address and postcode	Amex Holdings Ltd c/O 243A Fleet Road Fleet Hampshire GU51 3BN
	Phone number	01252 810310
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.*	39 Charwood Road Wokingham Berkshire RG40 1RY
4	Give brief details of the proposal for example, *two storey side extension.* About the application	Single storey conservatory extension to the rear of the property.
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.	Brick dwarf walls to match the existing, white UPVC frames, clear glass side walls and clear polycarbonate roof panels.
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:
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: [signature]

on behalf of Mr and Mrs Debrett

Date 19.03.2002

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

ADDRESS 39 CHARWOOD ROAD PARISH WOK

PLOT No. 368 ORD. SHEET No. 69

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/56/60	Beryl	Res Dev	13/10/60	REF
O/47/67	Taylor Woodrow	do	29/12/67	REF
B/23/69	c/o	Dwelling	10/4/69	C/A
BR16897	Ian Mr Woolridge	Extn to dining room Study kitchen cloaks		
~~15777~~		Bedroom & garage	27 5 81	Opp
15777	"	as above	2. 7. 81.	N/A C/A.

DATE OF COMPLETION

MINISTRY DECISION Appeal granted 13/1/69 (O/47/67)

SPECIAL ORDERS

DRAINAGE

091074

22.MAR2002* 6200



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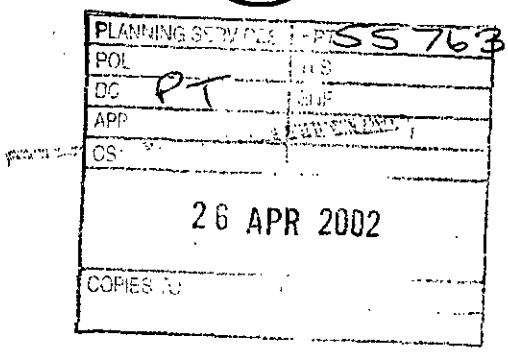
Development Control Section, Environmental Services, Wokingham District Council.
28 March 2002 Scale: 1 : 1250

N
W E
S

ENVIRONMENT AGENCY

Our Ref : SP/2002/005546-1/1
Your Ref : PHILLIP TAYLOR/F/2002/6200

Date : 23 April 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Phillip Taylor

Dear Sir

1 STOREY REAR EXTENTION & CONSERVATORY. 39 CHARWOOD ROAD WOKINGHAM

Thank you for your letter dated 3 April 2002, received on 5 April 2002. Please quote the following reference in any correspondence: SU86NW/23/15. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following planning informatives are included on any planning permission granted:

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE

Waste Regulation
According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU823691	200m	Keephatch Farm	Inert

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

In view of the distance and the nature of the fill it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are only aware of one watercourse close to your site, but should there be any on your site, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

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

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the The Window Factory

If you have any further queries please do not hesitate to contact Paul Busing on 01276 454326, quoting the reference cited at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer

CC: The Window Factory

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301