APPLICATION NO:
F/2000/1368

LOCATION:
14 Kent Close, Wokingham.

APPLICANT:
Mr T.S. Winship C/O Sedgman Noble Architects

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

EARLIEST DATE FOR DECISION: **09/06/2000**

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T.S. Winship
C/O Sedgman Noble Architects
The Studio
Highfield Farm
Spring Meadows Business Centre
Wargrave
Berks
RG10 8PZ

Application Number: F/2000/1368

Parish: **WOKINGHAM**

Location: **14, Kent Close, 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 external work 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

John Mitchell CH
Development Control Manager
Date: 28/06/2000

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.

ME

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: THOMAS SADLER WINSHIP
14 KENT CLOSE
WOKINGHAM
BERKSHIRE
RG11 7AN

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.35987 (F)

Proposal:
TWO STOREY SIDE EXTENSION TO PROVIDE KITCHEN WITH TWO ADDITIONAL BEDROOMS ABOVE
14 KENT CLOSE WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permissi for the carrying out of the above development in accordance with the application and the a companying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 A detailed schedule and also samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(18)

02 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

continued/-

Application 35987 continued

Date 11 JUL 1990

R.F.W.Ilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a)that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b)that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

APPLICATION WORK/REPORT SHEET

DELEGATED

Application No. 35987 Date Received: 04.06.90

App-Type: F
TWO STOREY SIDE EXTENSION TO PROVIDE KITCHEN WITH TWO ADDITIONAL BEDROOMS ABOVE
14 KENT CLOSE WOKINGHAM

THOMAS SADLER WINSHIP
14 KENT CLOSE
WOKINGHAM
BERKSHIRE
RG11 7AN

Designation: PX

Local Plan:
South-East Area Loc . Plan

T.P.O.	Conservation Area/Listed Building	Departure/Agricultural
None	None / None	None

Min.Bearing Land/SSSI/Nat.Trust	Flood Plain/Overhead Line/Gas Pipe/Oil Pipe
X	X

Advertisements:None

EXPIRY DATE FOR COMMENTS ON SITE NOTICE 27.06.90

OFFICER'S COMMENTS:- SND 27.6.90.

Proposed side extension to detached dwelling. Returns a two metre gap to adjacent dwelling.

Adjacent dwelling has frosted glass window in facing gable wall - so loss of light NA significant. ∴ no unacceptable impact on adjacent property

OBSERVATIONS RECEIVED:-

RECOMMENDATION:- CA.

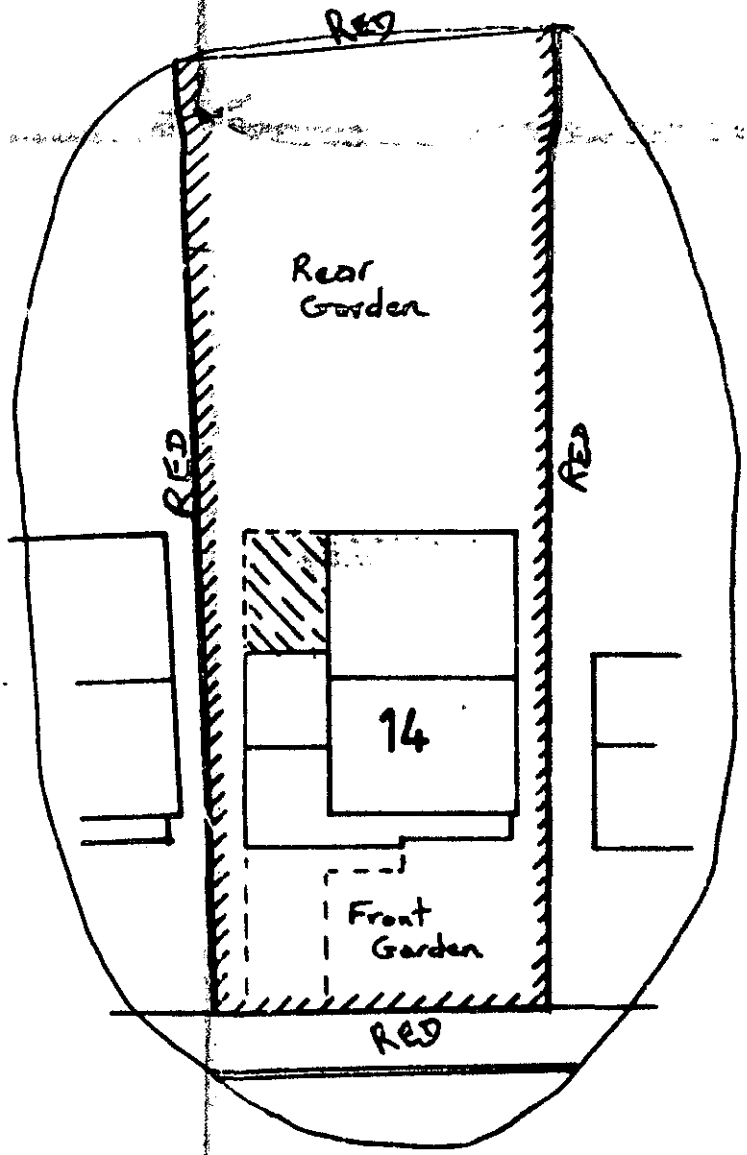
CONDITIONS/REASONS/INFORMATIVES OVERLEAF:-

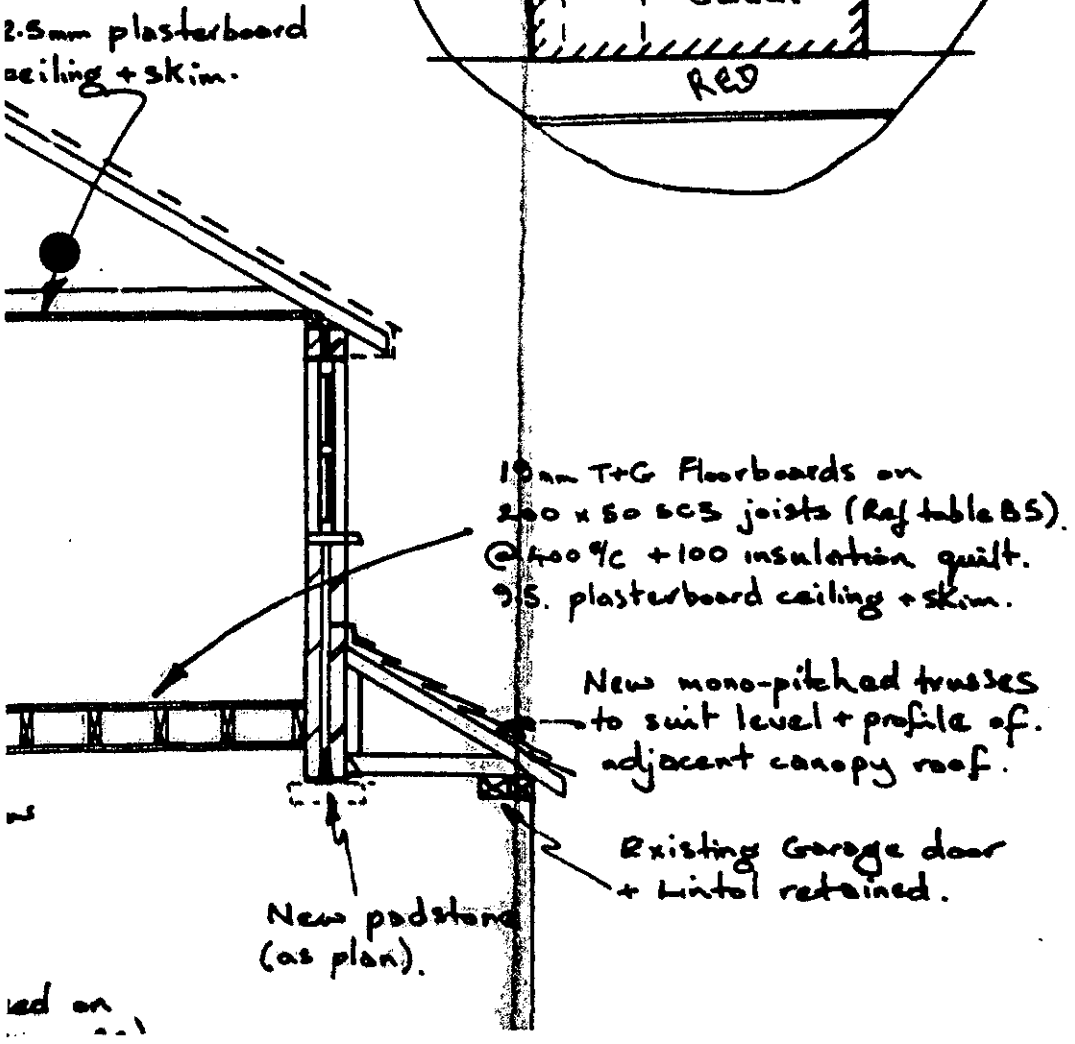
Input MT 3.7.90

1:50

SITE LOCATION PLAN

1:250





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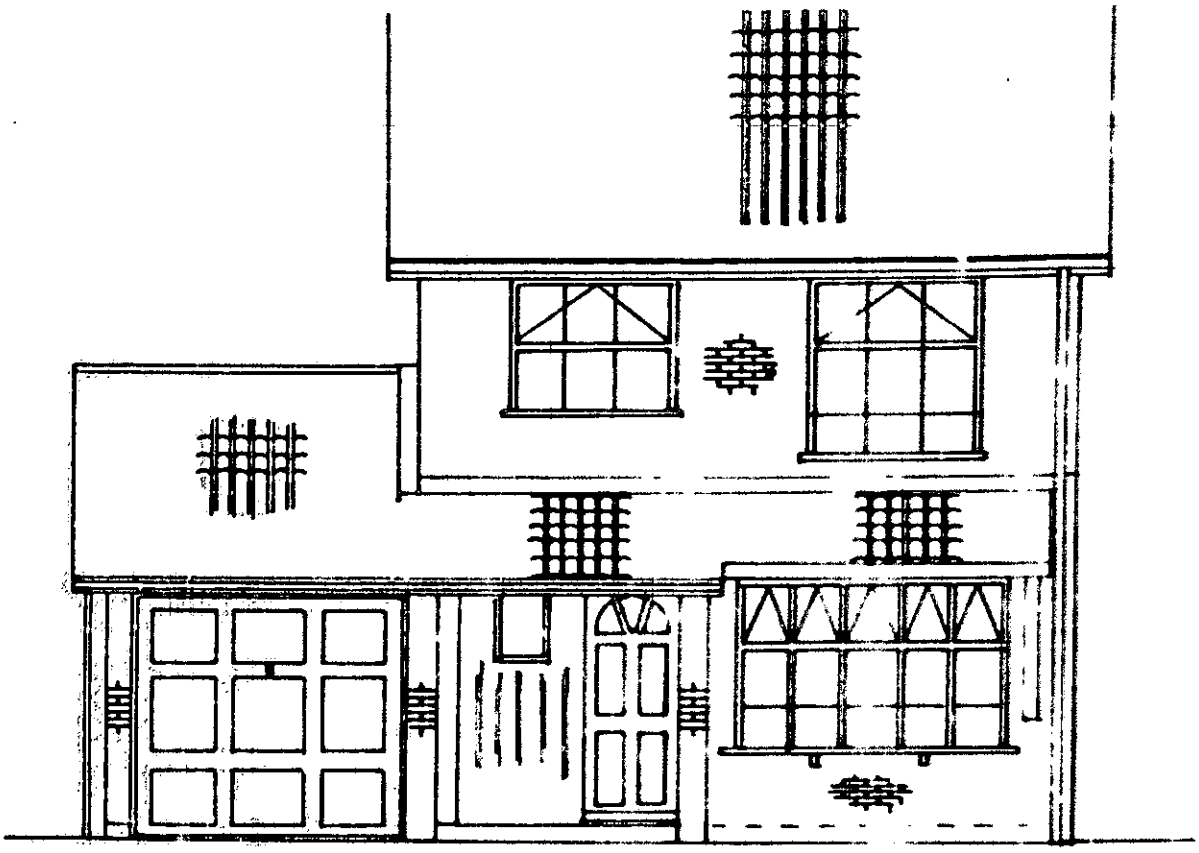
BSc(h

Client.
Mr T W
14 KEN

Project.
2 Store
14 KEN



FRONT ELEVATION - EXISTING

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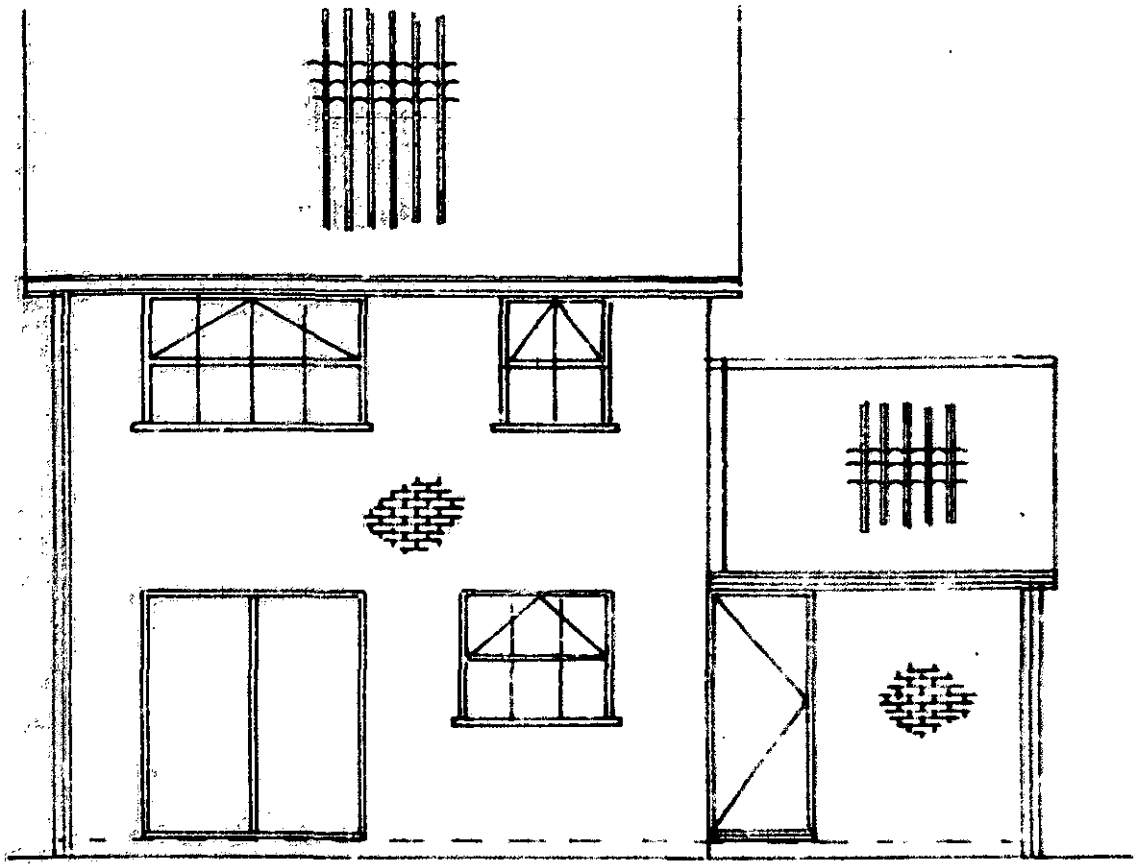
FRONT ELEVATION - PROPOSED

1:75



REAR ELEVATION - EXISTING

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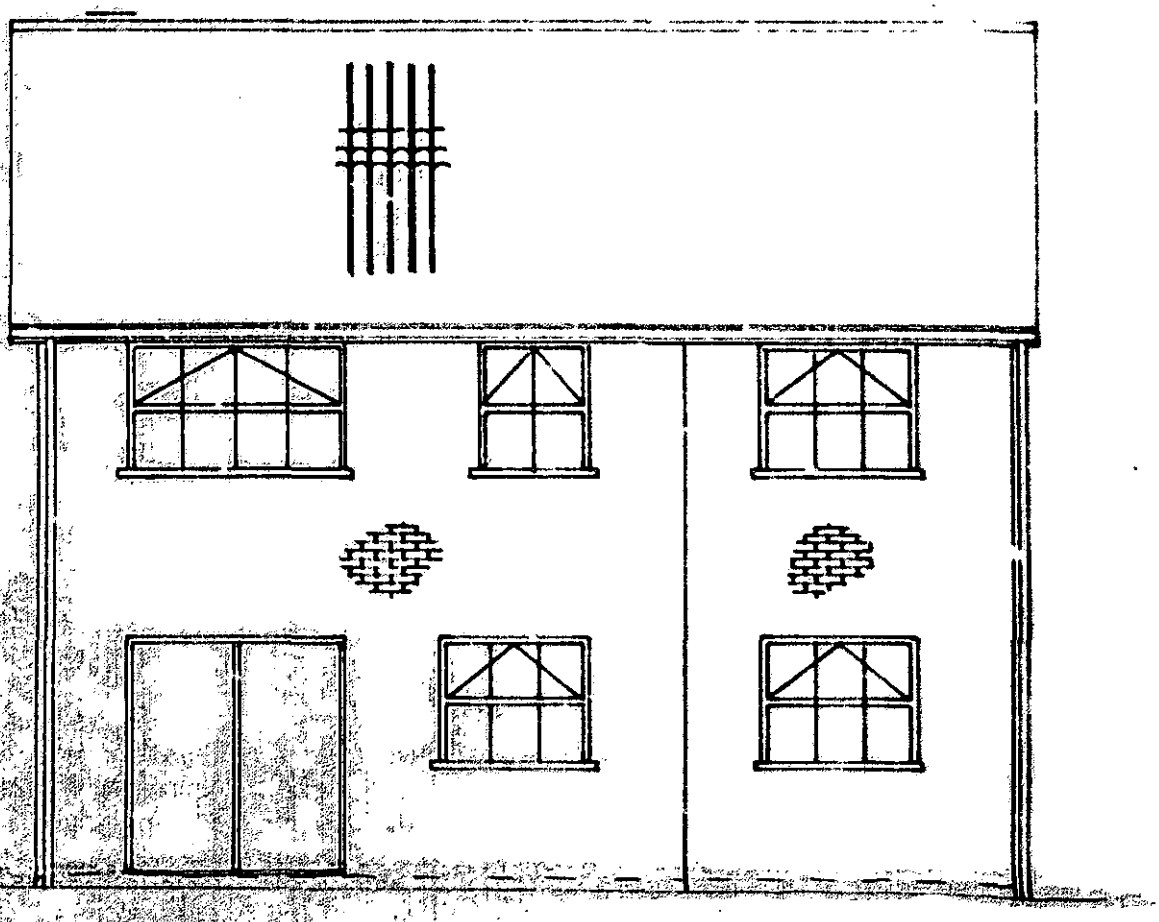

REAR ELEVATION - PROPOSED

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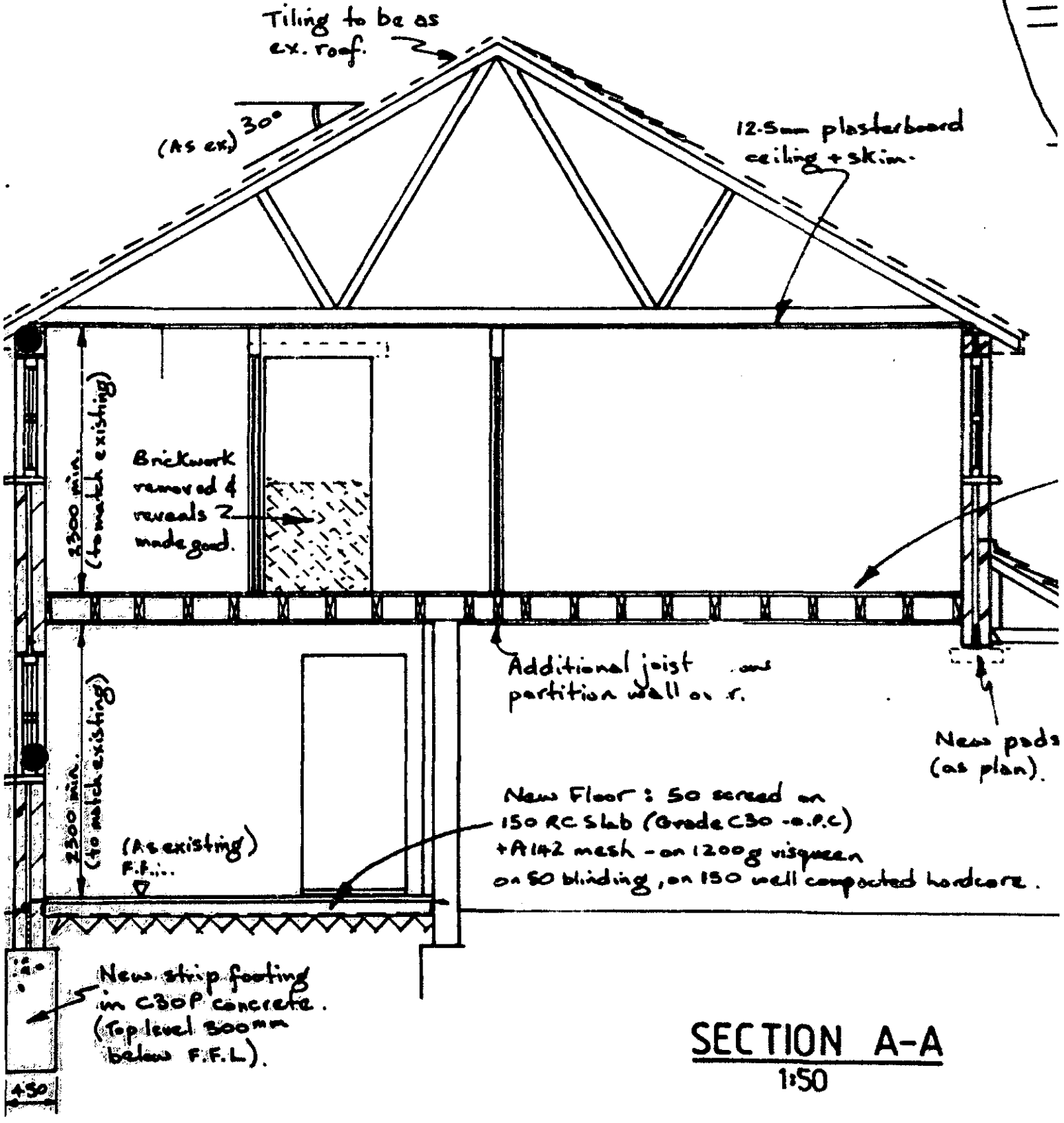


SECTION A-A
1:50

Received by Wokingham District Council

Application No: F/2000/1368

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

Location:
14, Kent Close, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. 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

16 May 2000

Application No. **Received** **Wokingham**
F/2000/1368 **08/05/00**

Applicant: Mr & Mrs Winship
Location: 14, Kent Close, Wokingham
Proposal: Single storey rear extension to dwelling to form conservatory

1. **Planning History** –The site is located within the identified settlement of Wokingham in a predominantly residential area, and comprises a detached two - storey house with an integral garage. In the past, the house has been extended to the side and rear. In 1990 (35987) it was granted planning permission for a two storey side extension to provide kitchen with two additional bedrooms above.

   This application is before the Development Control Committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** – The proposal is for a single storey rear extension to the dwelling to form a conservatory/garden room.

3. **Consultations**
   - ***Wokingham Town Council*** – *No objection*
   - ***Neighbours/Letters*** – *None received*

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
   South East Area Local Plan policies SBE1 and SBE2.
   Wokingham District Local Plan policies WOS3.
   B. Impact upon the street scene
   South East Area Local Plan policies SBE2, STV6.
   Wokingham District Local Plan policies WBE1 and WOS2.

A. Impact upon neighbouring properties
The proposed conservatory will be 3.3 metres wide approximately and protrude from the rear elevation by 4.2 metres, access will be gained via the dining room. It will have a tiled pitched roof with an eaves height of 2.5 metres and a ridge height of 3.6 metres. To be constructed with brick walls and clear glazed windows on all three elevations.

No.15, 0.1 metres higher, to the west, is positioned 4.7 metres away behind a 1.8 metre high close boarded fence. It is almost in line with No.14's rear building line. A utility room at the rear of the garage, has a window facing towards the rear garden. However due to the position and distance away from the proposed conservatory the occupants of this property will not be overlooked or overshadowed.

No 13, 0.1 metres lower, to the east, is positioned 1 metre away behind a 1.8 metre high close boarded fence on the boundary. However due to the position and distance away from the proposed conservatory approximately 8 metres, the occupants of this property will not be overlooked.

Due to the location of No. 14, Kent Close in relation to neighbouring properties, there will be no detrimental impact to neighbouring properties by overlooking, overshadowing and through overbearing. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

B. *Impact upon the street scene.*
Proposed materials for the conservatory will match existing. The roof may be visible from the road, however the roads are not visible from the plot due to the surrounding fencing and house walls. Therefore the proposal would not be detrimental to the character of the street scene. There is therefore no conflict with development plan policies in terms of impact upon street scene

5. **Conclusion** – It is considered that due to the nature and location of the proposed development, there would be no detrimental impact to neighbouring properties and to the street scene

6. **Recommendation** – GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

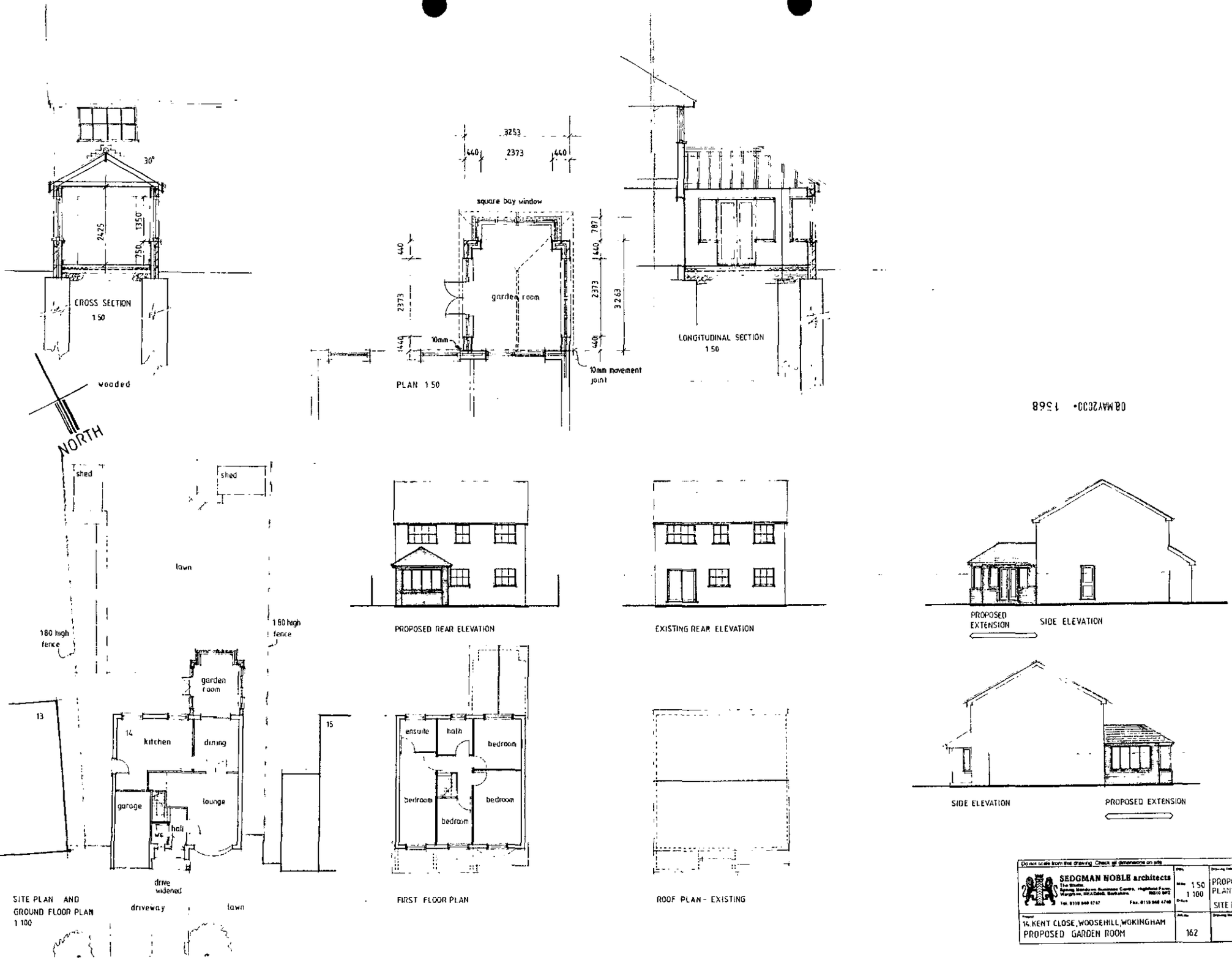
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

REASONS

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

2. To ensure a satisfactory external appearance.

Andrew Thorley
15/06/2000



Do not scale from this drawing. Check all dimensions on site.

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SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Tel. 0118 940 4747 Fax. 0118 940 4748

Date	Scale 1 50 / 1 100	Drawing Title: PROPOSALS PLANS, SECTIONS, ELEVATIONS SITE PLAN
Project: 14, KENT CLOSE, WOOSEHILL, WOKINGHAM PROPOSED GARDEN ROOM	Job No. 162	Drawing No. KCW W / 01

Location of Planning Application



Application Ref : F/2000/1368

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

N
W E
S

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/1368
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) 977 8909
DX: 33506 – Wokingham

Mr T S Winship
c/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave, RG10 8PZ

Dear Mr Winship

PLANNING PERMISSION 2000/1368
SITE: 14 KENT CLOSE WOKINGHAM RG41 3AN

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1368 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1368	AT
BUILDING CONTROL NUMBER.	FP 2000/1104 Paul	
~~APPLICANT~~/AGENT	Sedgman Noble Architects	
ADDRESS OF SITE	14 Kent Close. Woosehill Wokingham	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	KCW W/01A	KCW W/01
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/9/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,

40. CHAIRMAN

RESOLVED: That Mr S.R.Conway be elected Chairman for the meeting.

41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

55. APPLICATION NO 2000/1368 PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY, 14 KENT CLOSE, WOKINGHAM, FOR MR & MRS WINSHIP

The Committee considered a report about this application set out on Agenda pages 474 to 477.

RESOLVED: That Application No.2000/1368 be approved, subject to the conditions set out in the Agenda.

Application No.	Received	Wokingham
F/2000/1368	08/05/00	

Applicant: Mr & Mrs Winship
Location: 14, Kent Close, Wokingham
Proposal: Single storey rear extension to dwelling to form conservatory

1. **Planning History** –The site is located within the identified settlement of Wokingham in a predominantly residential area, and comprises a detached two - storey house with an integral garage. In the past, the house has been extended to the side and rear. In 1990 (35987) it was granted planning permission for a two storey side extension to provide kitchen with two additional bedrooms above.

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3. **Consultations**
   - ***Wokingham Town Council*** – *No objection*
   - ***Neighbours/Letters*** – *None received*

4. **Appraisal** – *The main considerations are:*

   A. Impact upon neighbouring properties
      South East Area Local Plan policies SBE1 and SBE2.
      Wokingham District Local Plan policies WOS3.
   B. Impact upon the street scene
      South East Area Local Plan policies SBE2, STV6.
      Wokingham District Local Plan policies WBE1 and WOS2.

A. Impact upon neighbouring properties

The proposed conservatory will be 3.3 metres wide approximately and protrude from the rear elevation by 4.2 metres, access will be gained via the dining room. It will have a tiled pitched roof with an eaves height of 2.5 metres and a ridge height of 3.6 metres. To be constructed with brick walls and clear glazed windows on all three elevations.

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No 13, 0.1 metres lower, to the east, is positioned 1 metre away behind a 1.8 metre high close boarded fence on the boundary. However due to the position and distance away from the proposed conservatory approximately 8 metres, the occupants of this property will not be overlooked.

Due to the location of No. 14, Kent Close in relation to neighbouring properties, there will be no detrimental impact to neighbouring properties by overlooking, overshadowing and through overbearing. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene.
Proposed materials for the conservatory will match existing. The roof may be visible from the road, however the roads are not visible from the plot due to the surrounding fencing and house walls. Therefore the proposal would not be detrimental to the character of the street scene. There is therefore no conflict with development plan policies in terms of impact upon street scene

5. **Conclusion** – It is considered that due to the nature and location of the proposed development, there would be no detrimental impact to neighbouring properties and to the street scene

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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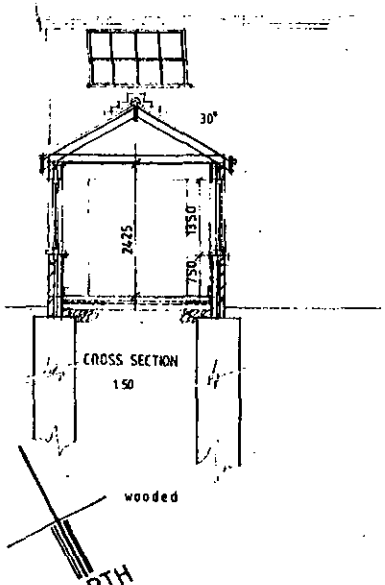
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

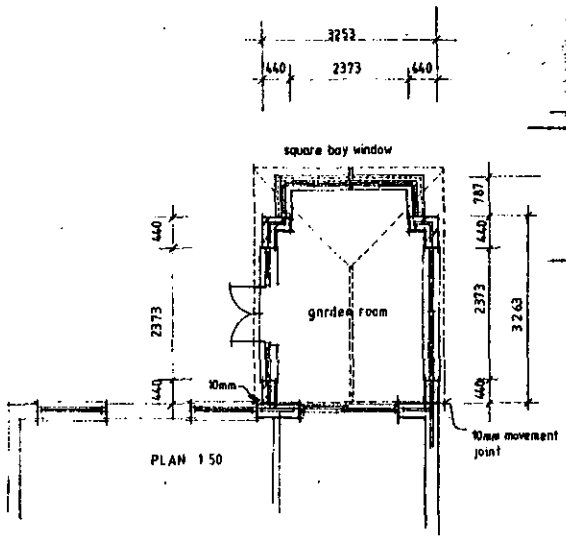
REASONS

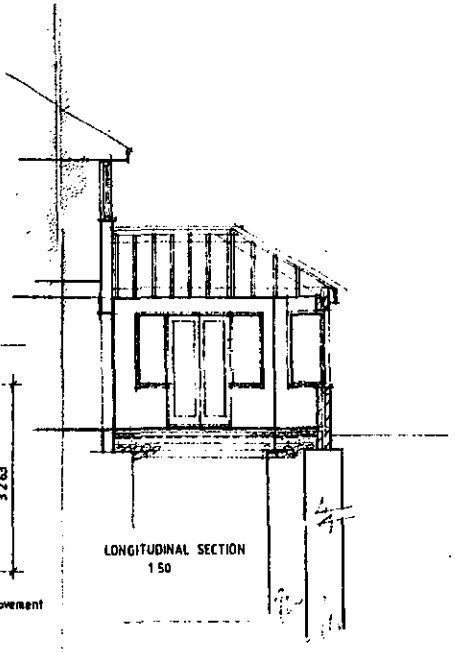
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To ensure a satisfactory external appearance.

Andrew Thorley







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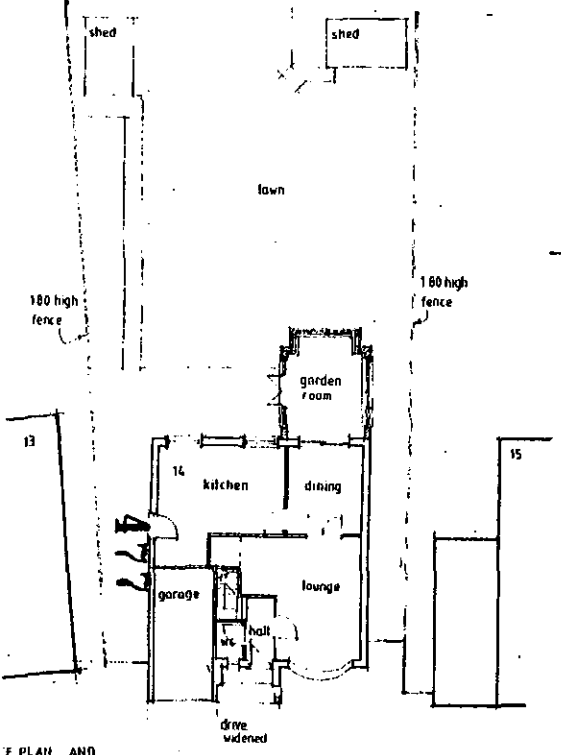

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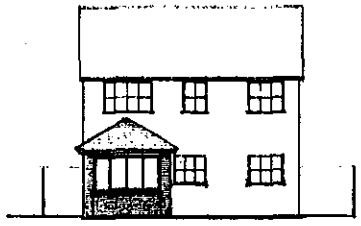



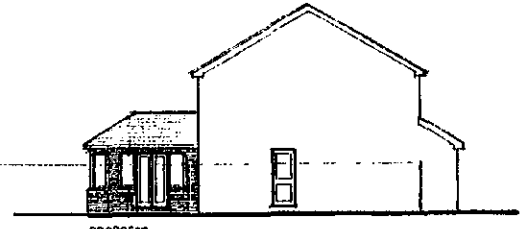

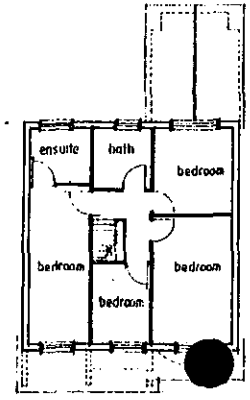

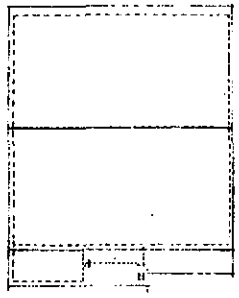

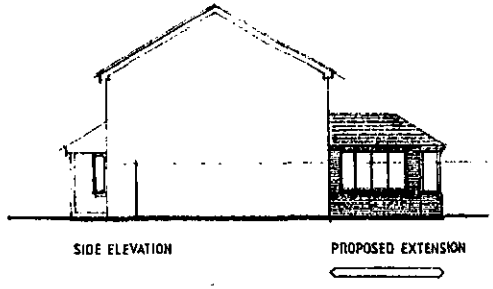

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SEDGMAN NOBLE architects
The Studio, Village Workspace Business Centre, Highfield Farm, Whitley Wood Lane, READING, Berkshire. RG2 8QU
Tel: 0118 948 4242 Fax: 0118 948 4748

1:50
1:100

PROPOSALS
PLANS, SECTIONS, ELEVATIONS
SITE PLAN

14, KENT CLOSE, WOODSEHILL, WOKINGHAM

Location of Planning Application



Application Ref : F/2000/1368

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

N W E S

* To next sub committee.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1368

Applicant : Mr T.S. Winship C/O Sedgman Noble Architects.

Location : 14, Kent Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/6/2000

Date of Neighbour Notifications : 16/5 ✓

Date of Site Visit : 06/6/2000

Date Registered : 08/05/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 03/07/2000

Consultation Responses :

Wokingham Town Council : phoned 9/6/2000 Wendy Bvedesbar (Town Councillor) — No comment. No Objections

Neighbours: None received.

South East Area Local Plan Boundary
Wokingham District Local Plan

Planning Issues : (Identified Settlement) SE Area Local Plan WOS2

Planning History

Previous planning application ref 35987 for 2 storey side ext. approved 11/07/1990.

1/ Impact upon neighbouring properties (policies
2) Impact upon streetscene. (policies

Application Number: F/2000/1368

Appraisal :

1) Impact upon neighbouring properties

The proposal is for a single storey rear extension to dwelling to form a conservatory. It will be 3.3m wide approx and protrude from the rear elevation by 4.2m, access will be gained via the dining room. It will be 2.5m to the eaves and 3.6m to the ridge of the hipped roof (The conservatory will be 1.5m from its western boundary)

No 15, 0.1m higher, to the west is positioned 4.7m away behind a 1.8m high fence it is almost in line with No 14's rear building line. (A utility room at the rear of the garage has a window facing towards the rear garden) However due to the position and distance away from the proposed conservatory the occupants of this property will not be overlooked or overshadowed.

No 13, 0.1m lower, to the east positioned 1m behind a 1.8m high fence on boundary. However due to the position and distance away from the proposed conservatory - 8m approx, the occupants of this property will not be overlooked.

The rear boundary backs onto mature woodland.

2) Impact upon streetscene

Materials proposed will match existing. The roof may be visible from the road (The roads are not visible from the plot due to the fencing + house walls),

Recomendation : Approval: ☑ **Refusal:** ☐ ∴ no impact visually, on streetscene

(tick appropriate box)

NB No 16, has had a similar extension, single storey, built on its rear elev, which protrudes by approx 4m!

Application Number F/2000/1368
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'

RECORD OF SITE VISIT

SITE ADDRESS: 14 Kent Close
Wokingham.

APPLICATION NUMBER: F/2000/1368

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS 1980's dev, detached houses, Residential, quiet cul-de-sac, with integral garages, at the rear dense woodland/trees, on edge of Woosehill, open plan front gardens. 2 storey houses.

3. DESCRIPTION OF SITE/BUILDING 2 storey, detached house, with integral garage and double way, previously extended over garage, red brick, white painted woodwork + door, clay pantile roof, enclosed rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None/trees at the very rear tend to block light etc.

ACCESS/PARKING — As existing at front of Kent Close

LEVELS — See below

BOUNDARY TREATMENT — No 13, slightly lower, (0.1m) pedestrian at side + double way 1.9m high fence + Leylandii cypress trees on boundary

OTHERS — No 15, slightly higher (0.1m) 1.8m high fence. utility room at rear backs onto garden.

— Rear boundary, dense woodland trees mature in stature.

Nb Similar rear ext at No. 16 Kent Close.

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

Tel:

Date: **16 May 2000**

My ref: F/2000/1368

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1368
14, Kent Close, , 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 **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1368**
14, Kent Close, , 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 Marinos

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

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Tel:

Date: **16 May 2000**

My ref: F/2000/1368

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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_____

Signed:_____ Date: _____
Councillor Morgan

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

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

Tel:

Date: **16 May 2000**

My ref: F/2000/1368

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

To go to pd committee

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~13 MAR 2000~~ 08 MAY 2000	Map No. ..... Site .....
Officer: AT / Application No. F/2000/1368	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee (giant) ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 14 KENT CLOSE

Parish: WOKINGHAM Ward: Evendons ✓16/5

Applicant: MR T WINSHIP

Fee Received 95-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
(3)	Forms unsigned	only 1 form	14/3	✓
(4)	Correct S 66 certificate	Not signed/dated	14/3	✓
(5)	Elevation plans	measurements on plan don't match scale. 14/3?		
(6)	Floor plans	No floor plan	14/3	✓
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 : 16.5..... 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 + 12, 15, 22 Kent Close .....

.....

.....

.....

.....

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.....

.....

.....

PLANNING SERVICES	HPT
	TLS
DC	
P	
CS	
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1368

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

Site Address: 14 Kent Close, Wokingham.

Applicant: Mr T S Winship C/O Sedgman Noble Architects

Your observations are required in respect of this application by **09/06/2000**

No objection

SIGNED: _____

CLERK TO Wokingham Town Council

DATE: 09/06//00

ADDRESS 14 KENT CLOSE PARISH WOKINGHAM.

PLOT No. 55 Area 11B. NOOSEHILL ORD. SHEET No SU7868 75

BUILDER 7968

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14965	BRYANT HOMES	DET. HOUSE + GAR	12.3.81	NA C
CR 19623	"	"	16.3.82.	App NA
35987	T.S. WINSHIP	2/ST. DET.	11.7.90	CL*
BRA 9370	"	"	9.10.90	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

08 MAY 2000

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

5th May 2000

162/KCWW/1/dn

08.MAY2000* 1368

Dear Sirs

Single Storey Garden Room at 14, Kent Close, Woosehill Wokingham RG41 3AN.

On behalf of my client I make this application for full planning approval for the above works and I enclose six sets of drawings nos 162/KCWW/01 showing our proposals to create a small, single storey garden room rear of the house. This will provide additional living space for Mr and Mrs Winship as a Dining area and Conservatory. The existing Dining room will be used as a general study area with computer.

The existing house was extended a few years ago to provide a larger kitchen and ensuite shower room for the principal bedroom, however a growing family requires a little more space and, if granted, this room will allow better use of the existing rooms and a different way of enjoying the garden.

Enclosed with this letter are the following:

6 sets of drawings 162KCWW/01,
6 sets of the Ordnance Survey Location and Site Plans with the property marked in red.
6 sets of the Householder Planning Application
The Declaration and Certificate of ownership, A.
A cheque in the sum of £95.00.

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely

David Noble

copy Client

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

08 MAY 2000 ☆

1368

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR. T. S. WINSHIP
	ADDRESS	14, KENT CLOSE
		WOOSEHILL, (0118)974
		WOKINGHAM x 6569
	POST CODE	RG41 3AN Tel. No. 0118 9792851
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO
		~~SPRING MEADOWS BUSINESS CENTRE~~ HIGHFIELD FARM
		WARGRAVE, READING
	POST CODE	RG10 8PZ Tel. No. 0118 9404747
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	14, KENT CLOSE
		WOOSEHILL, WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR EXTENSION
		AS GARDEN ROOM FOR DINING

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — TO MATCH EXISTING HOUSE, TIMBER FRAMED WINDOWS FOR PAINTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

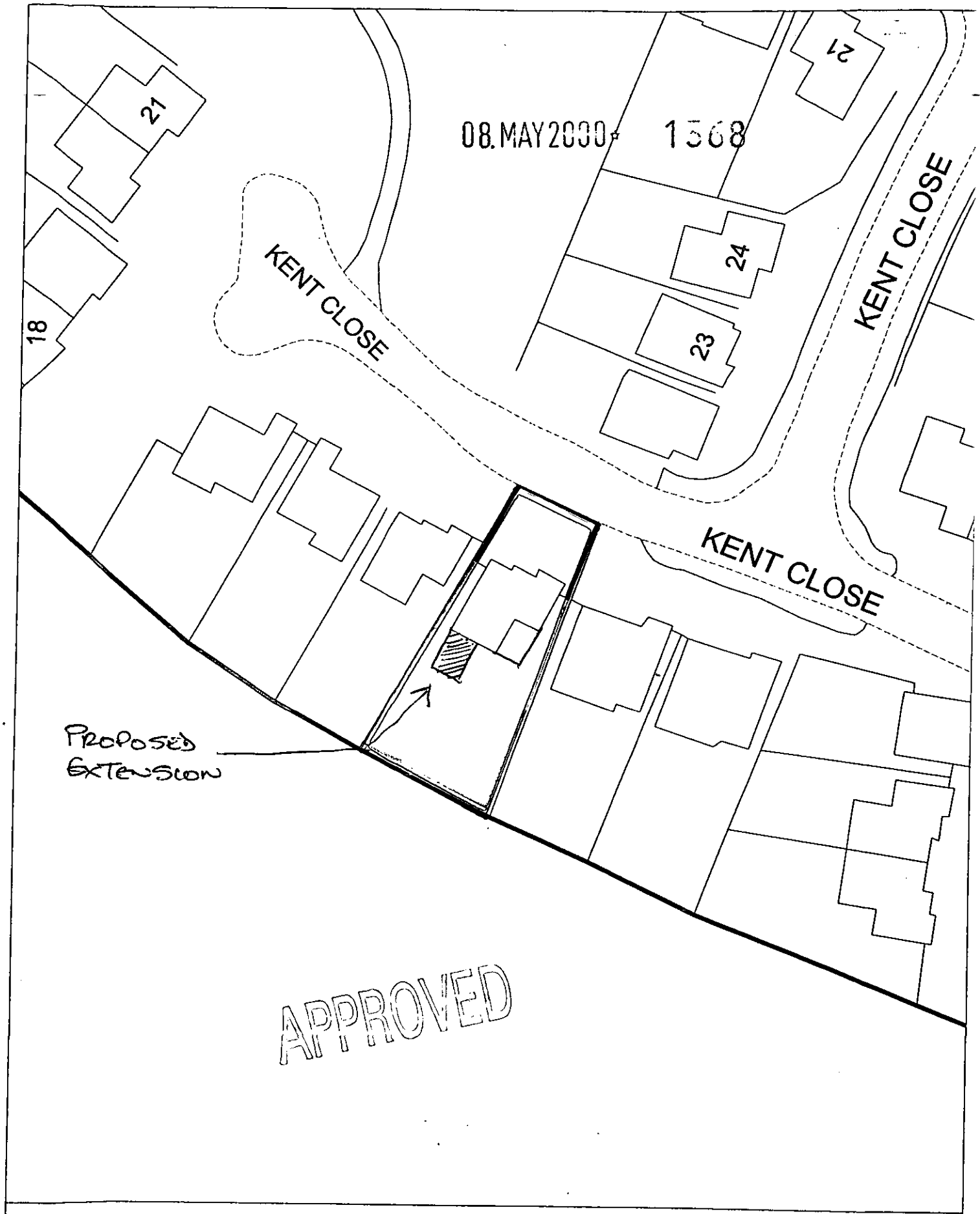
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of ~~the land forms~~ part of an agricultural holding

SIGNED Paul Noble ON BEHALF OF SEDGMAN NOBLE ARCHITECTS

DATE 5th MARCH 2002



Site Plan, Scale: 1 to 500

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Date: 25 February 2000

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W E
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