APPLICATION NO:
F/2000/0477

LOCATION:
39 Trefoil Close, Wokingham.

APPLICANT:
Mrs H Smith C/O Brackenwood Windows Ltd

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

EARLIEST DATE FOR DECISION: **02/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs H Smith
C/O Brackenwood Windows Ltd
Unit 2 Onslow Close
Kingsland Business Park
Basingstoke
Hants
RG24 8QL

Application Number: F/2000/0477

Parish: **WOKINGHAM**

Location: **39, Trefoil 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.

Head of Planning and Transportation
Date: 13 March 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.

Received by Wokingham District Council

Application No: F/2000/0477

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

Location:
39 , Trefoil 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2000. 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

Application Number F/2000/0477
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 39 Trefoil Close Wokingham.

APPLICATION NUMBER: F/2000/0477

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes A1/2 on side gate (adj to pavement)

2. DESCRIPTION OF SURROUNDINGS

Residential detached with integral garages - mixed designs

3. DESCRIPTION OF SITE/BUILDING

Foundations already built — paved path from side gate - garde

Corner plot, Trefoil close & cul-de-sac of Trefoil close.

White UPVC framed windows

Grey guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

N° 38 backs onto rear garden - no 1st floor side windows set away from boundary with N° 40 (gap between house + fence) conservatory will be set back from boundary with road & be inline with main line (side) of dwelling (facing cul-de-sac of Trefoil close).

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING n/a

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence surrounding

OTHERS

Other properties with conservatories visible above boundary wall/fence as drive round the estate

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0477

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: 33505 – Wokingham

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/0477
39 , Trefoil Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16/3/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0477**
39 , Trefoil Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0477

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: 3305 – Wokingham

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/0477
39 , Trefoil Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ *under delegated powers.*

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 6/3/2000

My ref: F/2000/0477

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0477
39 , Trefoil Close, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Bird

Head of Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0477

Applicant : Mrs H Smith C/O Brackenwood Windows Ltd.

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

Site Notice Displayed ? :

YES	NO	DATE
✓		14/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/2/2000

Date Registered : 31/01/2000

Earliest Date for Decision : 02/03/2000

Latest Consultation Date/Site Notice Expiry Date : 02/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :

Wokingham PC: 17/2: no objections

Neighbours/SN: none received.

Planning Issues : (ID'd sett)
(Previous planning application 99/70339/F ~ smaller conservatory).

(2) Impact upon the street scene (WBE1, SBE1 ...)

(1) Impact upon neighbouring properties (WBE1, SBE1 ...)

Application Number: F/2000/0477

Appraisal :

① Impact upon neighbouring properties:
The proposed development is for a single storey rear extension forming a conservatory & will be set away from all boundaries (1.8m fence surrounding the rear garden). It will be approx 3.1 x 3.2 m² be approx 2.3m to eaves & 3m to the ridge. It will not protrude beyond the side of dining room facing the road, (but due to the angle of the house : road & curve of the road, the proposed d'ment would be close to the highway than the existing dwelling.).
There will be no detrimental impact to neighbouring properties by overlooking or overshadowing or by being overbearing.

② Impact upon the street scene:
Only the roof will be visible above the fence, white UPVC frames exist on windows, so the materials for the conservatory will match.: no detrimental impact to the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2000	
Officer: NAB	Application No. F/2000/0477

Map No. 69 Site 0.04
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: 39 TREFOIL CLOSE

Parish: WOKINGHAM Ward: Norreys
7.2.2000

Applicant: MRS H SMITH
re Submission 99/70339/F

Fee Received 00-00 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			
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 : 7.2.2000 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 sufficient ✓

.....

.....

.....

.....

.....

.....

.....

.....

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0477**

39 , Trefoil Close, , Wokingham.

Proposed single storey rear extension to dwelling to form conservatory.

PLANNING SERVICES	HPT
POL	TLS
DC	NF
APP	
CS	

10 MAR 2000

COPIES TO: ACK:

FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: M Robertson Date: 9/3/00

26981

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT
CS | TLS
DC | ENF
APP
CS
17 FEB 2000
ACK:
FILE:

Case officer: Natalie Brown

Application Number: F/2000/0477

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

Site Address: 39 Trefoil Close, Wokingham

Applicant: Mrs H Smith c/o Brackenwood Windows

Your observations are required in respect of this application by **02/03/2000**

Objections:

No objections

SIGNED: _____ DATE: 15/2/2000

CLERK TO Wokingham Town Council

ADDRESS 39 TREFOIL CLOSE PARISH WOKINGHAM

PLOT No. 39 ORD. SHEET No. SU 826969

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23078	TAYLOR WOODROW	O/L	25.4.85	REF
31261	"	RES. DEV.	1.9.88	C/A
34367	O'BRIEN PROPS.	DET. HOUSE & GARAGE	26.10.89	C/A
BR/8225	"	"	3.1.90	APP
99/70339/F	MRS. H. Smith	S/St/R - Conserv.	20.10.99	C/A

DATE OF COMPLETION

MINISTRY DECISION 23078 - APPEAL GRANTED - 21.7.87

SPECIAL ORDERS P D Eng. / Mrs H. Smith / Conservatory / 26/7/99.

DRAINAGE

091074

Tel: (0118) 974 6453 (Direct Line)
E-Mail: Gary.Hancox@wokingham.gov.uk
Date: 26 July 1999
My ref: GBM/MLT/Wokingham – 1B

Mrs H. Smith
39 Trefoil Close
Wokingham
Berkshire
RG40 5YQ

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 Mrs Smith

PROPOSED ERECTION OF CONSERVATORY AT 39 TREFOIL CLOSE

I refer to your letter received on the 26th July 1999 with reference to the above.

Planning permission is required for the conservatory as described in your letter. This is because the proposed conservatory would be within 20 metres of the highway which bounds the curtilage of the dwellinghouse. Please find enclosed a set of Householder forms enabling you to submit an application for the proposed conservatory.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr Hancox.

Yours faithfully

Carol Humphrey
Development Control Manager

Enclosure: Householder Application Forms

cc:

Environmental Services

For office use only.
Application number:
31.JAN.2000* 0477

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	MRS. H. SMITH
	Address and postcode	39 TREFOIL CLOSE WOKINGHAM BERKS RG40 5YQ
	Phone number	0118 978 3427
2	Agent's Name	BRACKENWOOD WINDOWS LTD
	Address and postcode	UNIT 2, ONSLOW CLOSE KINGSLAND BUSINESS PARK BASINGSTOKE HANTS RG24 8QL
	Phone number	01256 843988
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 TREFOIL CLOSE WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR ELEVATION.
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.	WHITE UPVC FRAMES GLAZED IN CLEAR GLASS ON DWARF BRICKWALL ROOF WHITE UPVC ROOF BARS GLAZED IN POLYCARB (CLEAR)
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
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.		
	PREVIOUS APPLICATION REF:- 99/70339/F		
	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.

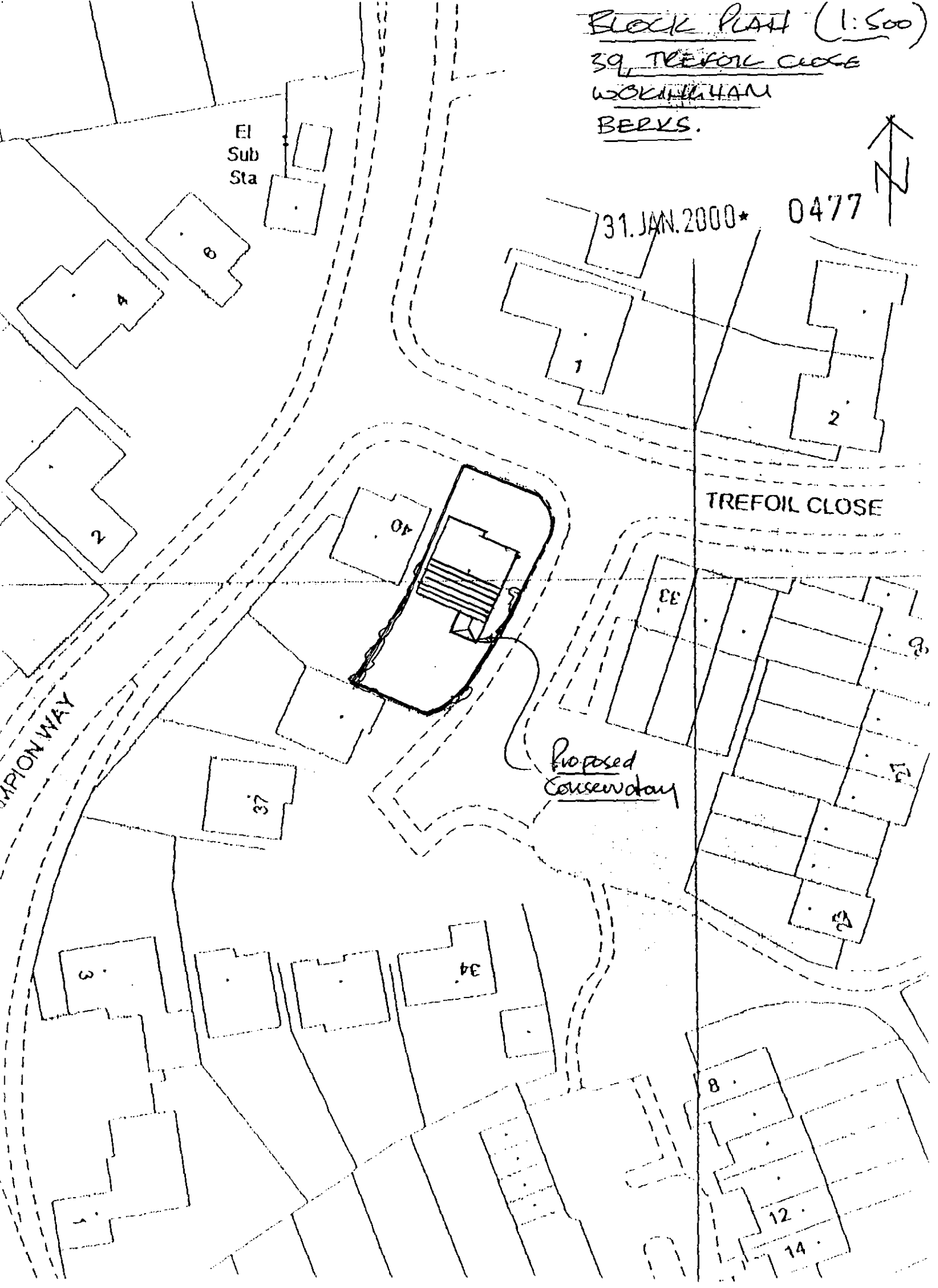
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: P Pearce on behalf of MRS. SMITH

Date 18/01/00

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


BLOCK PLAN (1:500)
39, TREFOIL CLOSE
WOKINGHAM
BERKS.
N
31. JAN. 2000*
0477
El Sub Sta
TREFOIL CLOSE
Proposed Conservatory
CHAMPION WAY