APPLICATION NO:
F/2002/5996

LOCATION:
1 Evergreen Way, Wokingham.

APPLICANT:
Mr & Mrs Williams C/O Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **29/03/2002**
28 day expiry 2/4/02
APPLICATION WILL HAVE EXPIRED ON:
22/04/2002

CASE OFFICER: **Francis Leo**

APPR...D

1114

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Williams
C/O Anglian Home Improvements
Conservatory Admin Dept.
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2002/5996

Parish: **WOKINGHAM**

Location: **1, Evergreen Way, 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.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 19/04/2002

Notice checked by: _____

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

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5996

Applicant : Mr & Mrs Williams C/O Anglian Home Improvements.

Location : 1, Evergreen Way, ,.Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

not received orange sticker at time of site visit.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 8/3/02

Date Registered : 25/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 22/04/2002. 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 :

none.

Planning Issues : I'd Sett.

SBE1. SBE2
WOS3, WBE1
ENI.

Application Number: F/2002/5996 **Officer: Francis Leo**
1 Evergreen Way, Wokingham

Development
Proposed single storey rear extension to dwelling to form conservatory and a gate to the side boundary for pedestrian access. The proposed conservatory is 4m deep x 5m wide x 3.642m high at the highest part of the ridge.

Impact upon neighbouring properties
The conservatory is set-in from the southern flank wall by 900mm and from the northern flank wall by 3.4m. The nearest adjoining property to the east is some 12m away and there is a 1.8m high timber fence with trellis over at the boundary separating the two properties.

Because the proposal is set-in from the main building, the depth of conservatory is 4m allowing a garden space of approximately 8m and there is a high fence separating the two properties it is considered that there would be no adverse impact upon the neighbouring property.

The proposed gate is 1.8m high x 900mm wide. It would be of the same material as the existing fence ie timber and located along the eastern boundary for pedestrian access only. A similar timber gate was approved at no 34 Evergreen Way on 19th October 1989 application 344398. The gate would face the Evergreen Way and would have no adverse impact upon neighbouring properties.

Impact upon the character of the area
The side boundary fence is 1.8m high hence only the upper part of the conservatory would be visible from Evergreen Way. In any event the conservatory has been designed with a sloping roof in a mock Victorian style and is pleasing in appearance.

The proposed gate would appear no different from the existing fence as it would be of the same material and height.

In view of the above it is considered that the proposed conservatory and gate would have no adverse impact upon the character of the area.

Highways: have no objections to a pedestrian access.

Approve ✓ **Refuse**

Application Number F/2002/5996
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: 1 Evergreen Way
Wokingham.

APPLICATION NUMBER: F/2002/5996

OFFICER: Francis Leo

DATE OF SITE VISIT: 8/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS 2 Storey with garage, mainly detached properties, open front gdns

3. DESCRIPTION OF SITE/BUILDING Large detached house, long rear garden. Double garage to the side. Dwelling faces an open green ~~area~~ area to the north-west.

4. RELATIONSHIP TO ADJOINING PROPERTIES Flank wall of No 3 ~~not~~ house faces ~~side~~ rear of site, No windows.

5. SITE CONSTRAINTS

TREES - None

ACCESS/PARKING at front.

LEVELS —

BOUNDARY TREATMENT 1.8m high timber fence. all round with trees over.

OTHERS

PLANNING APPLICATION F/2002/5996

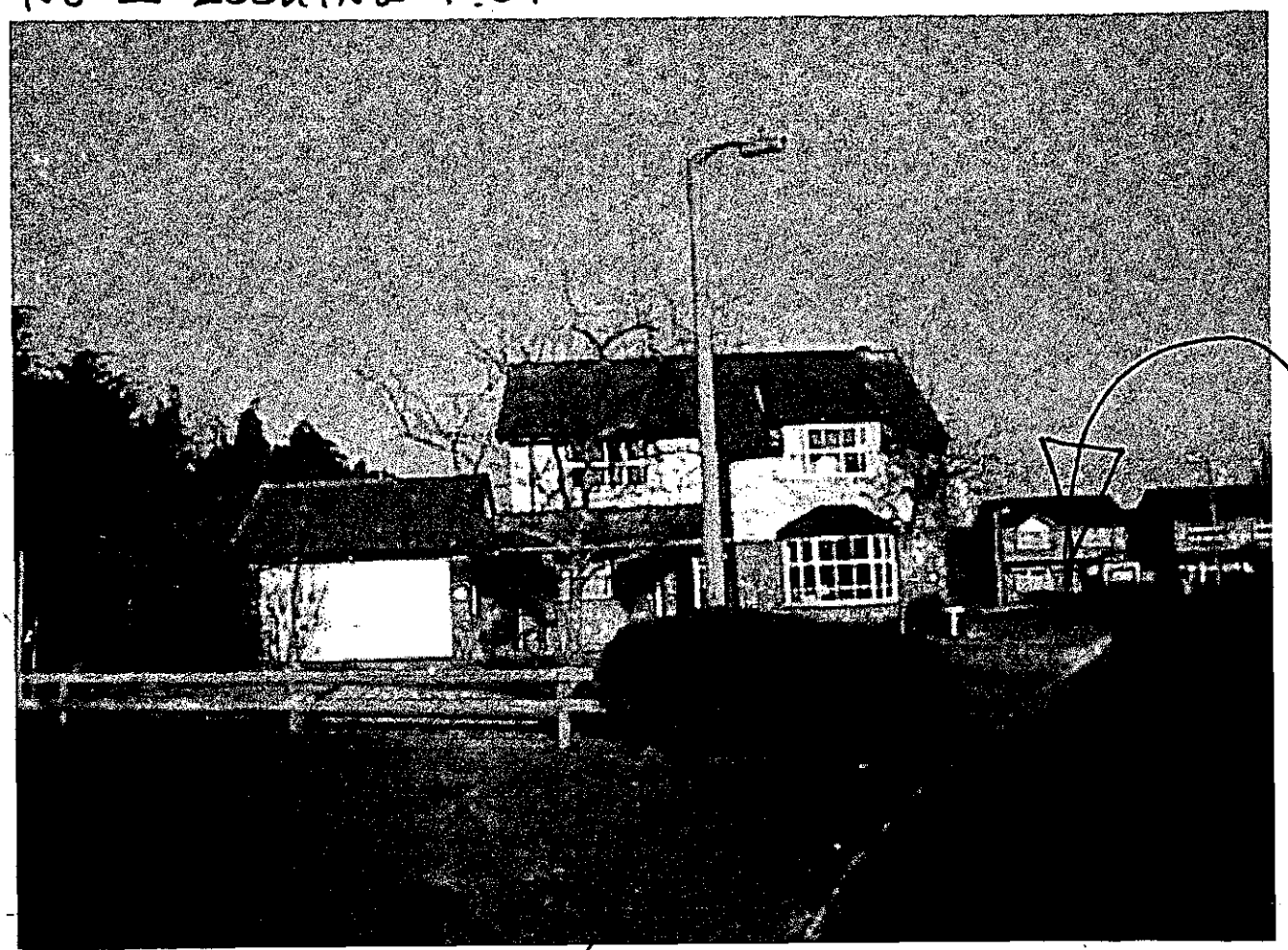
1 EVERGREEN WAY WOKINGHAM RG41 4BX

PROPOSED SIDE GATE DETAIL

VIEW FROM KERBLINE TOWARDS EXIT POINT FROM PROPOSED SIDE GATE & SHOWING SIGHT LINES BEYOND.

F7

No 1 LOOKING N.E.



0.75m high hedge

KERB LINE POINT OPPOSITE PROPOSED GATE.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 APR 2002	
COPIES TO	ACK:
	FILE:

P. Williams

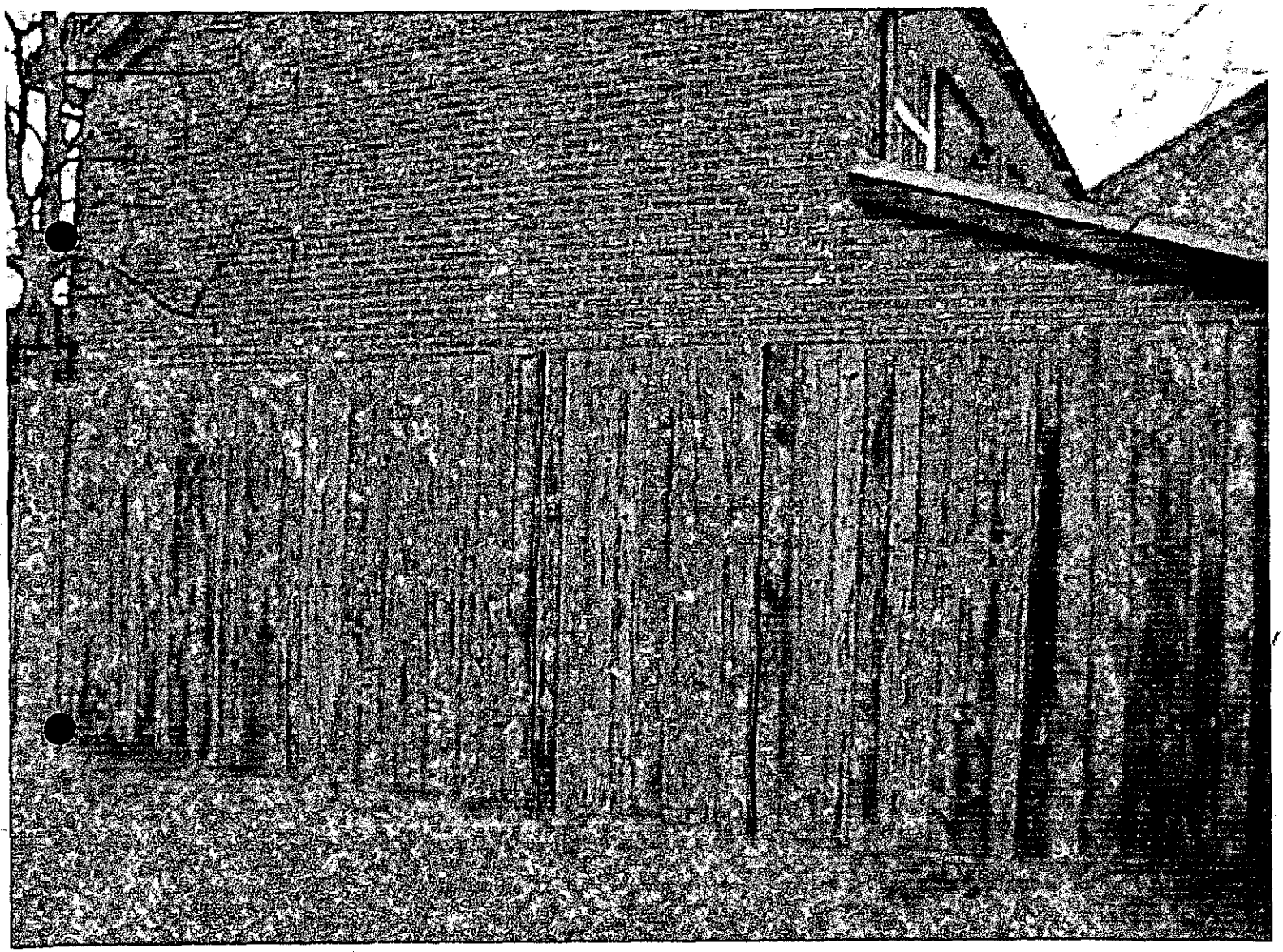
PLANNING APPLICATION F/2002/5996

1 EVERGREEN WAY CUCKINGHAM RG41 4BX

DETAIL OF PROPOSED SIDE GATE ACCESS TO SIDE LAWN

PLANNING SERVICES | HPT
POL | TS
DC | ENF
APP
CS
19 APR 2002
COPIES TO | ACK:
FILE:

F6



SIDE GATE AT NO 1 TO BE 6FT HIGH 3FT WIDE IN TIMBER WITH FEATHER EDGE FRONT TO MATCH FENCE IN APPEARANCE AS THIS PHOTO.

[PHOTO ABOVE IS SIDE GATE AT 34 EVERGREEN WAY]

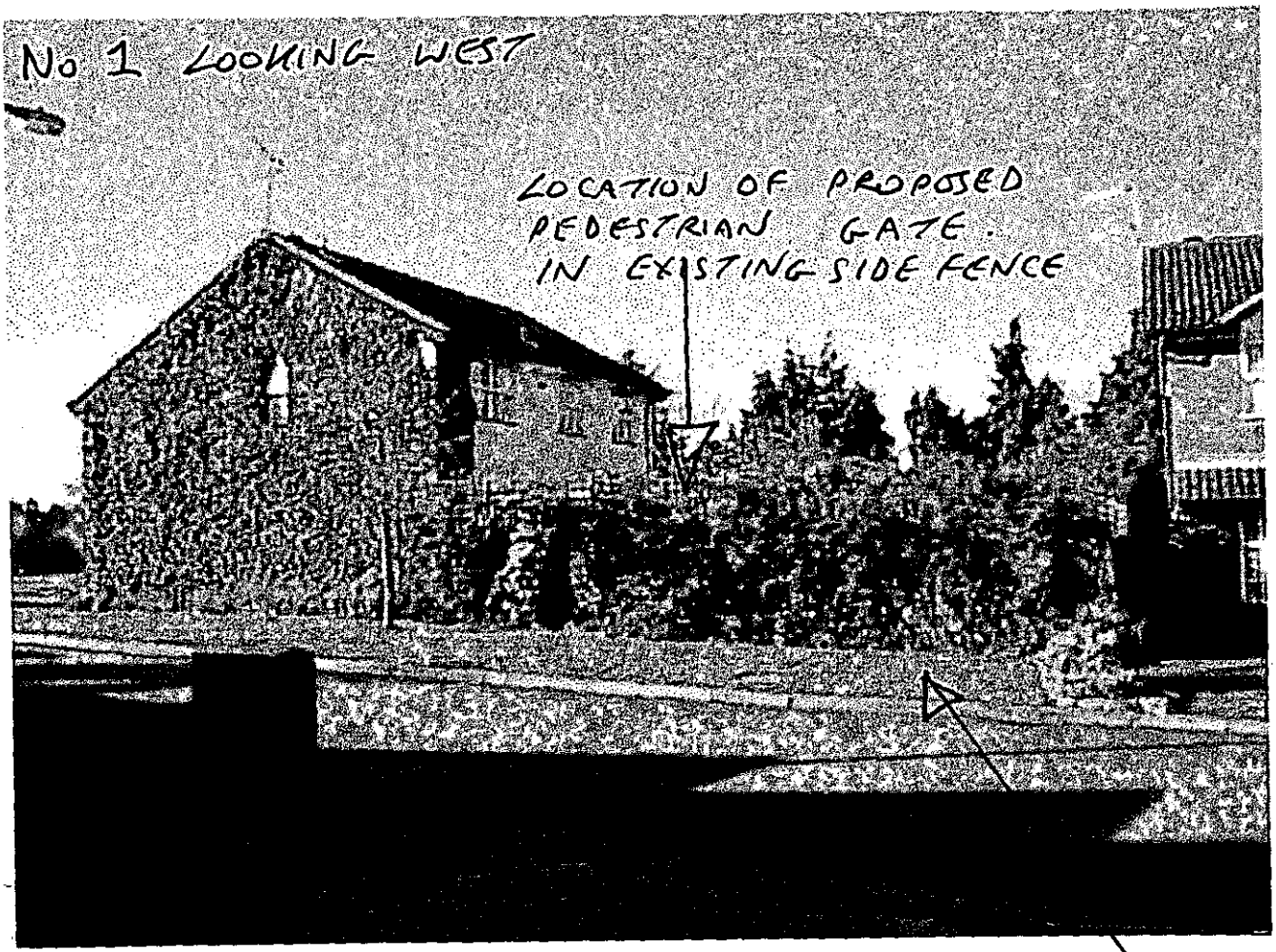
P. Williams

PLANNING APPLICATION F/2002/5996

1 EVERGREEN WAY WOKINGHAM RG41 4BX

DETAIL OF PROPOSED SIDE PEDESTRIAN GATE ACCESS TO SIDE LAWN

F5



GATE TO BE OF SAME MATERIALS AS EXISTING FENCE

SIDE LAWN [4.5m WIDE FROM GATE TO VERB]

PLANNING SERVICES	HPT
POL	TLS
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APP	
CS	
19 APR 2002	
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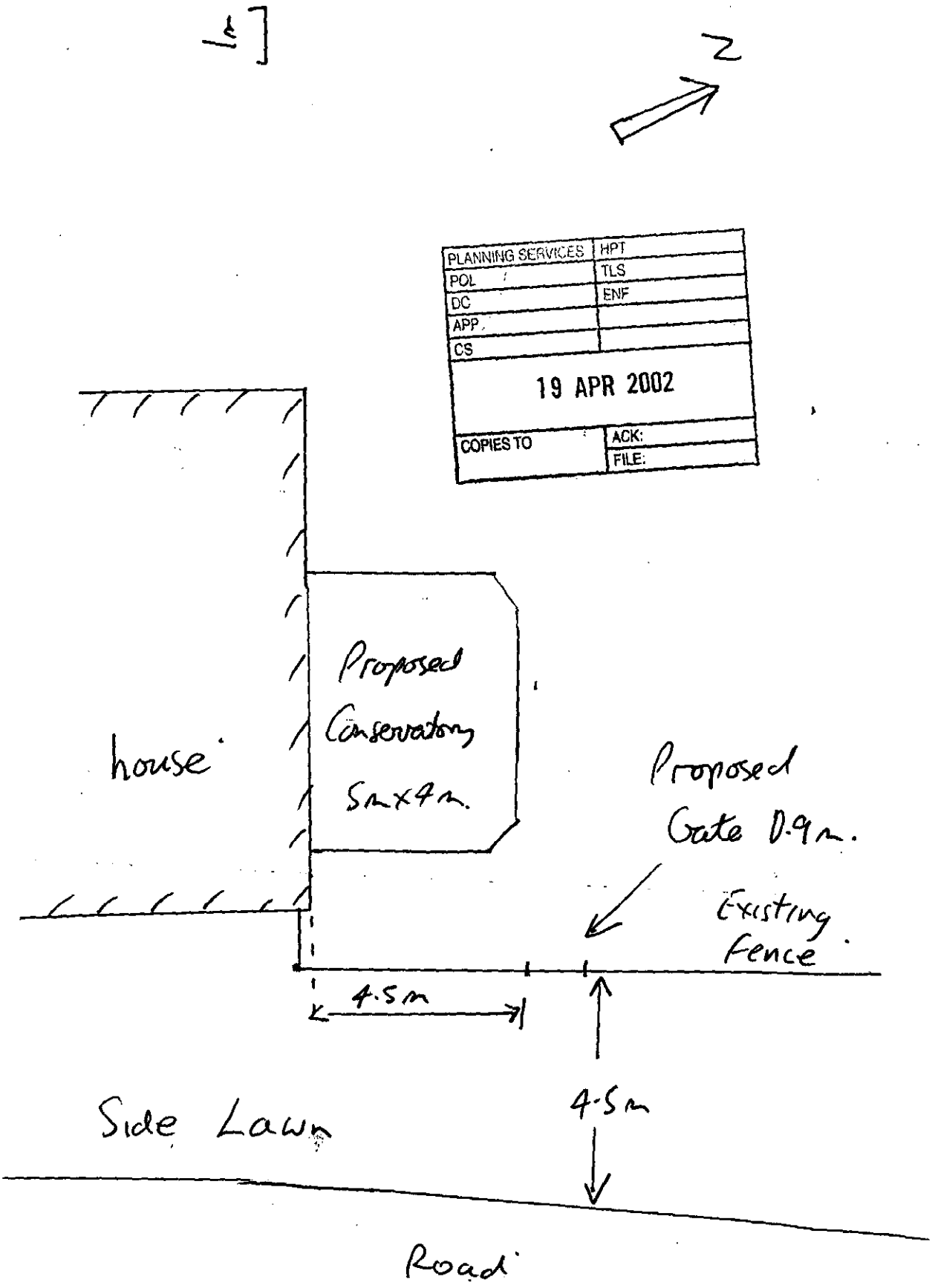
	FILE:

L. Williams

PLANNING APPLICATION F/2002/5996 F4.

1 EVERGREEN WAY WOKINGHAM RG41 4BX

PROPOSED SIDE GATE LOCATION.

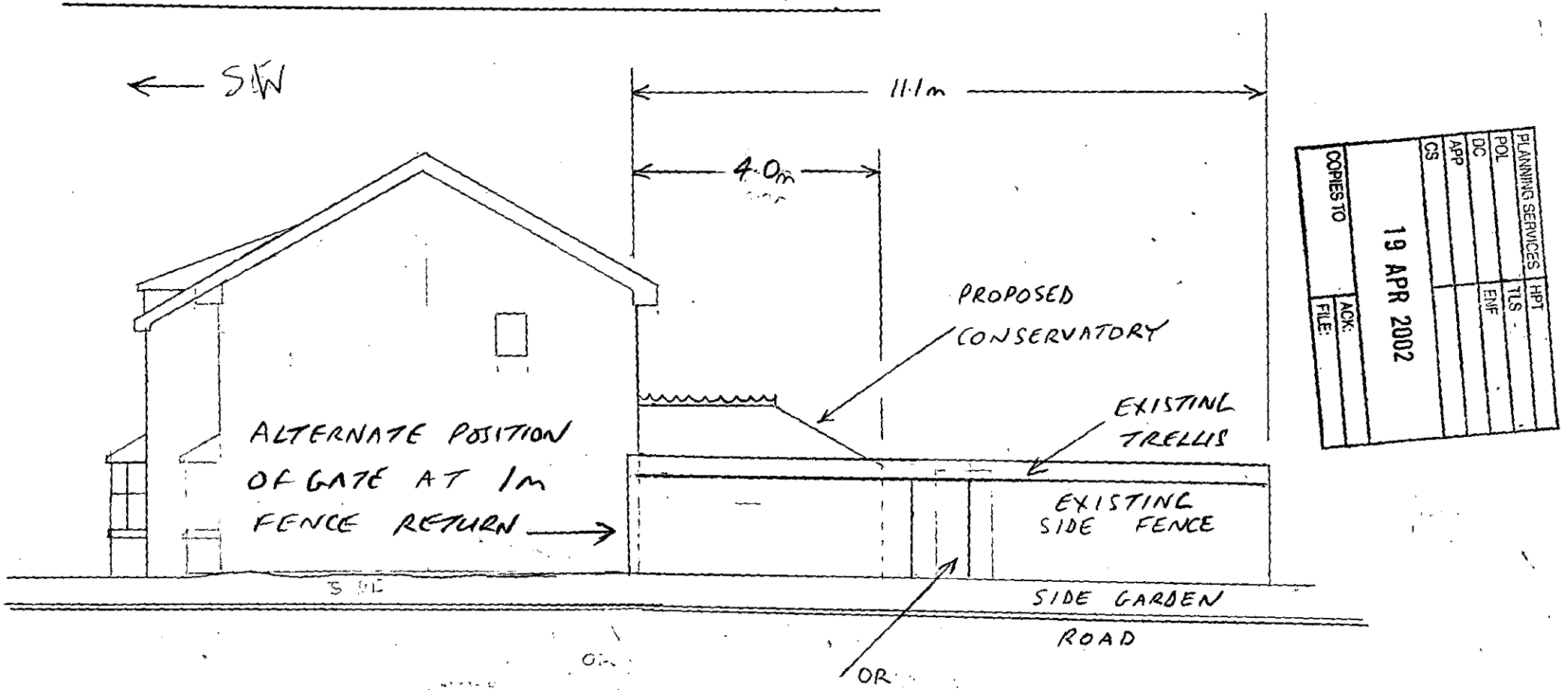


F3

PLANNING APPLICATION F/2002/5996

1 EVERGREEN WAY

PROPOSED SIDE GATE LOCATION



PLANNING SERVICES
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19 APR 2002
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FILE:

F2

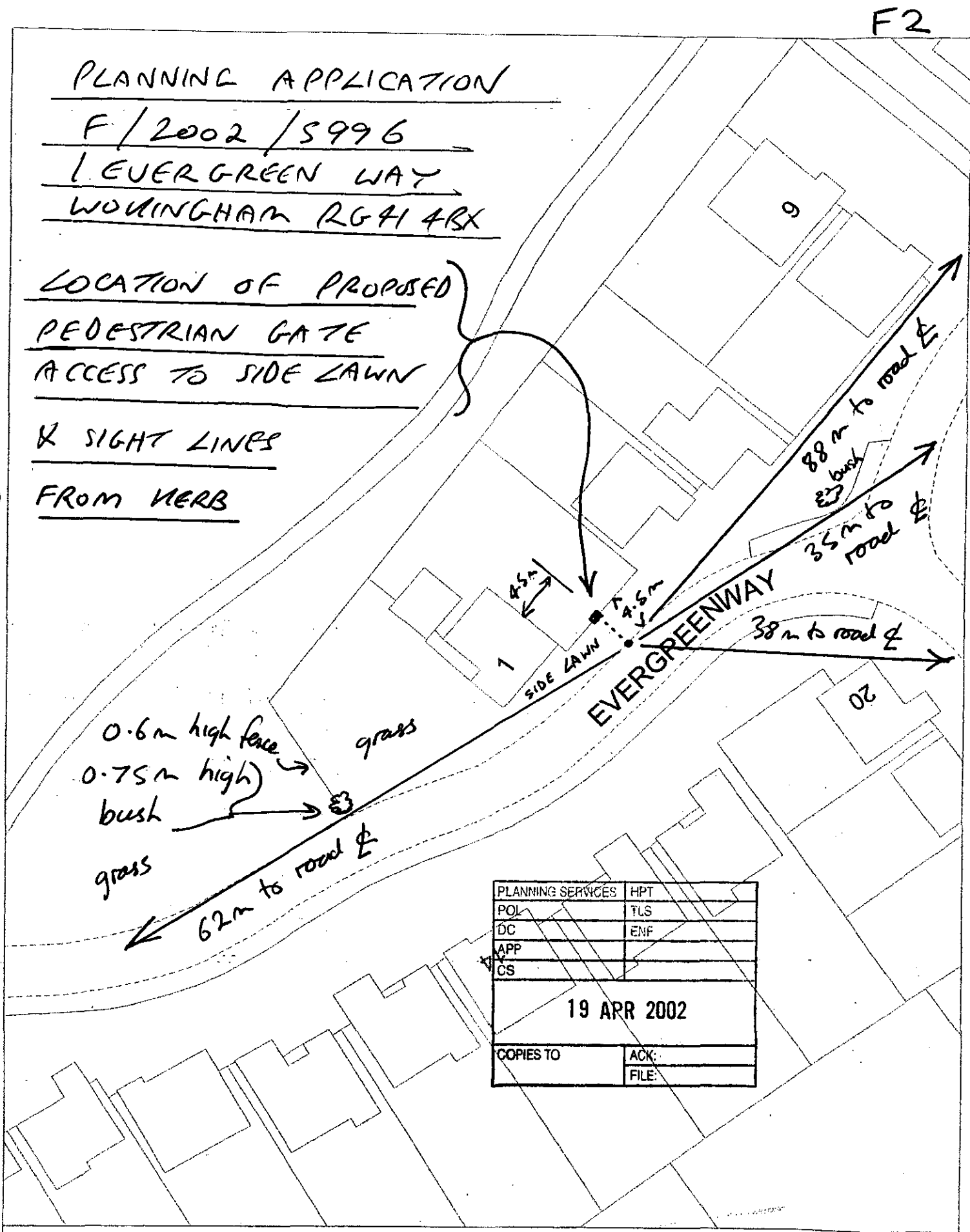
PLANNING APPLICATION

F/2002/5996

1 EVERGREEN WAY

WOKINGHAM RG41 4BX

LOCATION OF PROPOSED PEDESTRIAN GATE ACCESS TO SIDE LAWN & SIGHT LINES FROM KERB



PLANNING SERVICES	HPT
POL	TLS
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CS	
19 APR 2002	
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	FILE:

Site Plan, Scale: 1 to 500

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Date: 17 December 1999



PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 APR 2002	
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	FILE:

P. WILLIAMS
1 Evergreen Way
Wokingham
RG41 4SX
01189 792437

20/4/02

Wokingham District
Council Planning Dept

Dear Mr Leo,

Application No F/2002/5996

With reference today of your request for additional information regarding the details of the proposed side gate pedestrian fence, these are enclosed together with a picture of the fence at No 34 of the same appearance, which I understand has planning permission.

I will be more than pleased to provide any further information if you require.

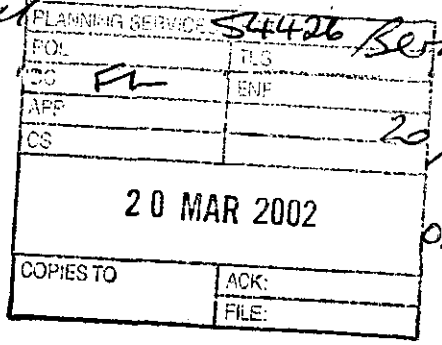
Yours sincerely

P. Williams

1 Evergreen Way

Wokingham

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



S4426 Berks RG41 4SX

20/3/02

01189 792435.

Attention Francis Lea.

Planning Application F/2002/5996
(1 Evergreen Way)

Ref phone call to your office last week, please note that this application includes for a pedestrian gate in the side fence (as shown on the application drawing.) The gate would be similar to the side gate in No 34 Evergreen Way. Ref WDC letter of 25/6/99 ~~Hence~~ the gate is stated as needing planning permission (Copy enclosed of letter) hence inclusion in the planning application.

I raise this because the red notice issued for display does not mention the gate + I want to ensure that there is no oversight leading to omission of the gate from the planning consent.

I will be pleased to respond if any further clarification is needed.

P. Williams

Tel: (0118) 974 6453 (Direct Line)
E-Mail: Gary.Hancox@wokingham.gov.uk
Date: 25 June 1999
My ref: GH/MLT/Wokingham-1B

Mr P Williams
1 Evergreen Way
Wokingham
RG41 4BX

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 Mr Williams

PROPOSED INSTALLATION OF PEDESTRIAN GATE AT 1 EVERGREEN WAY, WOKINGHAM

I refer to your letter received on the 8th June 1999 with reference to the above.

Although the proposed gate is for pedestrian use, a condition in the original planning application for your property restricting any access, pedestrian or vehicular, means that this proposal would require planning permission. As a consequence, this proposal would require a planning application.

Turning to your second enquiry, I am of the opinion that the proposed conservatory extension described in your letter and accompanying drawings would also require planning permission. Please find enclosed the relevant application forms for your use.

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 sincerely

M L THORP
Principal Development Control Officer

* See letter 20/1/02 for Pr.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 FEB 2002
Officer: FL	Application No. F/2002/5996

Map No. 75 **Site** 0.05
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: 1 EVERGREEN WAY

Parish: WOKINGHAM Ward: EVENDONS

Applicant: MR/MRS WILLIAMS

Fee (9) Received 95-00 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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....No pre-apps.....
.....
.....

NEIGHBOURS:

.....S/N + see map.....
.....
.....
.....
.....
.....
.....
.....
.....

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

Tel: 0118 974 6502

Date: 05 March 2002

My ref: F/2002/5996

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O 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: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5996
1, Evergreen Way, , 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5996**
1, Evergreen Way, , 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 King

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

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

Tel: 0118 974 6502

Date: 05 March 2002

My ref: F/2002/5996

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5996
1, Evergreen Way, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5996**
1, Evergreen Way, , 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 D Morgan

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

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

Tel: 0118 974 6502

Date: 05 March 2002

My ref: F/2002/5996

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 Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2002/5996
1, Evergreen Way, , 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5996**
1, Evergreen Way, , 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 Marinos

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

Received by Wokingham District Council

Application No: F/2002/5996

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

Location:
1, Evergreen Way, , 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/2002/5996 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/03/2002. 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.

Head Planning and Transportation

05 March 2002

25.FEB.2002 5996 5996

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Deparmtent
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

20th February 2002

Our ref: AT 099/10177A Williams

Dear Sir or Madam,

REF: PROPOSED CONSERVATORY AT: 1 EVERGREEN WAY, WOKINGHAM, BERKSHIRE, RG41 4BX

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including a cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PA1

Environmental Services

For office use only.
Application number: 25.FEB.2002 5996

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 + MRS WILLIAMS
	Address and postcode	1 EVERGREEN WAY WOKINGHAM BERKSHIRE RG41 4BX
	Phone number	
2	Agent's Name	ANGLIAN HOME IMPROVEMENTS
	Address and postcode	CONSERVATORY ADMIN DEPT PO BOX 65 NORWICH, NR6 6EJ
	Phone number	01603 420780
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	1 EVERGREEN WAY WOKINGHAM BERKSHIRE RG41 4BX
4	Give brief details of the proposal for example, two storey side extension About the application	ERECT A PVCu CONSERVATORY TO REAR OF PROPERTY + PROVISION OF GATE IN EXISTING FENCE
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.	WALLS : WHITE PVCu FRAMES / DOUBLE GLAZING. ROOF : TOUGHENED GLASS
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.	N/A Yes ☐ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A	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+MRS WILLIAMS

Date 21/02/2002

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

ADDRESS 1 EVERGREEN WAY PARISH WOKINGHAM

PLOT No. 155 AREA 5 WOOSEHILL ORD. SHEET No. SU 7968 (75)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06321	Bryant Homes	196 Dwellings garages	12. 5. 77	NA CA
C7101	"	Revised Scheme	15. 12. 77	NA CA
BR 7867	" "	Det house & garage	21. 3. 78	Ref NA
10212	" "	Row of house types	15. 3. 79	NA CA
BR 7867	" " amended.	Det house & garage	12. 5 78	App NA

DATE OF COMPLETION

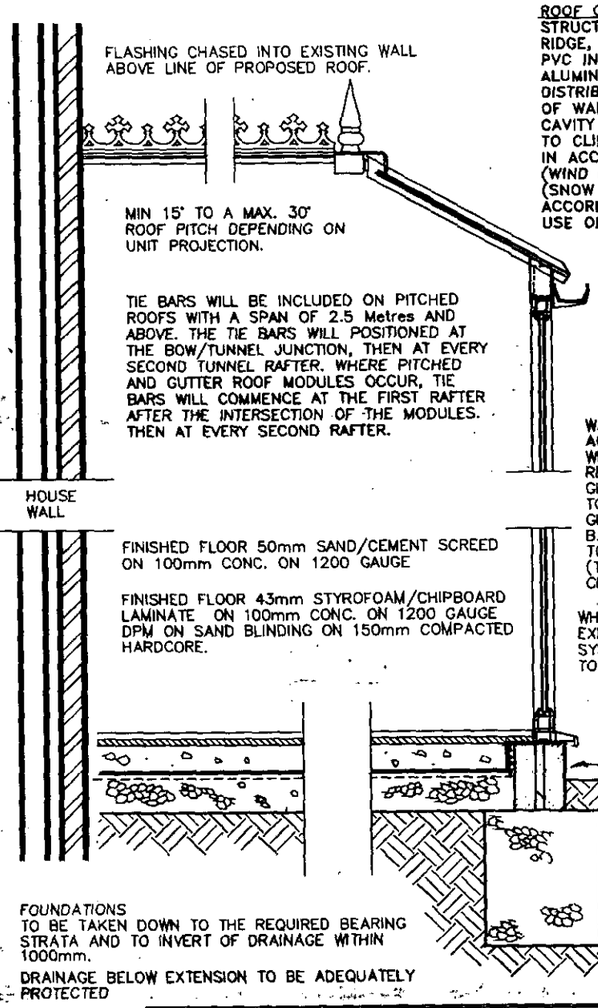
MINISTRY DECISION

SPECIAL ORDERS PD Enq - Install Ped. gate - Mr. Williams - 25/6/99

DRAINAGE

091074

25.FEB.2002 5996



ROOF COMPRISES
STRUCTURAL ALUMINIUM, VENTILATED RIDGE, ALUMINIUM GLAZING BARS WITH PVC INTERNAL AND EXTERNAL CAPPINGS. ALUMINIUM EAVES BEAM (LOAD DISTRIBUTION MEMBER) SECURED TO TOP OF WALL FRAMES. ROOF GLAZING TO MULTI-CAVITY POLYCARBONATE OR GLASS SHEETS TO CLIENTS INSTRUCTIONS. ROOF DESIGNED IN ACCORDANCE WITH CP3 CHAPTER 5 (WIND LOADING) AND BS 6399 PART 3 (SNOW LOADING). ALL DESIGNED IN ACCORDANCE WITH CP118 (STRUCTURAL USE OF ALUMINIUM).

WALLS CONSTRUCTED IN ACRYLIC MODIFIED PVCu WITH STRUCTURAL ALUMINIUM REINFORCED SECTIONS AND GLAZED USING 24mm O/A TOUGHENED GLASS SEALED UNITS. GLAZING IN ACCORDANCE WITH B.S.6262. SEALED UNITS CONFORM TO B.S.5713. SAFETY GLASS (TOUGHENED) CONFORMS TO B.S.6206, CLASS A.

WHERE NEW BRICKWORK GABLE ABUTTS EXISTING PROPERTY ,FIXING SYSTEMS WILL BE USED IN ACCORDANCE TO BRITISH STANDARDS.

BRICKWORK TO BE DEC IN CAVITY CONSTRUCTION

NOTE:- CONSERVATORIES WITH A PITCHED TRANSLUCENT ROOF, UNDER 30m² AREA, ARE NOT SUBJECT TO BUILDING REGULATIONS, PROVIDED IT IS BUILT AT GROUND LEVEL.

TYPICAL SECTION

NOTE:
This cross sectional drawing is shown as a "Typical Example" And is intended for information purposes only. Site Conditions and sub-soil bearing strata will dictate final Design.

DWG: SNT2NV REV: E

Anglian Home improvements

PROPOSED . NO0204 3 BAY VIC SET BACK CONSERVATORY

AT . . . . 1 EVERGREEN WAY
WOKINGHAM
BERKSHIRE
RG41 4BX

M W Dickerson

APPROVED

FOR . . . . MR AND MRS P WILLIAMS

CUSTOMER CONTRACT COPY CHECK. YES ☑

SURVEYOR: PLEASE CONFIRM THAT ALL THE ABOVE DETAILS ARE CORRECT.. YES ☑

DATE.	REVISIONS.	BY.
12/2/02	70mm CORNER POST WHERE SHOWN	P.D.

DRAWING No. 099/10177A

DRAWN BY.. MATTHEW MAYES

DATE 05/02/2002

BRANCH NAME N/A

SURVEYOR.. PETER SMITH

DATE. 6/2/02

The Company Surveyor has discussed the above survey with me and I agree to the designs and other details finalised during the Surveyor's visit and I understand that I must settle the account with the Installers upon completion.

Customers Signature P. Williams.... Date 6/2/02

Expected Installation Date
ASAP AFTER PLANNING
(Subject to third party approval being obtained)

Comments on deferred installation
.....
.....

Method of payment
FINANCE
(Anglian does not accept final balance payment by credit card.)

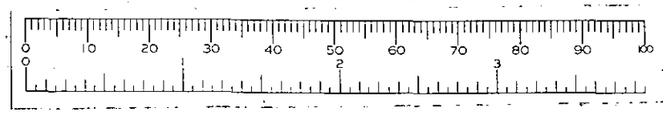
Code .....

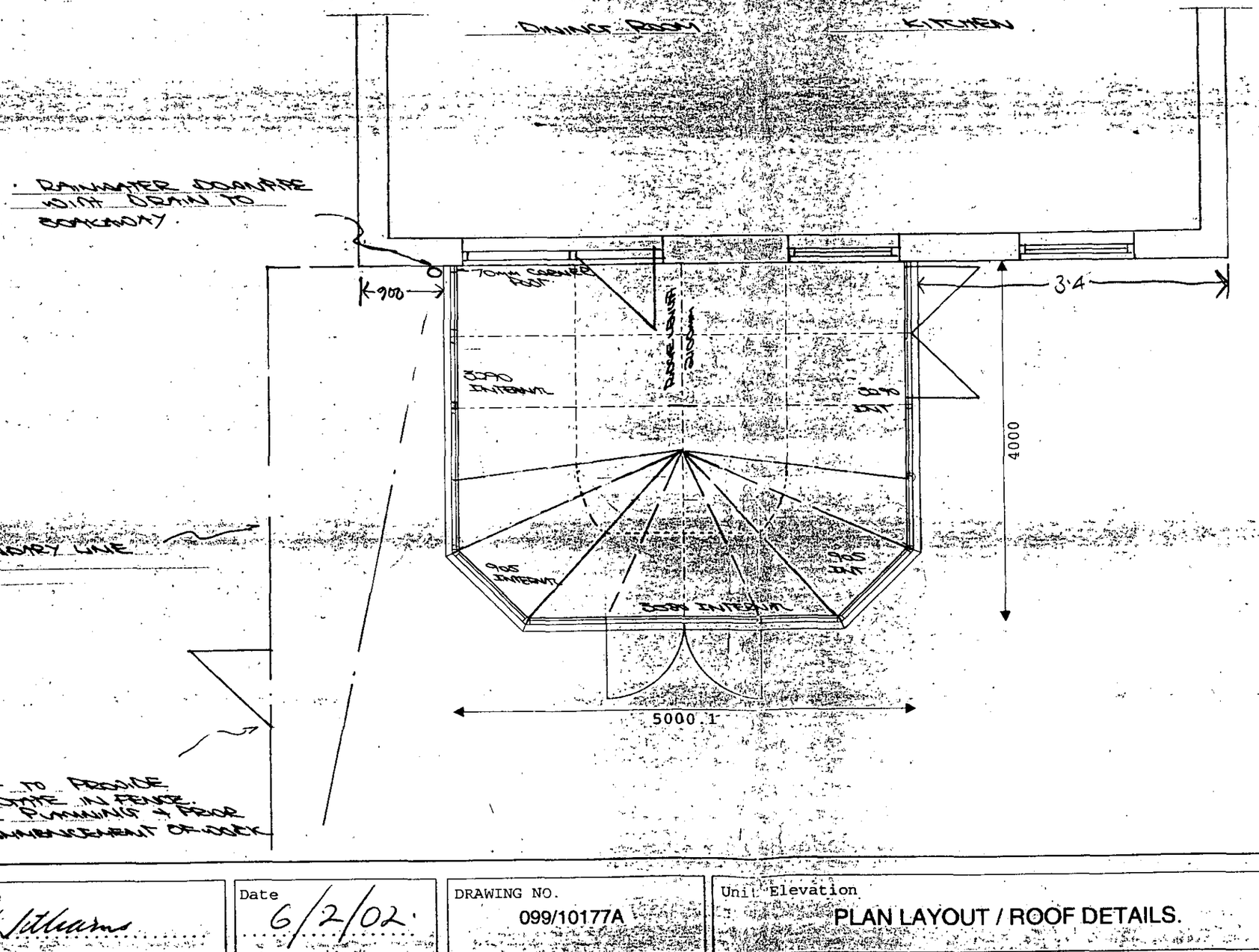
APPROVAL REQUIRED ☑ Where applicable

PLANNING PERMISSION	YES ☑ NO ☐	RESTRICTIVE COVENANTS	YES ☐ NO ☑
BUILDING REGULATION	YES ☐ NO ☑	HOUSING ASSOC. CONSENT	YES ☐ NO ☑
LISTED BUILDING CONSENT	YES ☐ NO ☑	BUILDERS CONSENT	YES ☐ NO ☑
CONSERVATION AREA	YES ☐ NO ☑	LANDLORDS CONSENT	YES ☐ NO ☑
NEIGHBOURS CONSENT	YES ☐ NO ☑	PARTY WALL ACT	YES ☐ NO ☑

25.FEB.2002 5996

APPROVED



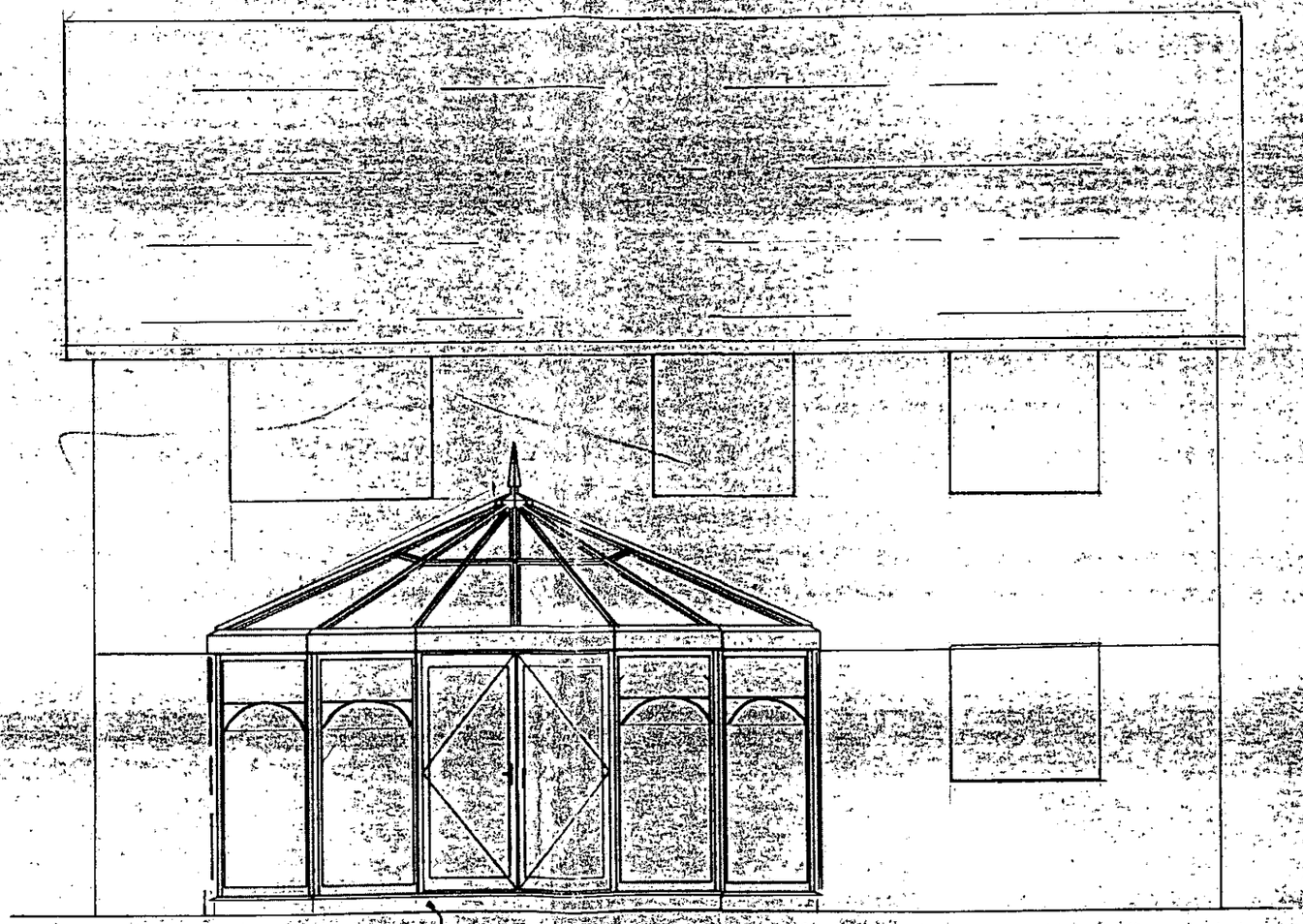


Report Version 1.05 21/01/02

Customer Signature: Y. Williams	Date: 6/2/02	DRAWING NO. 099/10177A	Unit Elevation: PLAN LAYOUT / ROOF DETAILS.	Scale.. 1:50	Drawn.. MATTHEW MAYES
				Date 05/02/2002	Surveyor PETER SMITH

25.FEB.2002 5996

APPROVED



SPECIFICATION

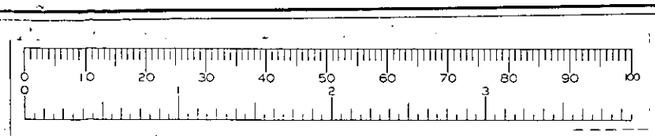
PVCU WHITE KNIGHT CONSERVATORY
1 no. double door first right open out where shown
1 no. ~~double~~ door first left open out where shown
4 no. top hung fanlight vents where shown
VICTORIAN ARCHES WHERE SHOWN
Muntin bars required to roof
Dentil moulding required
27° roof pitch

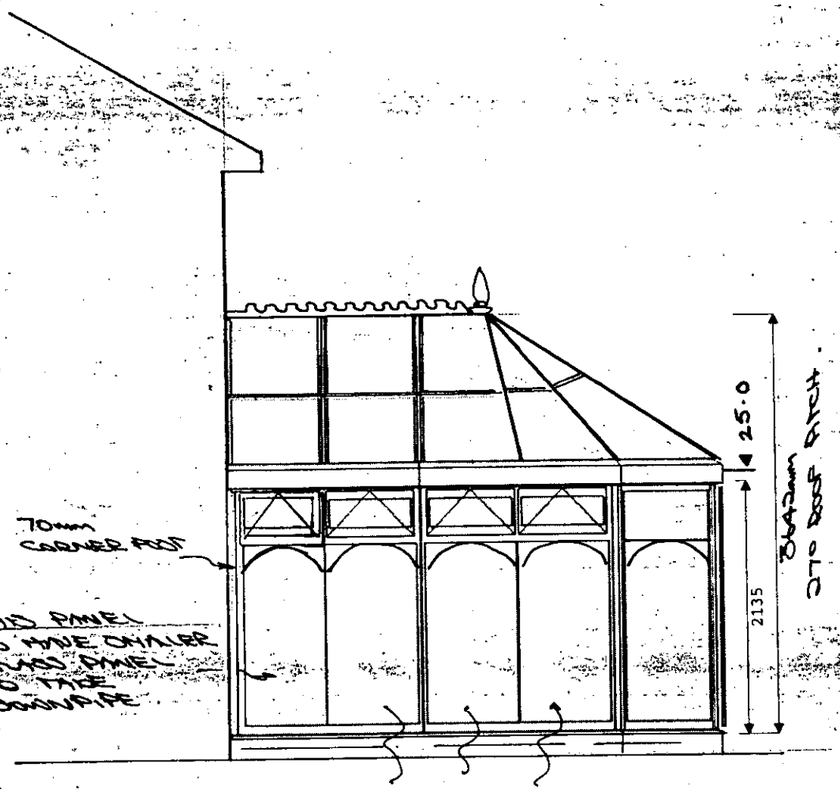
Report Version 1.07 21/01/02

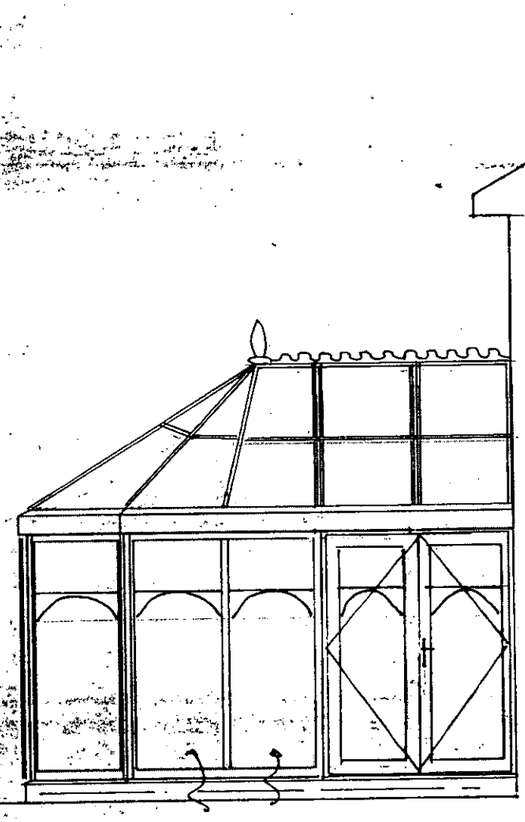
Customer Signature	Date	Drawing No.	Property Elevation	Unit Elevation	Scale	Drawn
P. Williams	6/2/02	099/10177A	REAR ELEVATION	FRONT ELEVATION	1:50	MATTHEW MAYES
					Date 05/02/2002	Surveyor PETER SMITH

25.FEB.2002 5996

APPROVED





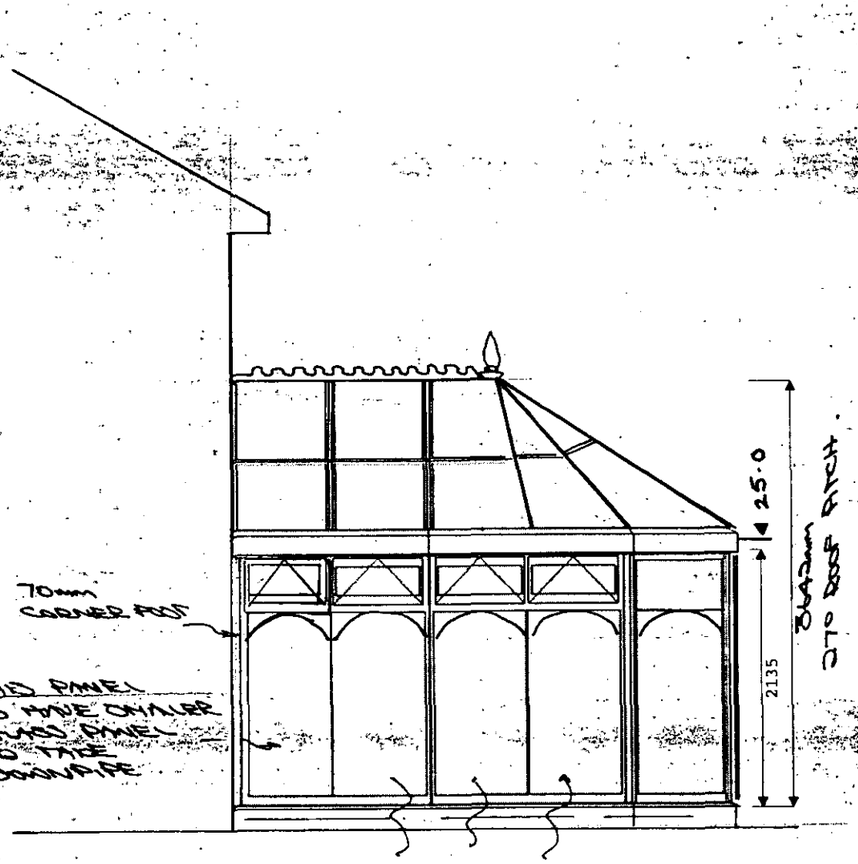


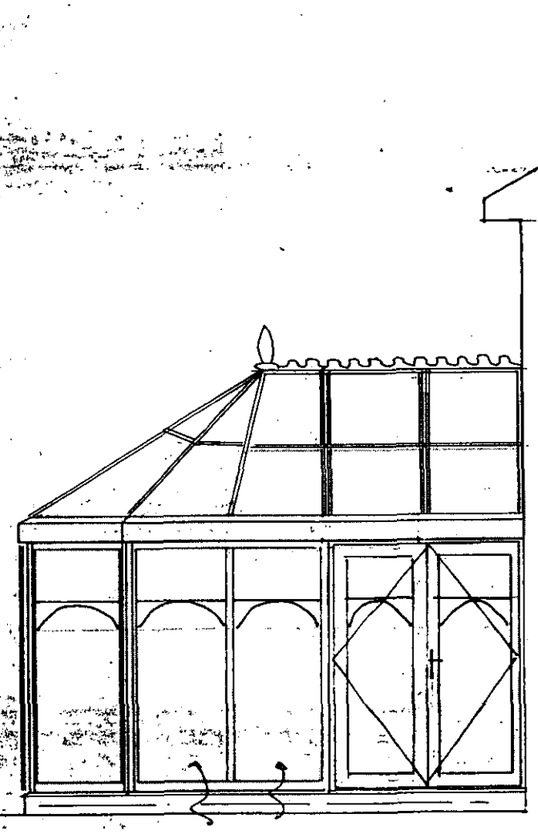
Report Version 1.07 21/01/02

Customer Signature: T. Williams	Date: 6/2/02	Drawing No.: 099/10177A	Property Elevation: SIDE ELEVATIONS	Unit Elevation: SIDE ELEVATIONS.	Scale.. 1:50	Drawn MATTHEW MAYES
					Date.. 05/02/2002	Surveyor PETER SMITH

25.FEB.2002 5996

APPROVED





Report Version 1.07 21/01/02

Customer Signature: Y. Williams	Date: 6/2/02	Drawing No.: 099/10177A	Property Elevation: SIDE ELEVATIONS	Unit Elevation: SIDE ELEVATIONS.	Scale: 1:50	Drawn: MATTHEW MAYES
					Date: 05/02/2002	Surveyor: PETER SMITH

SURVEYORS BASE PLAN

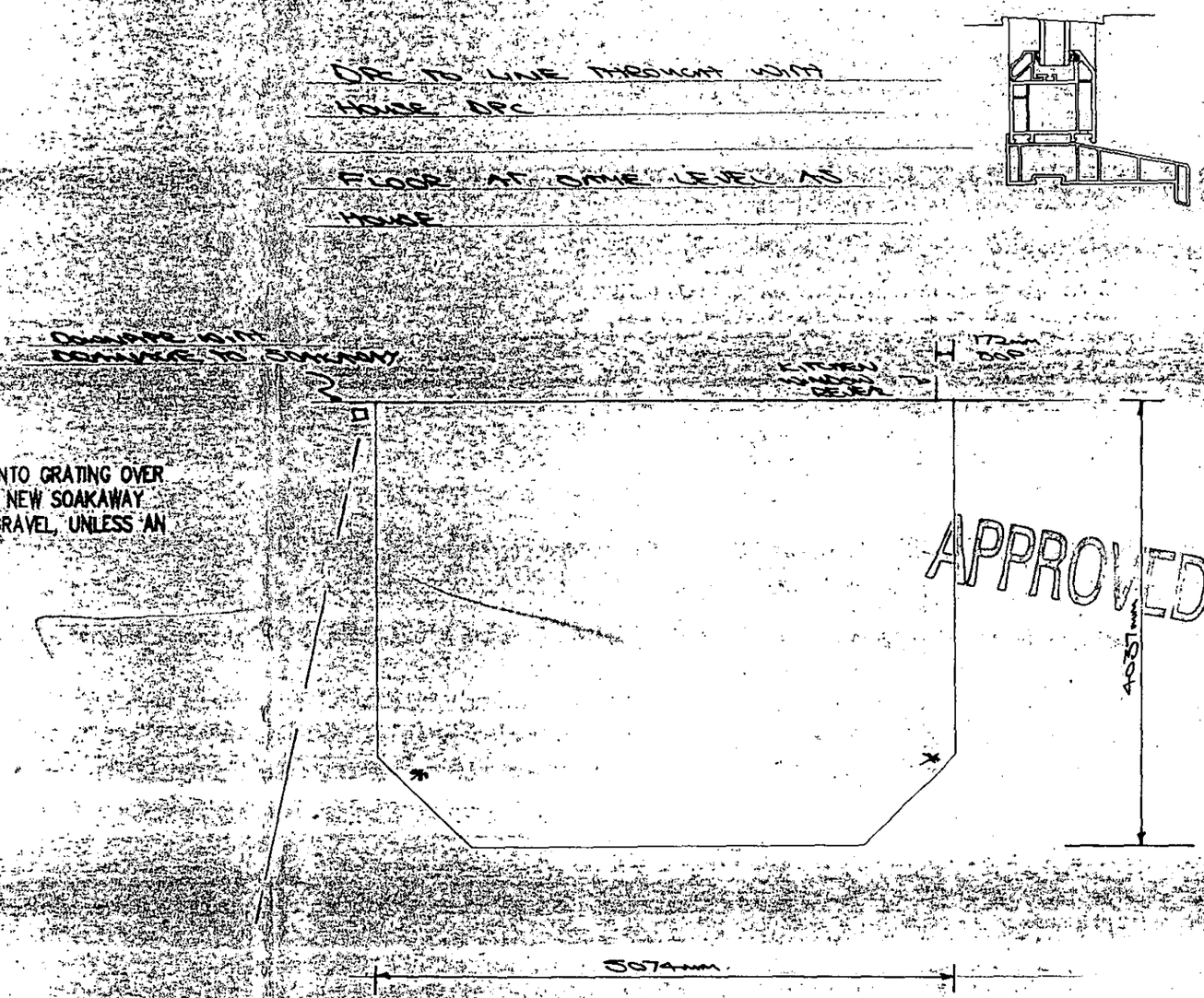
(TO ACCOMPANY ACTUAL BASE PLAN
PROVIDED BY CONSERVATORY ADMIN.)

25.FEB.2002 - 5996

DWG: ENGNT	REV: C

NOTES

1. ALL DIMENSIONS IN MILLIMETRES AND TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
2. ONLY FIGURED DIMENSIONS TO BE TAKEN FROM THIS DRAWING.
3. DO NOT SCALE OFF DRAWING.
4. ANY EXISTING BRICK VENTS TO BE DUCTED THROUGH PROPOSED BASE.
5. GROUND LEVEL TO BE LOWERED LOCALLY TO GIVE REQUIRED CLEARANCE FOR D.P.C.
6. SURFACE WATER TO BE DISCHARGED VIA NEW 68 DIA. RAINWATER DOWN PIPE AND SHOED INTO GRATING OVER GULLEY AND INTO 100 DIA. UPVC DRAIN BEDDING ON PEA-SHINGLE TO FALL 1:40 min INTO NEW SOAKAWAY 5.0 m. MIN. AWAY FROM BUILDINGS, TO BE FILLED WITH HARDCORE, AGGREGATE AND PEA GRAVEL, UNLESS AN ALTERNATIVE METHOD OF DRAINAGE IS FOUND ONCE WORK HAS COMMENCED ON SITE.





NOTE- BUILDER ENSURE EXISTING WALLS ARE PLUMB PRIOR TO COMMENCEMENT OF BASEWORKS.
ANGLIAN WILL ENDEAVOUR TO MATCH EXISTING BRICKWORK AS CLOSE AS POSSIBLE.

Report Version 1.06 21/01/02

Customer Signature	Date	Drawing No.	Property Elevation	Unit Elevation	Scale	Drawn
	6/2/02	099/10177A		BASE LAYOUT	1:50	MATTHEW MAYES
					Date 05/02/2002	Surveyor PETER SMITH

PRODUCT CHECK SHEET.

✓ Where Applicable

PRODUCT: Retail New Generation — PVCu White Knight

NOTE - ALL CRUSADER CONSERVATORIES ARE EXTERNALLY GLAZED.

ROOF COLOUR: White OUT/ White IN

ROOF MATERIAL:	POLYCARBONATE	THICKNESS	GLASS	SPACER
	N/A	N/A	Pilkington K	Silver

	YES	NO	MANUAL	ELEC MOTOR	AUTOMATIC
ROOF VENT:		✓			

RIDGEFLOW:

FINIAL TYPE (where applicable): TRADITIONAL — CRESTING TYPE (where applicable): TRADITIONAL

NUMBER OF DOWNPIPES: 1 — POSITION: L/H ✓ R/H INTERMEDIATE

HANDLE COLOUR: WHITE — TYPE:

EAVES BEAM TYPE: Standard + Dentil — THRESHOLD: Low Threshold

SPECIAL GLASS TO FRAMES AND LOCATION: Pilkington K

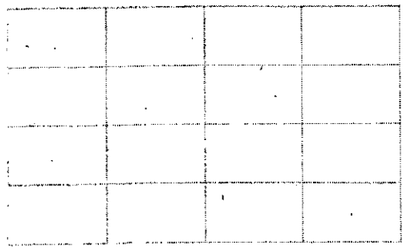
OBSCURE GLAZING PATTERN AND LOCATION: N/A

S.G.O.:	YES	NO	LOCATION AND PATTERN No.:
		✓	N/A

WINDOW BOARDS: N/A

ADDITIONAL PRODUCT / PHYSICAL BARRIER:	PVCu	HARDWOOD TIMBER	SOFTWARE TIMBER

DESIGN - VIEWED EXTERNALLY.



MANUFACTURING SIZES.

HEIGHT: _____ INC. CILL.

WIDTH: _____

GLASS TYPE: _____

HANDLES: _____

CILL TYPE: _____

THRESHOLD: _____

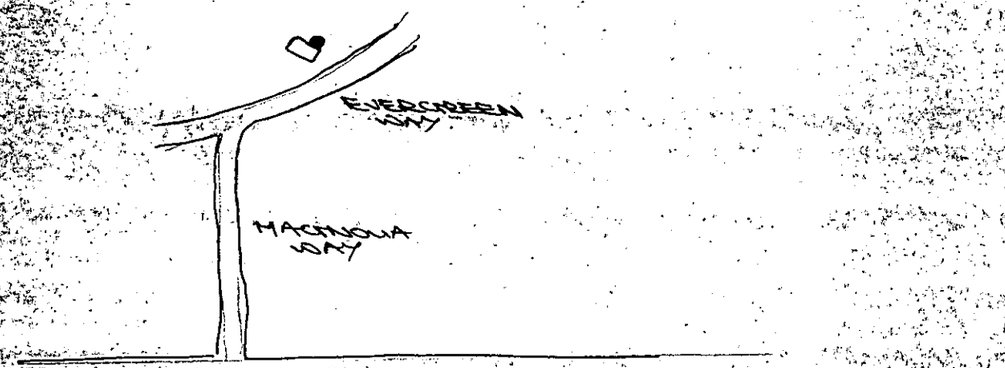
ADDITIONAL INFORMATION

THIRD PARTY APPROVAL: 25.FEB.2002 5996

LOCAL COUNCIL ✓ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHER ☐

ADDRESS: WOLVERHAMPTON D.C

BLOCK PLAN (NOT TO SCALE)



ADDITIONAL PRODUCT:

DESIGN - VIEWED EXTERNALLY.



MANUFACTURING SIZES.

HEIGHT: _____ INC. CILL.

WIDTH: _____

GLASS TYPE: _____

HANDLES: _____

CILL TYPE: _____

THRESHOLD: _____

ADDITIONAL INFORMATION

Report Version 1.10 21/01/02

Customer Signature: L. Williams

Date: 6/2/02

Drawing No.	Unit Elevation	Scale	Drawn
099/10177A	CHECK SHEET	N/A	Matthew Mayes
		Date 05/02/2002	Surveyor

PRODUCT CHECK SHEET.

25.FEB.2002 * 5996

✓ Where Applicable

PRODUCT POSITION : REAR ✓ SIDE ☐ FRONT ☐

FINISHED FLOOR LEVEL : SAME ✓ BELOW ☐

SITE ACCESS (SPECIFY) : SIDE ACCESS

EXISTING PROPERTY FOUNDATION TYPE : GROUND WILL BE SAND, SILT WITH POCKETS OF CLAY

COUNCIL TEL. NO. & POINT OF CONTACT : STRIP FOUNDATIONS O.K.

BRICK TYPE (IF KNOWN) : RED ENGINEERING UP TO DPC

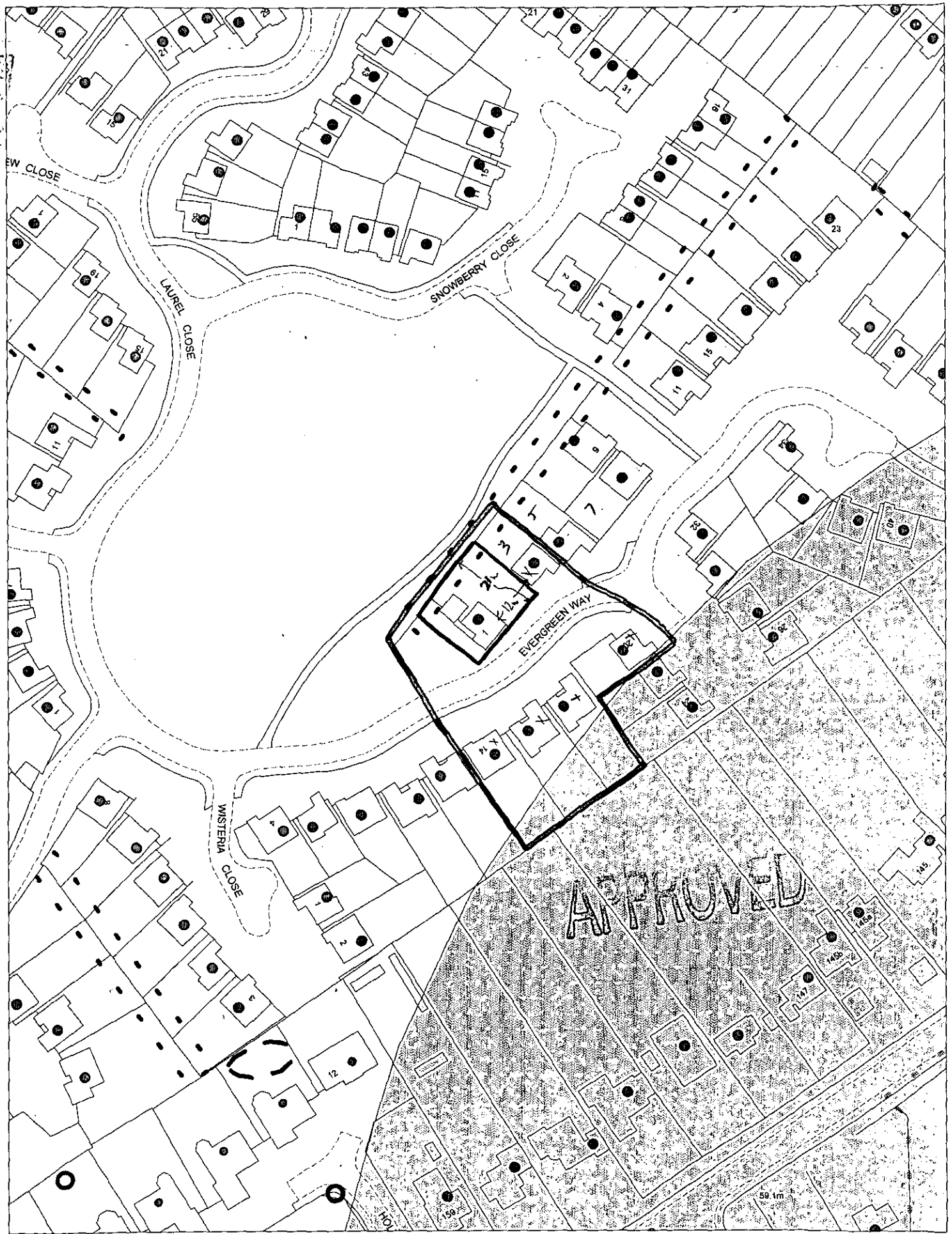
	YES	NO	DETAILS
Skip Required	✓		ON ROAD (DRIVE) ON GRASS VERGE AT SIDE OF PROPERTY
Remove Site Obstruction		✓	TYPE : _____ VOLUME: ____
Trees		✓	TYPE : _____ DISTANCE FROM UNIT : _____
Full Base	✓		
Extra Depth Foundations		✓	TOTAL DEPTH : _____
Break Up Hardstanding		✓	TYPE : _____ AREA : (m²) : ____
Excessive Earth Removal		✓	QUANTITY : _____
Retaining Wall		✓	HEIGHT : _____ LENGTH : _____
Rainwater Drainage	✓		Soakaway ✓ Connect To Existing ☐ Other ☐ _____
Manhole, Plastic / Brick / Concrete		✓	RAISE & SEAL / MOVE ☐ INVERT DEPTH : ____
Gulley / Rodding Eye		✓	RAISE & SEAL / MOVE ☐
Re-Route Rainwater Pipe		✓	PLASTIC / CAST COLOUR : _____ ROUND / SQUARE DIAMETER : ____
Box In Pipes		✓	
Additional Height On Base At Front Of		✓	Maximum height from original ground level to FFL of conservatory : _____
Suspend Timber Floor		✓	
Cut Garden Room Ridge Around SVP		✓	

	YES	NO	DETAILS
Basewall External Finish		✓	BRICK / RENDER / OTHER
Basewall Internal Finish		✓	BRICK / PLASTER
Gable Wall External Finish		✓	BRICK / RENDER / OTHER
Gable Wall Internal Finish		✓	BRICK / PLASTER
Make Good To Site		✓	CUSTOMER'S EXPECTATIONS : LEAVE TIDY FOR CLIENT + TRY
Steps / Landing		✓	TOTAL RISE : _____ QUANTITY : ___
Balustrades		✓	
Frame / Box Out Obstruction		✓	SIZE : _____ POSITION : _____
Modify Low Eaves		✓	FIT TO FASCIA / RAISE ROOF
Construct Victorian Dormer		✓	
Infill Under Eaves		✓	STUD / BRICKWORK / OTHER
Existing House Wall Cladding & Making Good Inside Unit		✓	TIMBER / PVCu / STEEL / TILE SPECIFY : _____
Knockthrough		✓	FULL HEIGHT PICTURE WINDOW / WINDOW & BOLSTER WALL / NEW LINTOL + WIDTH : _____
Physical Barrier By Anglian / Customer		✓	TYPE : _____
Plaster House Wall		✓	QUANTITY : _____ m³
Screed Floor By Anglian		✓	QUANTITY : _____ m³ SQUARED OFF OVERALL UNIT
Screed Floor By Customer		✓	DISTANCE OVERSITE SET BELOW EXISTING FINISHED FLOOR LEVEL : __ QUANTITY : _____ m² SQUARED OFF OVERALL UNIT
Coseyfloor	✓		QUANTITY : 20 m³
Skirting Board		✓	SIZE : _____ PVCu / TIMBER
Existing Balanced Flue		✓	TYPE : _____ DISTANCE FROM UNIT : _____
Electrics	✓		SPECIFY : 2 NO DOUBLE POWER POINTS
Plumbing		✓	SPECIFY : _____
Additional Work		✓	SPECIFY : _____

Report Version 1.04 02/04/01

Customer Signature	Date	Drawing No.		Unit Elevation	Scale.. N/A	Drawn.. Matthew Mayes
P Williams	6/2/02	099/10177A		CHECK SHEET.	Date.. 05/02/2002	Surveyor PETER SMITH

25.FEB.2002 5996



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Development Control Section, Environmental Services, Wokingham District Council.

27 February 2002

Scale: 1 : 1250

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