APPLICATION NO:
F/2002/5992

LOCATION:
209 London Road, Wokingham.

APPLICANT:
Mr & Mrs Varney C/O Bearwood Property Consultants

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

EARLIEST DATE FOR DECISION: **30/03/2002**
28 day expiry 3/4/02
APPLICATION WILL HAVE EXPIRED ON:
22/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1110
D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Varney
C/O Bearwood Property Consultants
2 Wield Court
Earley
Berkshire
RG6 3TF

Application Number: F/2002/5992

Parish: **WOKINGHAM**

Location: **209, London Road, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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 EN4.
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: 05/04/2002

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/2002/5992

Applicant : Mr & Mrs Varney C/O Bearwood Property Consultants.

Location : 209, London Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

awaiting receipt of orange sticker

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 : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

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 :

Planning Issues : I'd sett.

SBE1 SBE2

WOS3, WBE1

EN4.

Application Number: F/2002/5992 **Officer : Francis Leo**
209 London Road, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory. It measures 3.6m in depth x 3.15m in width x 3.1m in height at the highest part.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
No 207 the adjoining property to the west has an extension and a conservatory at the rear. The proposed conservatory would be similar to the conservatory at no 207. In addition there is a 1.8m high timber fence a 2m high hedge between the two properties. In view of the above there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposal is located at the rear and would not be seen from the front. The design of the conservatory is similar to others in the street and would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5992

Appraisal :

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

Application Number F/2002/5992
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	COO1	RO01	
2	COA4	RO04	

RECORD OF SITE VISIT

SITE ADDRESS: 209 London Road Wokingham.

APPLICATION NUMBER: F/2002/5992

OFFICER: Francis Leo

DATE OF SITE VISIT: 8/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS 2 storey detached Houses - with integral garage.

3. DESCRIPTION OF SITE/BUILDING 2 storey, integral garage. wide frontage.

4. RELATIONSHIP TO ADJOINING PROPERTIES 207 also has a rear extn wide space bet the properties
Similar conservatory at 207; No 201 also has a conservatory.

5. SITE CONSTRAINTS

TREES	at rear of garden
ACCESS/PARKING	at front.
LEVELS	—
BOUNDARY TREATMENT	1.8m high fence. and 2m hedge
OTHERS	

5992

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/5992

PLANNING SERVICES	HPT
POL	TLS
DC FL	ENF
APP	
CS	
20 MAR 2002	
COPIES TO	ACK:
	FILE:

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 R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2002/5992
209, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **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/2002/5992**
209, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are: No objections noted.

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: R Wyatt Date: 12/3/02

Councillor R Wyatt

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/5992

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5992**
209, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

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

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/5992

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/5992
209, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **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/2002/5992**
209, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

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

Received by Wokingham District Council

Application No: F/2002/5992

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

Location:
209, London Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5992 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 30/03/2002. 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

06 March 2002

address1
207LONDON ROADWOKINGHAM
211LONDON ROADWOKINGHAM
220LONDON ROADWOKINGHAM
11RANCES LANEWOKINGHAM
7RANCES LANEWOKINGHAM
9RANCES LANEWOKINGHAM
42TATTERSALL CLOSEWOKINGHAM

WOKINGHAM UNITARY
Aiming for Excellence

Neighbours Consulted. 5992

Bearwood Property

25.FEB.2002* 5992



Consultants

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

15 February 2002

Dear Sir/Madam,

Re : Proposed Rear Conservatory
209 London Road, Wokingham

Please find enclosed Planning application for the above mentioned development.
Should you have any reservations about granting permission we would request that you contact ourselves to discuss your concerns before arriving at a final decision.

Yours faithfully,

Keith A.Wright
For Bearwood Property Consultants

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone/Fax (0118) 9669485
Mobile 07768 611156

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 FEB 2002
Officer: FL	Application No. F 2002 5992

Map No. 76. Site ...0.09...
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: 209 LONDON ROAD

Parish: WOKINGHAM Ward: Wescott
6.3.02 B

Applicant: MR/MRS VARNEY

Fee (S) 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	7		
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 : 6.3.02 B 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:

.....
.....
.....

NEIGHBOURS:

.....
.....
S/N + See map
.....
.....
.....
.....
No pre-apps
.....
.....

Environmental Services

For office use only.
Application number:

25.FEB.2002* 5992

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR + MRS VARNEY 209 LONDON ROAD WOKINGHAM BERKS 01189 891570
	Agent's Name Address and postcode Phone number	BEARWOOD PROPERTY CONSULTANTS 2 WIELD COURT LOWER EARLEY BERKS RG6 3TF 0118 9669485 07768611156
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.	AS (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR OF EXISTING PROPERTY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SEE SCHEDULE ON DRAWING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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] FOR BEARWOOD PROPERTY CONSULTANTS

on behalf of MR & MRS VARNEY

Date 15 FEB 2002

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

ADDRESS 209 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
648	Osterley Tudor Estates Ltd	14 Dwl houses garages new road footpath, sewer	14/1/54		App
BR 20073	MR & MRS BRANCH	KITCHEN EXT. & CONSERVATORY	16.3.83	REF	N/A
BR 20536	"	"	10.5.83	APP	N/A
DRA 5134	"	HALL ETC.	26.5.88	APP	
4563	MR & MRS M. VARNEY	2/ST. EXTENSION	6-1-96		CLA
FP 96/5087	"	"	11.3.96	APP	

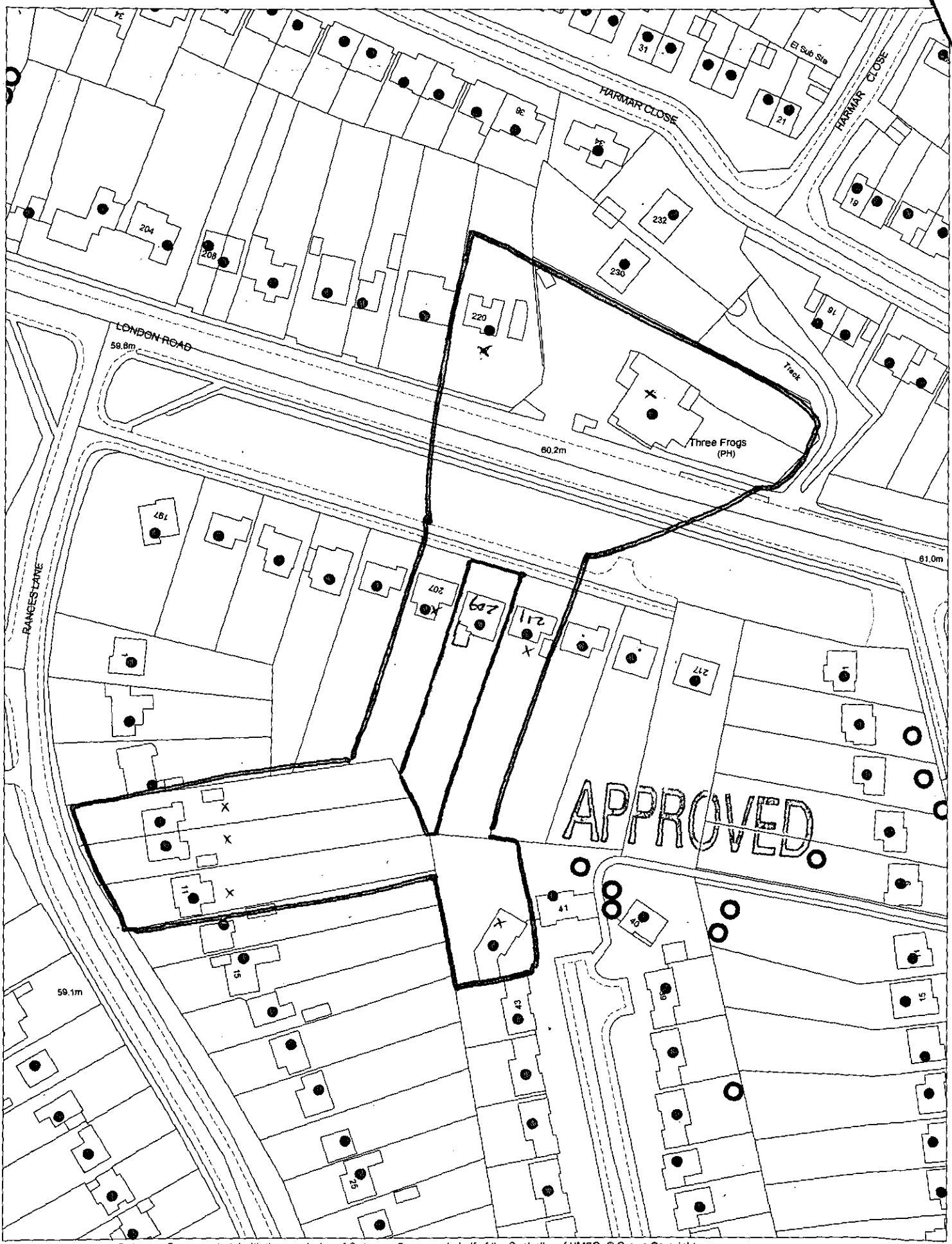
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

25.FEB.2002* 5992



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

N
W E
S