24/34

APPLICATION NO:
F/2002/7394

LOCATION:
10 Stanley Road, Wokingham.

APPLICANT:
Mr & Mrs Payne C/O Mr J Turrell

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

EARLIEST DATE FOR DECISION: **21/09/2002**

APPLICATION WILL HAVE EXPIRED ON: 10/10/2002

CASE OFFICER: **Daniel Gigg**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Payne
C/O Mr J Turrell
1 Portman Close
BRACKNELL
Berkshire
RG42 1NE

Application Number: F/2002/7394

Parish: **WOKINGHAM**

Location: **10 Stanley 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:

South East Area Local Plan Policies SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/10/2002

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 : Daniel Gigg

Application Number : F/2002/7394

Applicant : Mr & Mrs Payne C/O Mr J Turrell.

Location : 10, Stanley Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/08/2002

Earliest Date for Decision : 21/09/2002

Latest Consultation Date/Site Notice Expiry Date : 21/09/2002

This application <u>will have expired on</u>: <u>10/10/2002.</u> 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 :

8 Stanley Rd - Comment on the application ; building regulations.

Planning Issues :

No impact on neighbouring properties
No impact on character of the area -

Application Number: F/2002/7394 – 10 Stanley Road, Wokingham.

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to form conservatory. It will project approximately 5.1m, be 2.9m in width and at its highest point will be 3.15m.

The property to be extended is a bungalow that was built in the 1950s. It is brick built with a concrete tiled pitched roof.

The proposal falls to be assessed against policies in the South East Area Local Plan (Adopted) and Wokingham District Local Plan (Deposit).

1. Impact upon neighbouring properties

There will be no detrimental impacts in terms of the proposed being overbearing, or causing overlooking or overshadowing given that:-

- It is a single storey extension and is a lightweight structure;
- Views from no.12 are screened by an existing single storey rear extension;
- Views from no. 8 are screened by a wall of approximately 2m in height which projects from the rear of the garage. Beyond the wall is a wooden fence of approximately 1.6m in addition to a line of conifer trees of approximately 2.5m in height.
- Views from the west (rear of property) are screened by fairly dense vegetation including trees that are 4 to 7m in height.

2. Impact upon the character of the area

There will be no detrimental impacts on the street scene given that it is located to the rear of the dwellinghouse. In addition, the scale, materials and design of the proposed conservatory harmonise with the existing property.

Approval: ✓ **~~Refusal:~~**

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

Informatives for approvals	

Planning Policies	
Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	~~**LD3 (Adopted S.P.)**~~
Minerals Local Plan	

Application Number: F/2002/7394

Appraisal :

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

Application Number F/2002/7394
Conditions/Reasons for Refusal

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ~~LD3~~ (Adopted S.P.)

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrews

(Development Control Manager)

Date: 1/10/02

RECORD OF SITE VISIT

SITE ADDRESS: 10 Stanley Road Wokingham.

APPLICATION NUMBER: F/2002/7394

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 2/9/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
- Detached and Semi-detached properties. Various Sizes and Styles.

3. DESCRIPTION OF SITE/BUILDING
- Property already extended - flat roofed.
- Pitched roof property

4. RELATIONSHIP TO ADJOINING PROPERTIES
- Views from No.12 blocked by extg extension
- Boundary with No.8 is a wall of approx 2m then a fence about 1.6m. Also, Conifer trees of 2.5m in height.
- Vegetation of approx 6 - 7m screens views from rear of property

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Application Number : F/2002/7394	Map No : 76
Case Officer : DG	Site Area : 0.06
Valid Date : 15/8/02	Received Date: 15/08/2002

Level : Delegated Application

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

Location : 10, Stanley Road, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr & Mrs Payne C/O Mr J Turrell.

Fee Required: £110 Fee Received: £110 (9)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

TS/N + See map

OTHERS

No- pre-apps.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7394. (Case Officer:Daniel Gigg)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	HPT
POL	
DC DPG ✓ 5/9	
APP	
04 SEP 2002	
COPIES TO	ACK
	FILE

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7394

YOUR NAME: Mr Mrs. M. Seard.

YOUR ADDRESS: (if these details are incorrect please amend)
8 STANLEY ROAD
WOKINGHAM
B
RG401SX

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: We would like the building inspector To be aware of the rout of the FW into the main drain into the road. It runs ~~under~~ from no 8 under bathroom and under No 6. bathroom To man hole. Drawing enclosed. No(1). It then continues To man hole No(2).

D. Seard

Continue over the page if more room required

From. 8. Stanley Rd.
Wokingham RG40 1SX.

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

Tel: (0118) 974 6296

Date: 28 August 2002

My ref: F/2002/7394

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/7394
10, Stanley 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 **Daniel Gigg** on **(0118) 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/7394**
10, Stanley Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor I Brown

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

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

Tel: (0118) 974 6296

Date: 28 August 2002

My ref: F/2002/7394

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2002/7394
10, Stanley 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.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Daniel Gigg** Application Number: **F/2002/7394**
10, Stanley 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 P Edwards

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

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

Tel: (0118) 974 6296

Date: 28 August 2002

My ref: F/2002/7394

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7394
10, Stanley Road, , 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: **Daniel Gigg** Application Number: **F/2002/7394**
10, Stanley Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor M Robertson

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

Received by Wokingham District Council

Application No: F/2002/7394

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

Location:
10, Stanley 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/2002/7394 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/09/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

28 August 2002

Organisation_Name	Building_Name	address1	Postcode
		116LONDON ROADWOKINGHAM	RG401SU
		120LONDON ROADWOKINGHAM	RG401SU
		122LONDON ROADWOKINGHAM	RG401SU
		11BARRETT CRESCENTWOKINGHAM	RG401UR
		7BARRETT CRESCENTWOKINGHAM	RG401UR
		9BARRETT CRESCENTWOKINGHAM	RG401UR
		10STANLEY ROADWOKINGHAM	RG401SX
		12STANLEY ROADWOKINGHAM	RG401SX
		14STANLEY ROADWOKINGHAM	RG401SX
		3STANLEY ROADWOKINGHAM	RG401SX
		6STANLEY ROADWOKINGHAM	RG401SX
		7STANLEY ROADWOKINGHAM	RG401SX
		9STANLEY ROADWOKINGHAM	RG401SX
5	KINGDOM HALL	KINGDOM HALLSTANLEY ROADWOKINGHAM	RG401SX

8, Stanley Road,
118, London Road
neighbour consultation list F/2002/4394

15.AUG.2002 7394 05 AUG 2002

Environmental Services

For office use only.
Application number: 7394

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 PAYNE 10, STANLEY ROAD WOKINGHAM RG40 1SX 01189784465
2	Agent's Name Address and postcode Phone number	MR. J. TURRELL 1, PORTMAN CLOSE BRACKNELL RG42 1NE 01344 485412
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.	10, STANLEY ROAD WOKINGHAM RG40 1SX
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR CONSERVATORY

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.	RED BRICK TO MATCH EXISTING BRICK	
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: 3	Proposed: 3
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: J Wilmell

on behalf of MR & MRS PAYNE

Date 14/8/02

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

ADDRESS 10 STANLEY ROAD PARISH WOK

PLOT No. 'EX MARGUERITE 44' ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP96	2853	Dwellinghouse	14/7/49	U.c
TP866	C Smith	Bungalow Garage	10/2/55	App
34737			4.12.89	PD
BRA8172	MESSRS SIMPSON	LOUNGE EXT / INT. ALTS	29.11.89	App
FP/2000/0740	Ms. Attride	Loft conversion	26.6.00	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conversion - Edwards - 22/6/00

DRAINAGE

091074