APPLICATION NO:

F/2000/2892

LOCATION:

2 Jubilee Cottages Mereoak Lane, Grazeley Reading.

APPLICANT:

Mr W Morgan

PROPOSAL:

Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **29/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/01/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr W Morgan
2 Jubilee Cottages, Mereoak Lane
Grazeley
Reading
RG7 1JZ

Application Number: F/2000/2892

Parish: **SHINFIELD**

Location: **2 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.**

Proposal: **Proposed single storey side 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 C2.

South East Area Local Plan Policy SBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 17/01/2001

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 : Farah Humayun

Application Number : F/2000/2892

Applicant : Mr W Morgan .

Location : 2 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.

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

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/01/01.....

Date Registered : 23/11/2000

Earliest Date for Decision : 29/12/2000

Latest Consultation Date/Site Notice Expiry Date : 29/12/2000

This application will have expired on: 18/01/2001. 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 :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON ~~BARE~~ STREET SCENE & WIDER AREA.

Application Number: F/2000/2892

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop. single storey side extension to dwelling to form a conservatory. The prop extension has a pitched roof which stands at 2 metres to the eaves and 4 metres to the pitch. This is set 8cm below the existing pitch of single storey extension.

The extension is proposed to project 5 metres from the side of the dwelling. The prop. exten will extend into the lawn area of the garden. The neighbouring property of 9 Biddenham Farm Cottages is located 33 metres away from the side elevation of the prop. extension. There is high trees + hedges on the boundary between the properties, although the boundary treatment is patchy in areas. It is therefore considered that the prop. dev will not have a detrimental impact upon the res amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE

The prop. extension is screened from the streets scene by border trees of over 2 metres in height. To the rear there is an open field with low chain link fencing on the boundary. There are no properties to the rear. Although the prop. exten does imbalance the two similar cottages it is considered that the extension is a light structure and one that is in keeping with the character of the cottage and subservient to the original dwelling.

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

Application Number F/2000/2892
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: 2 Jubilee Cottages Mereoak Lane Grazeley Reading.

APPLICATION NUMBER: F/2000/2892

OFFICER: Farah Humayun

DATE OF SITE VISIT: 09/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

RURAL CHARACTER - WITHIN PRIORITY HOUSING SITE.

3. DESCRIPTION OF SITE/BUILDING

COTTAGE WITH S/ST SIDE EXT.

4. RELATIONSHIP TO ADJOINING PROPERTIES

ONE OF TWO COTTAGES. NEIGHB TO RIGHT HOUSE
EXISTING GATE, HEDGE + WIRE FENCE BETWEEN FRONT + BACK GDN.
OPEN VIEW TO REAR - WIRE FENCE OF 1/2 M TO REAR + DRAINAGE STREAM
CONCERNS ON VIEW. ANY SCREENING REQ - TO REAR - CONIFERS + WIRE FENCE

NOT DENSE.

5. SITE CONSTRAINTS

TREES - IN GDN

ACCESS/PARKING

LEVELS - TILL DITCH IN REAR.

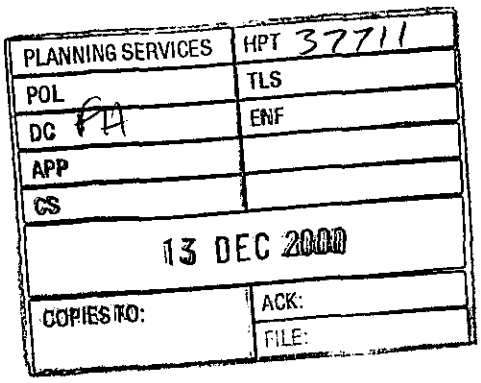
BOUNDARY TREATMENT 1.8 CB FENCE TO NEIGHBOUR COTT.
PLUS SHED + BRICK STRUCTURE ON BOUNDARY.

OTHERS

WELL SCREENED
CONIFERS TO BOUND. AFFH HOUSE.

W R Morgan
2 Jubilee Cottages
Bloomfield Hatch Lane
Grazeley
READING
RG7 1JZ

8th December 2000



Dear Farah,

Re: F2000 / 2892

Please find enclosed 6 copies of the proposed new conservatory giving locations of doors to front garden and back garden.

The access from the house will be through the existing utility room and the current window will be made into a normal size door. A new lintel and frame will be required.

Sorry for putting the wrong scale on the drawings, as you can see, I am an amateur!

Best regards

Bill Morgan

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

Tel: 0118 974 6482

Date: **05 December 2000**

My ref: F/2000/2892

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

Dear Councillor

Application Number: F/2000/2892
2 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2892**
2 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: 0118 974 6482

Date: **05 December 2000**

My ref: F/2000/2892

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

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John Mitchell

John Mitchell
Development Control Manager

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Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: 0118 974 6482

Date: **05 December 2000**

My ref: F/2000/2892

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: F/2000/2892
2 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2892**
2 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.
Proposed single storey side extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2000/2892

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

Location:
2 Jubilee Cottages, Mereoak Lane, Grazeley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2000. 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

05 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 NOV 2000
Officer: FH	Application No. F/2000/2892

Map No. 85 Site 008
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 2 JUBILEE COTTAGES, MORTIMER ROAD? MEREOAK LANE?

Parish: SHINFIELD Ward: Shinfield 5.12.2000

Applicant: MR W MORGAN

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) 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	Scale of elevations given as 1:200, but looks like 1:50!	✓ request with SW	
6	Floor plans	No scale floor plan (showing position of doors)		
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 : 5-12-2000 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

Rural Area

NEIGHBOURS:

S/N + 3, 4, 5, 6, 1 Diddenham Farm Cottages, * 9
Lambwood Hill, Grazeley
1 Jubilee Cottages, Mereoak Lane, Grazeley

2 JUBILEE COTTAGES MORTIMER ROAD

ADDRESS BLOOMFIELD HATCH LANE CRAZELEY PARISH SHINFIELD (85)

PLOT No. ORD. SHEET No SU6866 - 696

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RD/452/64	Miss N Watts	Extension & Improvement	28 7 64	App RD
18678	"	O/L. HOUSE & GARAGE ADS.	10.2.83	N/A RG
F/2000/0286	Mr. & Mrs. S. Bailey	2 S/S ext.	3.3.00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 23.NOV.2000* 2892

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	W.L. MORGAN
	Address and postcode	2, JUBILEE COTTAGES BLOOMFIELD MATCH LANE GRAZELEY READING RG7 1JZ
	Phone number	0118 9888 636
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
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 above
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY WITH DWARF WALL

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 BUILDING UPVC CONSERVATORY	
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: 2	Proposed: 2
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

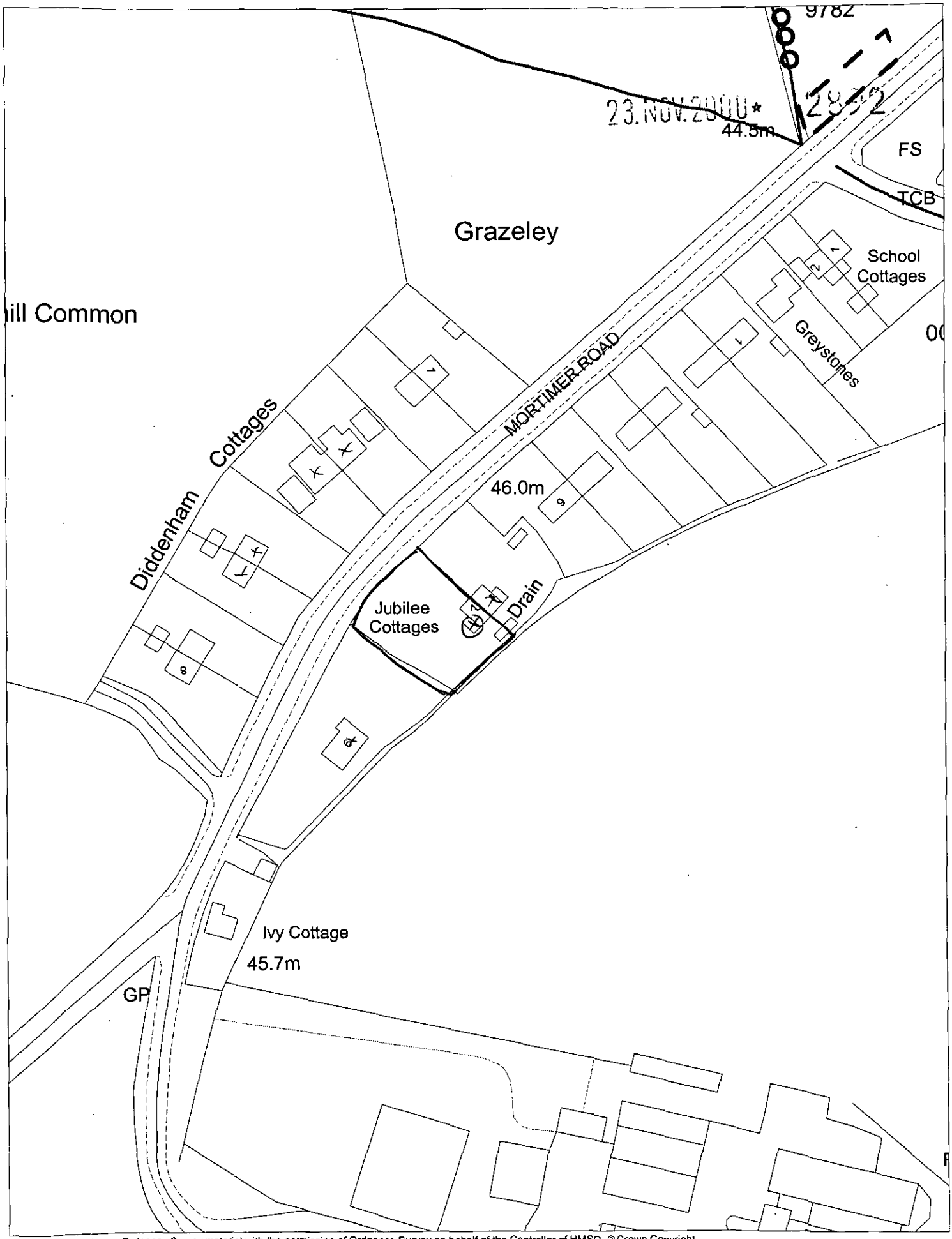
~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of

Date 20/11/00

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



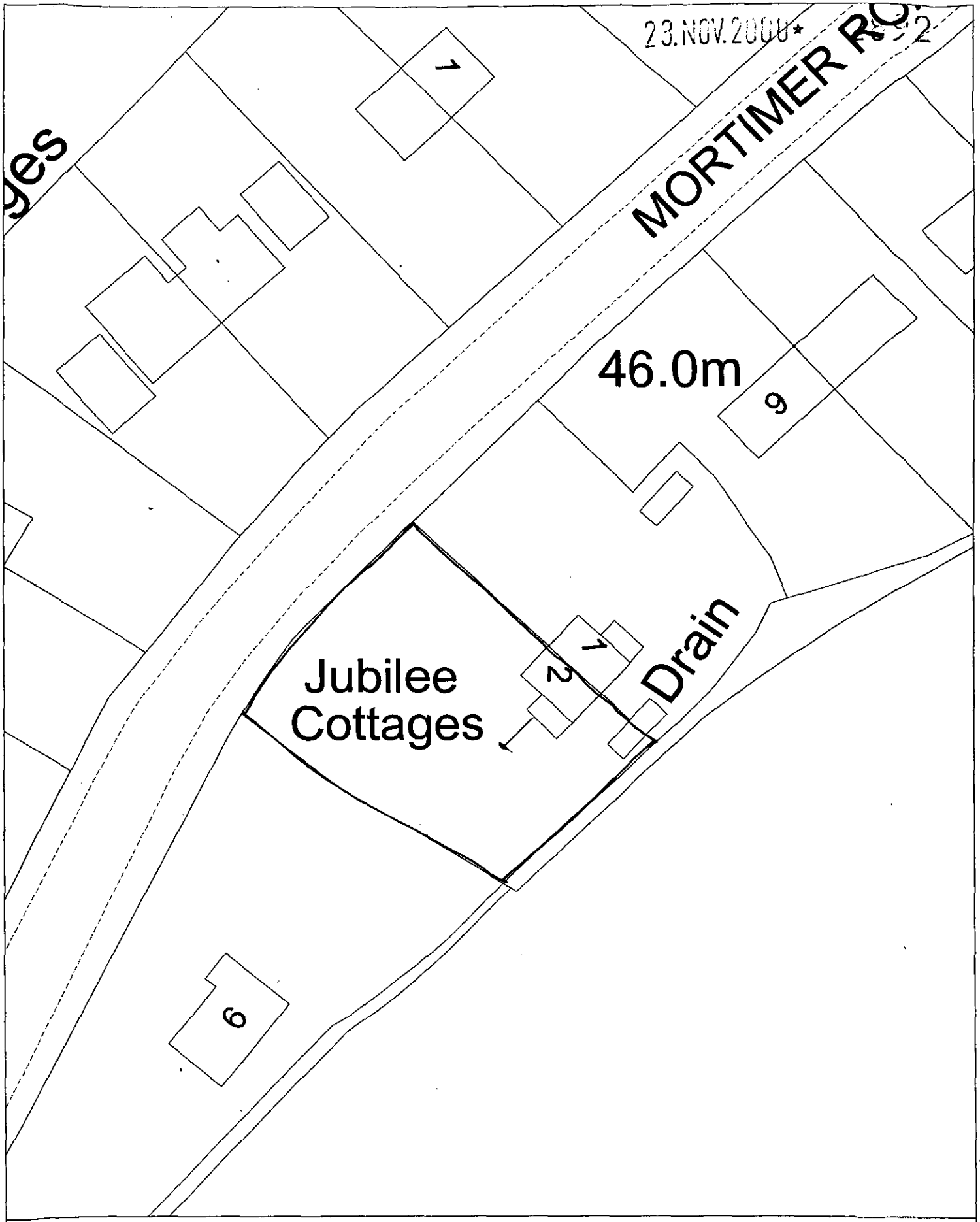
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Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 500

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Date: 23 November 2000

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