APPLICATION NO:
F/2000/1112

LOCATION:
34 Rose Street, Wokingham.

APPLICANT:
Mr J Reynolds C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed single storey rear extension to dwelling demolition of existing rear conservatory.

20/09/2000
EARLIEST DATE FOR DECISION: **08/05/2000**
28 day members exp: 12/05/2000
APPLICATION EXPIRY DATE: **24/05/2000**

CASE OFFICER: **Natalie Brown**

Also see file LBl2ecod/1113.

APPROVED

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Reynolds
C/O 4th Dimension Architectural Design
95 High Street
CROWTHORNE
Berkshire
RG45 7AD

Application Number: F/2000/1112

Parish: **WOKINGHAM**

Location: **34 Rose Street, Wokingham**

Proposal: **Proposed single storey rear extension to dwelling demolition of existing rear 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. In view of the revised roof design (shown on Plan 5123/03A) the roof lights as shown on the ground floor plan (of the superseded and revised plan) shall be omitted from the development hereby permitted.

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

Reason
2. In order to safeguard the special architectural or historic interest of the building.

Reason
3. For the avoidance of doubt and to ensure a satisfactory external appearance.

Informative
1. This permission relates to the application as amended with revised plans, drawing number 5123/03A submitted to the Local Planing Authority on 1 September 2000 showing roof design changed and does not approve the proposals as originally submitted.

Informative
2. 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 Policies EN1, EN4, EN5
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE12, SBE14, SBE15
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WHE11, WHE13, WHE2

John Mitchell
Development Control Manager
Date: 11/10/2000

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

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

DRT/CPW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr J A Reynolds
c/o Barry Morris Ltd.,
Byways
Swaalowfield Road
Wokingham, Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 14443

Proposal Conversion of outbuilding and conservatory into living accommodation at 34 Rose Street, Wokingham

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971. (6)

2. All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.

   REASON To ensure that the development will be of satisfactory appearance. (1)

Date 15 JAN 199

District Secretary

WOKINGHAM DISTRICT COUNCIL

Council Offices,
Shute End,
Wokingham, Berkshire,
RG11 1BN

Town and Country Planning Act 1971
Local Government Act 1972

BRT/EH

LISTED BUILDING CONSENT

To:

Mr. J.A. Reynolds,
c/o Barry Morr[illegible] Ltd.,
Byways,
Swallowfield Road, ARBORFIELD,
WOKINGHAM, Berks.

Part I — Particulars of application

Application no. 14444 LB app. Date of Application. 16th October 1980

Particulars and location of proposed works:

Conversion of outbuilding and conservatory into living accommodation at 34 Rose Street, Wokingham

Part II — Particulars of decision

The **Wokingham District Council** in pursuance of their powers under the above mentioned Acts hereby give notice that listed building consent has been granted for the execution of the works referred to in Part I in accordance with the above mentioned application and accompanying plans subject to compliance with the conditions specified hereunder. (N.B. See Note on reverse side of this form.)

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act 1971.

2. All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.

   REASON To ensure that the development will be of satisfactory appearance.

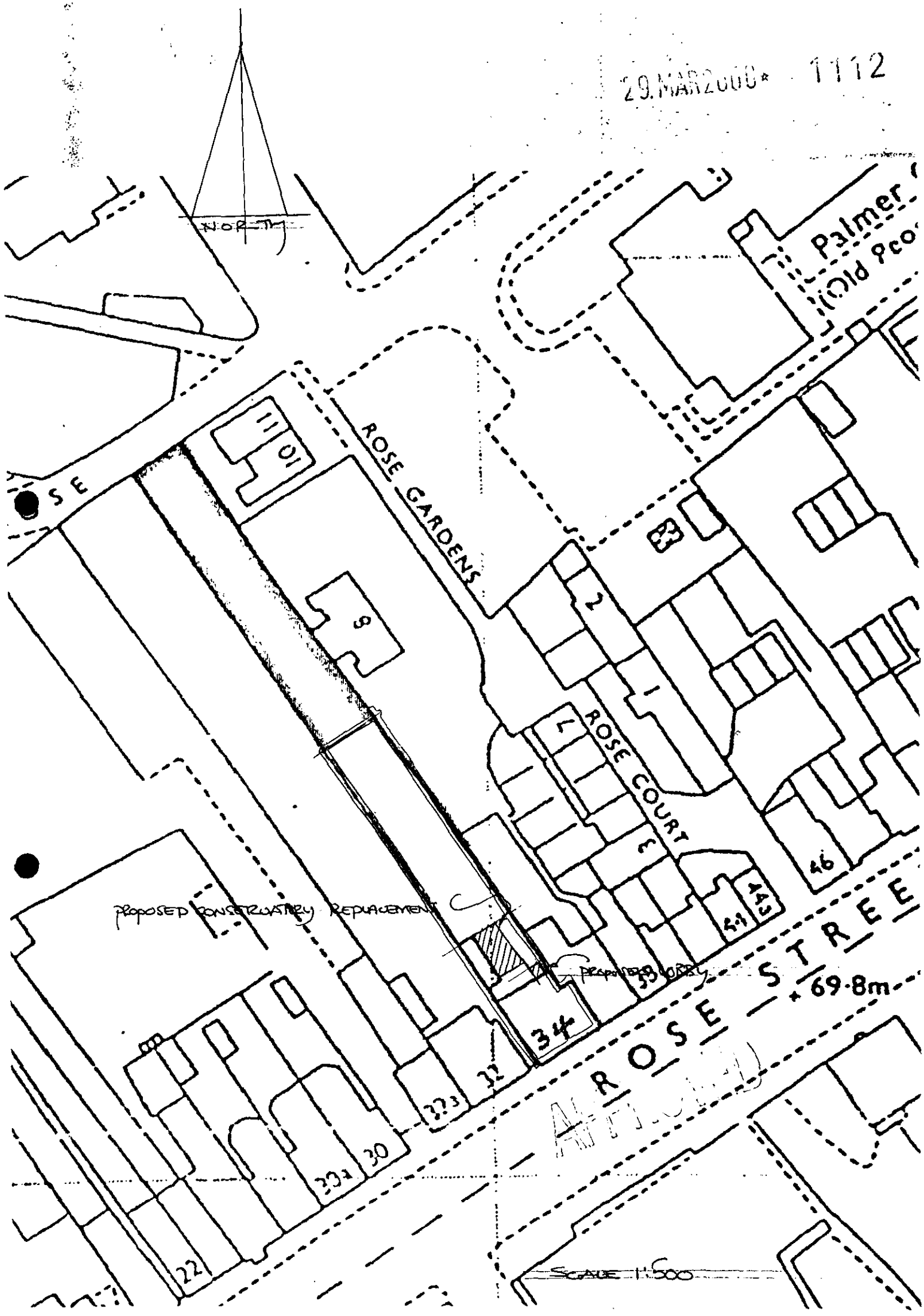
Date 19 JAN 1981

The District Secretary

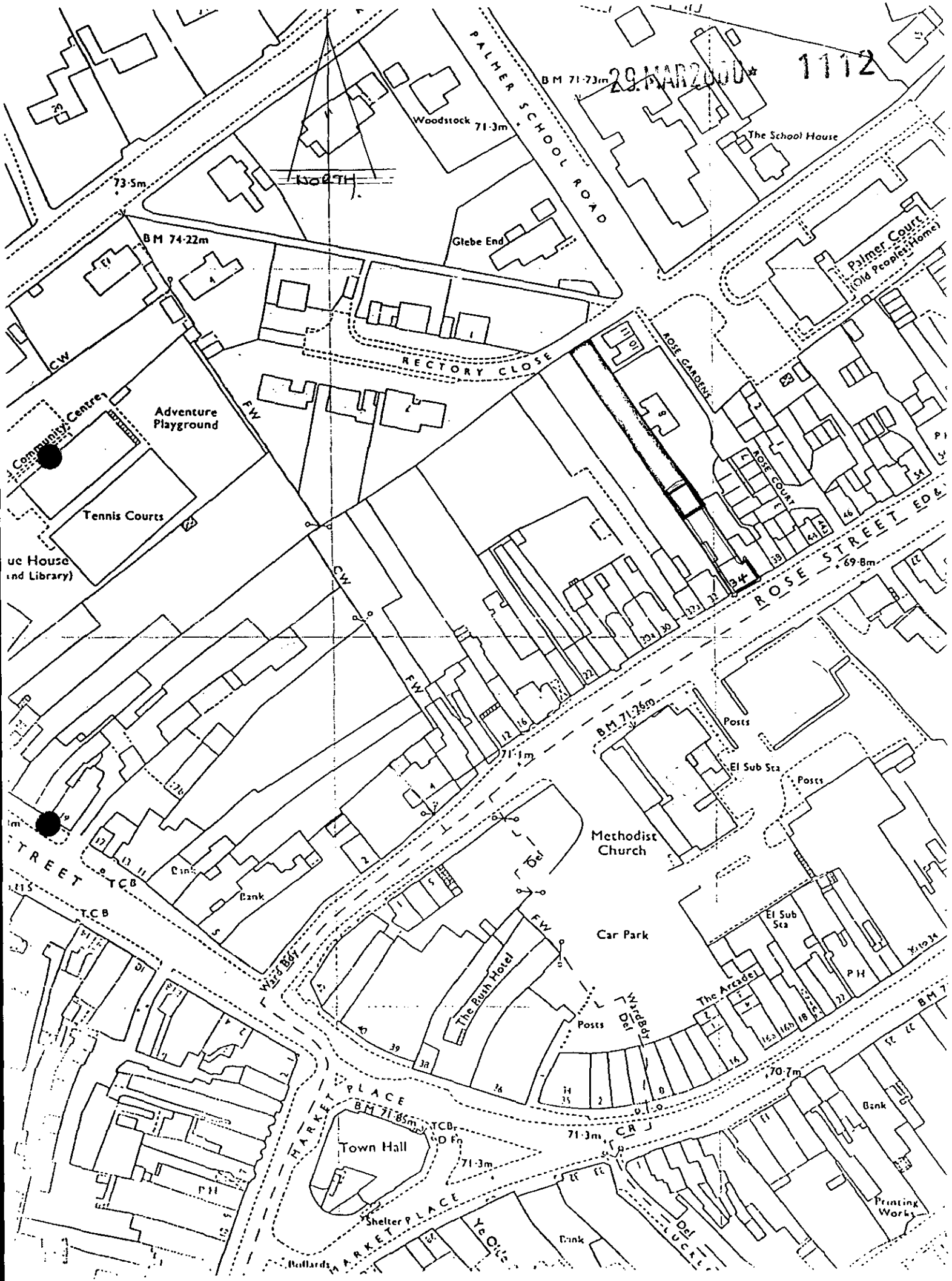
Note: (i) A statement of the applicant's rights is set out overleaf.

(ii) Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

29.MAR2006* 1112



SCALE 1:1250



29 MAR 2000
1112
PALMER SCHOOL ROAD
BM 71·73m
Woodstock
71·3m
The School House
NORTH
73·5m
BM 74·22m
Glebe End
Palmer Court
(Old Peoples Home)
RECTORY CLOSE
ROSE GARDENS
ROSE COURT
Community Centre
Adventure Playground
Tennis Courts
ue House
nd Library)
CW
FW
ROSE STREET
69·8m
BM 71·26m
Posts
El Sub Sta
71·1m
Methodist Church
Car Park
The Bush Hotel
Ward Bdy
Del
The Arcade
PH
TCB
Bank
MARKET PLACE
BM 71·85m
Town Hall
71·3m
70·7m
Shelter
Ye Olde
Bollards
Printing Works

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 1 February, 2001
My ref. BC/DC/F/2000/1112 and LB/2000/1113

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) 977 8909
DX: 33506 – Wokingham

Mr A Reynolds
c/o Fourth Dimension Architectural Design
Sydenham House
95 High Street
Crowthorne
RG45 7AD

Dear Sirs

PLANNING PERMISSION F/2000/1112 AND LB/2000/1113
SITE: 34 ROSE STREET, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1112 and LB/2000/1113 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	F/2000/1112 + LB/2000/1113	NB
BUILDING CONTROL NUMBER	FP 2001/1480	
~~APPLICANT~~/AGENT	4th Dimension	
ADDRESS OF SITE	34. Rose Street WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	S/S rear ext demolish existing rear conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5123/036	5123/03A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/10/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/1/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1112

Applicant : Mr J Reynolds C/O 4th Dimension Architectural Design.

Location : 34, Rose Street, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling demolition of existing rear conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 23/6.

Date Registered : 29/03/2000

Earliest Date for Decision : 08/05/2000

Latest Consultation Date/Site Notice Expiry Date : 08/05/2000

Application Expiry Date: 24/05/2000

Consultation Responses :

Wokingham TC : 8/5 - no objections subject to LB regs.
- no objections to amendments

Cons Offices : see file - comments.
Revisions acceptable subject to conditions

Neighbours/SN: 22/5 - Rose Street Res. SOC - concerns
none received

Planning Issues : (LB in a cons area)

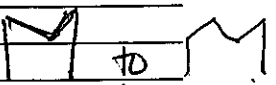
Impact upon neighbouring properties

Impact upon the LB + character of the area.

Amendments received . 1/9/2000

Application Number: F/2000/1112 + LB/2000/1113.

Appraisal :

• Development - single storey rear extension to replace existing rear extn (conservatory). (approved under consent 14443 + 14444-LB)
Existing : conservatory + brick lower extn with an inversed pitched roof.
Proposed (5123/03) was to keep to same shape of the extn as existing → had concerns over this as a 3.7m high - side wall of the extn would have faced N° 36 and would have been overbearing & would have replaced a glass structure.
- Revised plans received (5123/03-A) :
with a change to the roof shape from  to
this reduces the height facing N° 36 to 2.7m (eaves) with a pitched roof 3.5m height.
The revised plans also show some changes to the rear elev. Overall, the proposed extn would be the same as existing ie 7.6m from the 2 storey element of the dwelling

It is now considered that the proposed development would have no adverse effects upon neighbouring properties in terms of overbearing/overshadowing/overlooking.

In terms of the listed building/conservation area, the development is considered to be acceptable (subject to the approval of materials) & whereas the previous was felt not to enhance the LB - The revised plans have overcome any concerns.

In terms of the streetscape - the development is acceptable as it replaces something which is already existing & would enhance the main dwelling.

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

Application Number F/2000/1112 + LB/2000/1113
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	C001	R001	full perm - 5 yrs
②	C012	R190	Ex materials to be agreed.
③			In view of the revised roof design - (shown on plan 5123/03A) the roof lights as shown on the ground floor plan (of the superseded + revised plan) shall be omitted from the development hereby ~~approved~~ permitted
			REASON:- : for the avoidance of doubt + to ensure a satisfactory external appearance.
N02			(Revised Plans) INSEA : plans, drawing number 5123/03A 1 SEPTEMBER 2000 ROOF DESIGN CHANGED

N16 : BSP: EN1, EN4, EN5
WOLPDD: WOS3, WBE1, WHE11, WHE13, WHE2
SOTLP: SN1, SBE1, SBE2, SBE2, SBE14, SBE15

11/10/00

RECORD OF SITE VISIT

SITE ADDRESS: 34 Rose Street Wokingham.

APPLICATION NUMBER: LB/2000/1113 + FP2000/1112.

OFFICER: Natalie Brown

DATE OF SITE VISIT: 23/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes + Green SN displayed.

2. DESCRIPTION OF SURROUNDINGS

Residential. Cons area LB.

3. DESCRIPTION OF SITE/BUILDING

Listed building in Wok. cons area.
Lean-to extn & conservatory existing.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NOT joined to No 32

32 → 1.8m wall along boundary – hedging in front of.
36 ← . wall 1.8m (flat roof rear extn) & 1.8m fence.
6.7m.
No 36 – has a 2s. extn and 1m beyond rear line of 34.

Good views from Walnut house & carpark.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Phone: (0118) 974 6428

Date: 13 October, 2000

Your Ref:

My Ref: Ian Jordan – F/2000/1112

Mr J Reynolds
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

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 Sir

Application Number: F/2000/1112

Site: 34 Rose Street, Wokingham.

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear conservatory.

I refer to the above and write to inform you that your application has been **Approved**, unfortunately due to a computer system failure we are temporarily unable to produce decisions notices.

If your application has been Approved please do not commence development until you have received the consent notice as there may be conditions attached that require compliance prior to the start of building works.

Please accept my apologise for any inconvenience this has caused.

Yours faithfully

Mr I Jordan
Principal Planning Information & Support Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 MAR 2000
Officer: NAB	Application No. F/2000/1112.

Map No. 75B Site ....0.03...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING DEMOLITION OF EXISTING REAR CONSERVATORY

Location: 34 ROSE STREET

Parish: WOKINGHAM Ward: Norreys 14.4.2000

Applicant: MR REYNOLDS

Fee Received 95-00 Required ..... Additional ..... Refund .....
(1)

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 ..... See Listed app. .....

Date Site Notice Sent : 14.4.2000. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓ .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

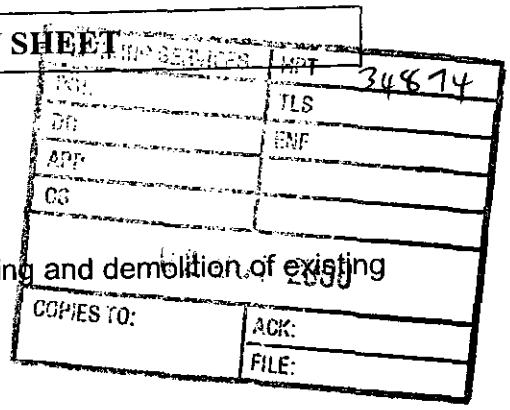
NEIGHBOURS:

..... S/N + 30, 32 & 36 Rose Street .....

..... 8 Rose Gardens .....

..... 6 & 7 Rose Court .....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Natalie Brown

Application Number: ~~LB/2000/1113~~ F/2000/1112

Proposal: Proposed single storey rear extension to dwelling and demolition of existing rear conservatory

Site Address: 34 Rose Street, Wokingham

Applicant: Mr J Reynolds C/O 4th Dimension Architectural Design

Your observations are required in respect of this application by **20/09/2000**

No objections to amendments shown in drawing no 5123/03A- reduction in height, changes to roof shape, changes to windows & door.

SIGNED: _____ **DATE:** 28/09//00

CLERK TO Wokingham Town Council

for plan see Part One or Officer File

Date: 06 September 2000 07 SEP 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/1112

Location: 34, Rose Street, Wokingham.

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear conservatory.

Applicant: Mr J Reynolds C/O 4th Dimension Architectural Design.

Case Officer: Natalie Brown

The new plans show the following: Reduction of the height of rear extension. Changes to roof shape of extension. Changes to windows and door of side & rear elevations of extension. Drawing no 5123/03A.

Comments are required by 20/09/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1. I CONSIDER THE REVISIONS NOW SUGGESTED RESOLVE THE CONCERNS EXPRESSED BY THE ADJOINING OWNER AND PLANNING DEPT.

2. I ASSUME ROOFLIGHTS NOTED ON PLAN ARE TO BE OMITTED AS A RESULT OF THE REVISED ROOF FORM.

3 MATERIALS TO BE AGREED

Harold Sanders

Date: 06 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1112

Location: 34, Rose Street, Wokingham.

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear conservatory.

Applicant: Mr J Reynolds C/O 4th Dimension Architectural Design.

Case Officer: Natalie Brown

The new plans show the following: Reduction of the height of rear extension. Changes to roof shape of extension. Changes to windows and door of side & rear elevations of extension. Drawing no 5123/03A.

Comments are required by 20/09/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1112 (Planaps) / (Ludhouse) Date Rec. 01.09.2000.
LB/2000/1113

Location: 34 ROSE STREET

Parish WOKINGHAM.

Applicant: MR J. REYNOLDS

Description of attached plans
- REDUCTION OF THE HEIGHT OF REAR EXTENSION
- CHANGES TO ROOF SHAPE OF EXTENSION.
- CHANGES TO WINDOWS + DOOR OF SIDE & REAR ELEVATIONS OF EXTENSION

Drawing No's: 5123/03.A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

	Drawing No's	
1. NK (Landscape & Trees)		☐
2. NK (Env. Design)	H.S.	✓
3. XA (Highways)		☐
4. NF (Building Control)		☐
5. BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 30, 32 + 36 ROSE STREET, 8 ROSE GARDENS, 6 + 7 ROSE COURT

ROSE STREET RESIDENTS SOCIETY ~~ROSE~~
C/O 80 ROSE STREET

Date for Responses 14 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on 06.09.PS.

Yellow - Part One Copy
Green - Officer's Copy

Ref RTH/5123

29 August 2000

Natalie Brown,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

33138

MRB

CS

COPIES TO: ACK:
FILE:

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Natalie,

RE: APP No LB/2000/1113 & F/2000/1112 – EXTENSION: 34 Rose Street, Wokingham

Further to our recent telephone conversation regarding the above applications, please find enclosed copies of our revised drawings 5123/ 03A indicating the amended roof design as agreed with yourself.

We trust this is satisfactory and that a planning approval will be forthcoming in the near future.

Yours sincerely,

1112
1113 1

REVISED PLAN

Richard Hart
4th Dimension Architectural Design.

C:C Mr A Reynolds

0171 384 2212

4th Dimension Architectural Design
Sydenham House
95 High Street,
Crowthorne,
Berkshire.
RG45 7AD.

35307

NAB.

facsimile transmittal

COPIED

To: Nattalie Brown **Fax:** 01189 746484

Copy rec'd

From: Richard Hart **Date:** 18/8/2000

Re: 34 Rose St, Wokingham **Pages:** 3No incl

CC:

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Message;

Further to our recent meeting regarding the above site, please find enclosed copies of our revised roof design for the extension. This design varies from the proposals discussed due to the roof pitches being too low for the roof tiles.

Please call our office with your comments in order that revised drawings can be submitted.

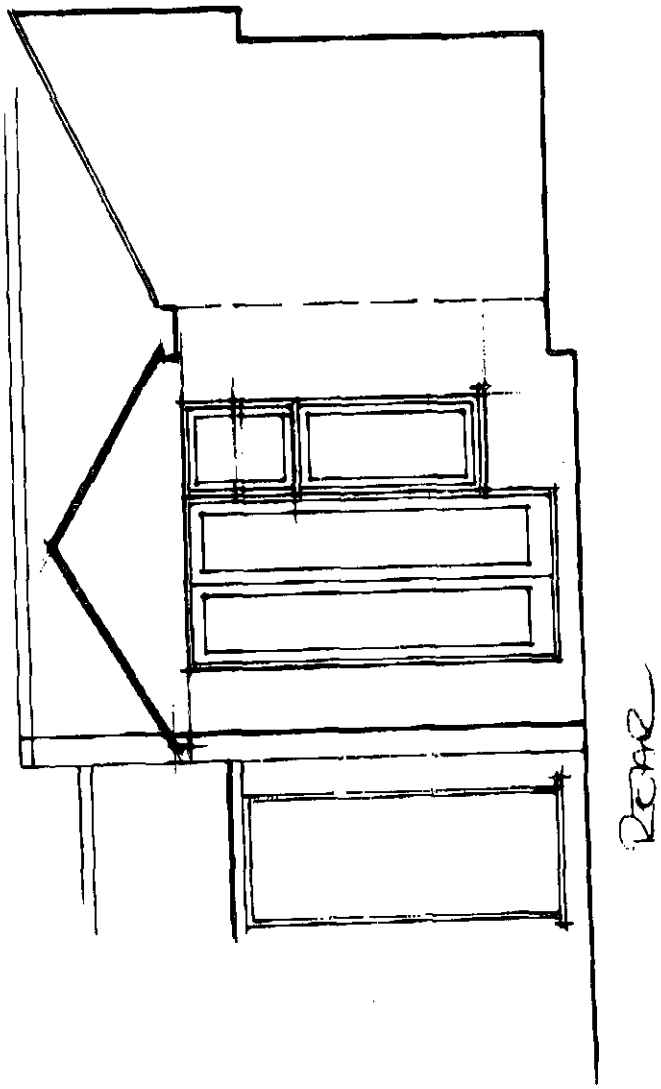
Thank you,

Richard Hart

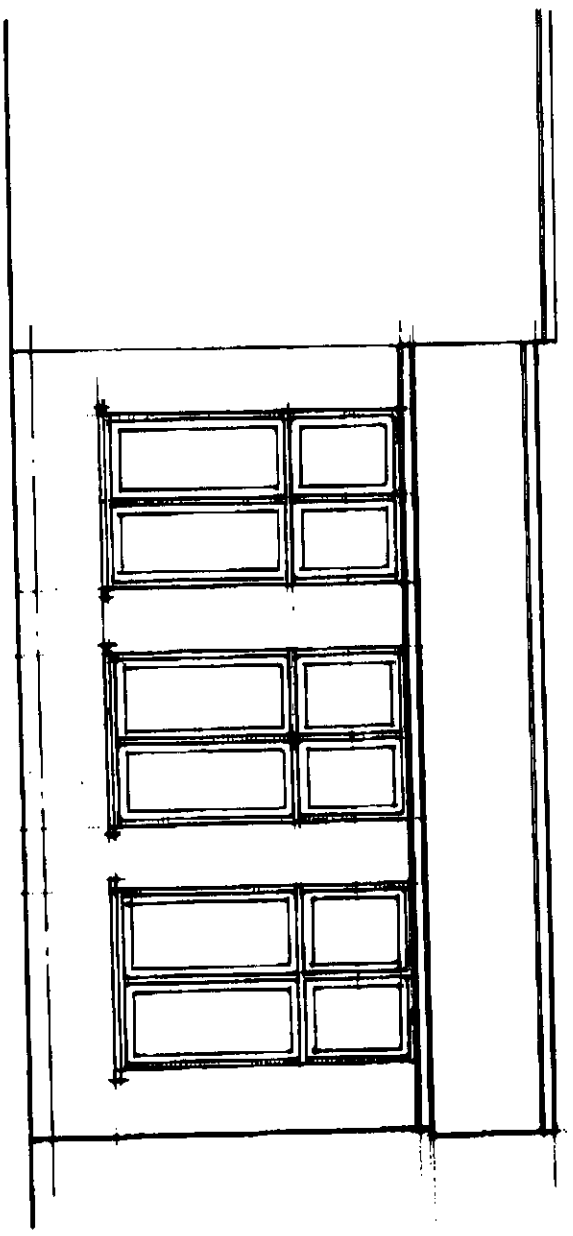
Tel: 01344 761727

21/8. 3.05pm.
& said having spoken to Harold Sanders - ~~the~~ sketch in fax seemed OK - said may should send in revised plans

0171 384 2212



0171 384 2212



11/8. 11am .. 34 Rose Street.

Mr Reynolds (Applicant). Harold Sanders (Cons Arch).
Richard Hart (Agent) Natalie Brown (Case Officer)

LB/2000/1113
F/2000/1112

- feel overbearing/overshadowing issues with neighbour are not valid.

- originally - outbuilding was part of historic interest of house -

- 8ft fence - tree in next door - feels that change from conserv style to brick would have no additional adverse impact to neighbour.
- wants garden room aspect retained & keep shape as existing.
  - ↳ sees wall with

- Alternatives
  - Increase windows in side elev to a higher level? (would need dwgs).
  - Replace with better constructed conservatory?
  - changes to roof - pitched not inverted - applicants would prefer not to do this.
    (reconsidering whole room (extn)
  - Reducing wall height - not v. feasible due to min degree of pitch

- will be sending in some sketches to show
  - perhaps reduced ridge height
  - & windows inc'd in height (side elev) to reduce massing.

To:
Harold Sanders
Urban Design And Conservation Officer

18 APR 2000

From: Natalie Brown

Date: 14 April 2000

Application Number: F/2000/1112

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear conservatory..

Site Address:
34, Rose Street, , Wokingham.

Applicant:
Mr J Reynolds C/O 4th Dimension Architectural Design.

Your observations are required in respect of this application within **7 days** of the above date.

- THERE HAVE BEEN PREVIOUS DISCUSSIONS, (AND MAYBE AN APPLICATION) FOR THE REMOVAL OF THE BRICK WALL IN THE (NOW) SITTING ROOM.
- THIS HAS BEEN RESISTED IN THE PAST AS IT WAS CONSIDERED THAT THIS ELEMENT OF THE ORIGINAL EARLY C19 LISTED BUILDING.. THE CONSERVATORY EXTENSION WAS SEEN AS AN ACCEPTABLE WAY OF PROVIDING ADDITIONAL ACCOMMODATION AND PRESERVING THE HISTORIC FORM AND FABRIC.
- THE PROPOSED NEW CONSTRUCTION WILL ESTABLISH A MORE PERMANENT ENVELOPE OF BUILDING AND THE INTERNAL WALL WOULD APPEAR AN UNNECESSARY INTRUSION IN THE FAMILY ROOM.
- I SUGGEST WE ARRANGE A MEETING ON SITE TO SEE THE CONTEXT OF THIS LATEST PROPOSAL

Harold Sanders

CONSERVATION ARCHITECT

To:
Harold Sanders
Urban Design And Conservation Officer

18 APR 2000

From: Natalie Brown

Date: 14 April 2000

Application Number: LB/2000/1113

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear conservatory..

Site Address:
34, Rose Street, , Wokingham.

Applicant:
Mr J Reynolds C/O 4th Dimension Architectural Design.

Your observations are required in respect of this application within **7 days** of the above date.

SEE COMMENTS ON PLANNING APPLICATION.

A SITE MEETING, WITH THE CASE OFFICER WOULD HELP TO DETERMINE ANY POSSIBLE ALTERNATIVE FORMS OF CONSTRUCTION.

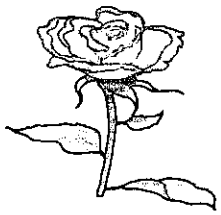
THE EXISTING STRUCTURE DOES NOT ENHANCE THE LISTED BUILDING

23.05.00

Harold Sanders
CONSERVATION
ARCHITECT.

29645 HS

PLANNING SERVICES DEPT
POL | LS
DC | ENF
APP
CS
22 MAY 2000
COPIES TO: | ACK:
FILE:



ROSE STREET RESIDENTS SOCIETY

80 Rose Street
Wokingham
Berkshire
RG40 1XU

22 May 2000

Ms Natalie Brown
Case Officer
Planning Department
Wokingham District Council
P.O. BOX 157
Shute End
Wokingham Berkshire
RG40 1WR

Dear Madam

Planning Application Number F/2000/1112 & LB/2000/1113
34 Rose Street Wokingham.

The Society have viewed the plans and site relating to the above application for the dismantling of an existing timber and glass conservatory and rebuilding it with brick to match the original existing 2' high base, which will make it a more substantial extension, and have the following comments.

BRICK / CONSERVATORY

- The overall size and proportions in no way differ from the existing conservatory, and if materials to be used are in keeping with the building - i.e. same size and colour of brick (use old stock) then building upwards off the present 2' base should blend in well.

I CANNOT AGREE WITH THIS COMMENT ?

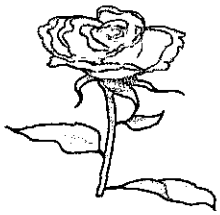
- One point that was not clear on the application is what type of window frames are proposed? - we would hope these would be timber.
- This proposal will not intrude on neighbouring properties and therefore the Society would have no objection to this rear extension and porch being looked upon favourably.

HS
22/05

Yours faithfully
Hazel Gulle
Myra Robins

Hazel Gulle - Joint Chairman
Myra Robins - Secretary

- Copy to Mr H Sanders, Conservation Architect - Wokingham District Council



PLANNING SERVICES 29671
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APP
CS
22 MAY 2000
COPIES TO: FILE:

ROSE STREET RESIDENTS SOCIETY

80 Rose Street
Wokingham
Berkshire
RG40 1XU

22 May 2000

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Case Officer
Planning Department
Wokingham District Council
P.O. BOX 157
Shute End
Wokingham Berkshire
RG40 1WR

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Yours faithfully

Hazel Guile
Myra Robins

Hazel Guile - Joint Chairman
Myra Robins - Secretary

- Copy to Mr H Sanders, Conservation Architect - Wokingham District Council

PLANNING SERVICES
POL
DC NB
APP
CS 29425
COPIES TO:

J A REYNOLDS
34 ROSE STREET , WOKINGHAM , BERKS RG40 1XU

0118 9789449

Your Ref: F2000/1112 & LB/2000/1113 Our Ref: JAR 15th May 2000

Attention : Chief Planning Officer
Planning Department
Wokingham District Council,
Shute End,
Wokingham,
Berkshire RG40 1WR.

Dear Sir,

RE: PLANNING APPLICATION F2000/1112 & LB/2000/1113

I would refer to my recent planning application with regard to my above residential property.

The application has been described as a demolition of a conservatory however, this is misleading, as a substantial part of the conservatory is to be retained whilst its nature becomes a garden room rather than a conservatory. The conservatory is currently based on a tiled floor which is to be retained and also a two foot high base wall in brick which is also to be retained. The size of the room area of the conservatory/garden room is to remain the same. I would also like to emphasise that the new garden room is to be in matching brickwork and tile to fit in with the existing extension.

Also I believe that the plans submitted mention an adjacent public right of way, however, the accessway to the rear northside of my property is not a public right of way, but a private right of way owned by the Luff Group.

I believe the plans will solve the water leakage problems of the property and enable the proper internal refurbishment of the toilet area shown on the plans.

Please ensure this letter is read out to the committee considering the application and if you have any queries on the above, please contact us.

Yours faithfully ,

J A REYNOLDS

To:
Harold Sanders
Urban Design And Conservation Officer

18 APR 2000

From: Natalie Brown

Date: 14 April 2000

Application Number: F/2000/1112

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear conservatory..

Site Address:
34, Rose Street, , Wokingham.

Applicant:
Mr J Reynolds C/O 4th Dimension Architectural Design.

Your observations are required in respect of this application within **7 days** of the above date.

- THERE HAVE BEEN PREVIOUS DISCUSSIONS, (AND MAYBE AN APPLICATION) FOR THE REMOVAL OF THE BRICK WALL IN THE (NOW) SITTING ROOM.
- THIS HAS BEEN RESISTED IN THE PAST AS IT WAS CONSIDERED THAT THIS ELEMENT OF THE ORIGINAL EARLY C19 LISTED BUILDING.. THE CONSERVATORY EXTENSION WAS SEEN AS AN ACCEPTABLE WAY OF PROVIDING ADDITIONAL ACCOMMODATION AND PRESERVING THE HISTORIC FORM AND FABRIC.
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- I SUGGEST WE ARRANGE A MEETING ON SITE TO SEE THE CONTEXT OF THIS LATEST PROPOSAL

Harold Sanders

CONSERVATION ARCHITECT

19.05.00

PLAN. & SERVICES	HPT 29097
POL	TLS
DC	ENF
APP	
08 MAY 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1112

Proposal: Proposed single storey rear extension to dwelling demolition of existing rear conservatory.

Site Address: 34 Rose Street, Wokingham

Applicant: Mr J Reynolds C/O 4th Dimension Architectural Design

Your observations are required in respect of this application by **08/05/2000**

No objections, subject to Listed Building Regs.

SIGNED: _____ DATE: **04/05/00**

CLERK TO Wokingham Town Council

29.MAR2000* 1112

Fourth Dimension

Ref: RTH/5123

22 March, 2000

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: EXTENSION: 34 Rose Street, Wokingham.

Please find enclosed six copies of our drawings 4387/1 and 5123/ 03 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

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

Tel: (0118) 974 6492

Date: **14 April 2000**

My ref: F/2000/1112

CONFIDENTIAL

Councillor 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/2000/1112
34, Rose Street, , Wokingham.
Proposed single storey rear extension to dwelling demolition of existing rear 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1112**
34, Rose Street, , Wokingham.
Proposed single storey rear extension to dwelling demolition of existing rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

34 ROSE STREET LISTED E

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
R/206/72		2.8.72	Change of use of ground floor to offices with General Secretary of Corp of Mortgage & Finance Brokers Ltd. occupying remainder as living accommodation.	19.10.72 R			
			Appeal dismissed				
03170		PART	CHANGE OF USE RESIDENTIAL TO INSTITUTIONAL (CORP OF MORTGAGE & FINANCE BROKERS)	4.9.75 R			
			APPEAL DISMISSED	- 21.7.76			
			Appeal against enforcement notice dismissed		9.8.77		
B.	BR15733		Ext to lounge dining room & conservatory				
			Mr J A Reynolds		10.11.80		
14443			OUTBUILDINGS & CONSERVATORY TO RES. (")	18.12.80 G/A			
14444			LBC " "	18.12.80 G/A			
18601,2 (LBC)			2 DOWNSTAIRS FR. ROOMS TO OFFICES FOR ACCOUNTANCY "	16.12.82 TP 5 YRS			
	BR20080		INT. WC (MR. S REYNOLDS)		31.1.83 APP.		
29580			RENEWAL 18601,2 "	21.1.88 31-1-93			
37098			GARDEN R/O 13A DEV.	13.2.91 R			
40490			PERMANENT OFFICE USE GR. FLOOR FRONT	6.4.93 G/A			
			(COND 3. 29580 (J. REYNOLDS)				

PTO

(2) 34 Rose Street — Listed

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
96/6378	96/ZA		INT. ALTS. (MR. S. REYNOLDS)	24.7.96	GA		
XP96/532			REMOVE INT. WALL (MR. S. REYNOLDS)		23.4.96 GRANTED		
97/6519	97/		REPL. FENCE / GATES	15.6.97	GA		

1305 **ENVIRONMENTAL SERVICES**

29 MAR 2006* 1112

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR J REYNOLDS
	ADDRESS	34 ROSE STREET
		WOKINGHAM.
		BERKS
	POST CODE	TEL NO
2	AGENT'S NAME	4TH DIMENSION ARCHITECTURAL DESIGN
	ADDRESS	95 HIGH STREET.
		CROWTHORNE
		BERKS
	POST CODE	RG 45 7AD TEL NO 01344 761727
3	SITE LOCATION	34 ROSE ST
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	WOKINGHAM
		BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	DEMOLISH EXTG CONSERVATORY AND RE-BUILD FAMILY ROOM
		ERECT LOBBY TO REAR DOOR
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED BRICK TO MATCH EXTG GREY SLATE TO MATCH EXTG
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

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 ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red		✓
	(ii) 1:500 scale site layout plan		✓
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates

* None of the land forms part of an agricultural holding

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below:

Owner's (a) name	Address at which notice was served	Date on which notice was served

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

SIGNED ATH DIMENSION. ARCHITECTURAL DESIGN ON BEHALF OF MR J. REYNOLDS

DATE 22/3/2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐