APPLICATION NO:
F/2000/1520

LOCATION:
6 Larkspur Close, Wokingham.

APPLICANT:
Mr Mallac C/O Brackenwood Windows Ltd

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

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Andrew Thorley**

SYSTEMS LTD

SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mallac
C/O Brackenwood Windows Ltd
Unit 2 Onslow Close
Kingsland Business Park
Basingstoke
Hants
RG24 8QL

Application Number: F/2000/1520

Parish: **WOKINGHAM**

Location: **6, Larkspur Close, 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 external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 26/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/1520

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

Location:
6, Larkspur Close, , 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. 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. 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

25 May 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1520

Applicant : Mr Mallac C/O Brackenwood Windows Ltd.

Location : 6, Larkspur Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/6/2000

Date of Neighbour Notifications : ✓ 25/6/2000

Date of Site Visit : 6/6/2000

Date Registered : 15/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 10/07/2000

Consultation Responses :
Neighbours: None Received
WT ~~Parish~~ Council: No Objection

Planning Issues : (identified settlement)

1) Impact upon neighbouring properties
2) Impact upon street scene / visual impact of amenity.

22/6/2000

Application Number: F/2000/1520

Appraisal :

1) Impact upon neighbouring properties

The proposal is for a single storey rear extension to dwelling to form a (glazed) conservatory. It will be 3.7m wide, protrude from the rear elevation by 4m. It will be 2.1m to the eaves and 3.2m to the ridge. No 7 to the south east, adjacent property is set approx 11m away from the proposed conservatory behind a 1.8m fence, there are no windows in the side elevation ∴ due to the distance away the occupiers of this property will not be overlooked. No 57, Simons Lane, set slightly higher to the north is almost hidden behind a 2m fence and lawson cypress hedge along adjacent boundary. Windows at ground and first floor level facing No 6, however due to the distance away the occupants will not be overlooked. No 55a Simons Lane to the north, hidden by a 1.8m fence + 6m high hedge along rear boundary. due to the distance away from the proposed conservatory — occupants of this property will not be affected.

2) Impact upon streetscene / visual impact of amenity

The proposed conservatory will not be seen from the road ∴ no visual impact to streetscene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1520
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT "WORKS"

RECORD OF SITE VISIT

SITE ADDRESS: 6 Larkspur Close Wokingham.

APPLICATION NUMBER: F/2000/1520

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front garden on post

2. DESCRIPTION OF SURROUNDINGS Residential 2 storey detached housing, 1970's, end cul-de-sac, seperate garages and own drive ways, quiet area, open plan front gardens. spacious rear gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached, house (open plan front garden) red brick, modern house, white painted woodwork + uPVC windows, doors etc. redish brown tiled roof, garages pair of detached at side

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Block plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front + side of property

LEVELS — site slightly lower than neighbouring properties.

BOUNDARY TREATMENT

OTHERS — No. 57 Simons Lane, higher up 2m fence + lawson cypress hedge bedroom window at first floor visible

— No. 55a Simons Lane, 1.8m fence and 6m approx hedge / foliage + trees (conservatory in rear garden)

— No 7. Larkspur Close, 1.8m high fence, No windows in side elev.

NB Proposal cannot be seen from the public highway.

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1520

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1520
6, Larkspur Close, , Wokingham.
Proposed single storey rear 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 **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1520**
6, Larkspur Close, , Wokingham.
Proposed single storey rear 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 Marinos

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1520

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

John Mitchell
Development Control Manager

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1520

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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6, Larkspur Close, , Wokingham.
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1520**
6, Larkspur Close, , Wokingham.
Proposed single storey rear 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 Hudson

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 MAY 2000	Map No. ~~257~~ 68 Site 0.08
Officer: ~~[illegible]~~ AT Application No. F/2000/1520	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: 6 LARKSPUR CLOSE

Parish: WOKINGHAM Ward: Evendons 25.5.2000

Applicant: MR MALLAC

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

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25.5.2000 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:

SIN + 5, 7, 8, 9 Larkspur Close ✓

55a, 57, 59 Simons Lane

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

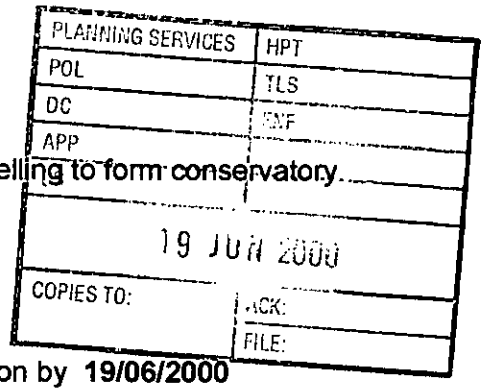
Application Number: F/2000/1520

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

Site Address: 6 Larkspur Close, Wokingham.

Applicant: Mr Mallac C/O Brakenwood Windows Ltd

Your observations are required in respect of this application by **19/06/2000**



No objection

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

ADDRESS 6 Larkspur Close PARISH Wokingham

PLOT No. 6 - AREA 12 - WOODSIDE ORD. SHEET No. SW. 7968

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09138	Wimpey	DET. HOUSE & GARAGE	26.10.78	N/A
DR9887	"	"	7.12.78	REF
DR10043	"	"	12.2.79	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 15 MAY 2000* 1520

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 Address and postcode Phone number	MR MALLAC 6, LARKSPUR CLOSE, WOKINGHAM BERKS RG41 3HA 01189 782701
	Agent's Name Address and postcode Phone number	BRACKENWOOD WINDOWS LTD UNIT 2, ONSLOW CLOSE KINGSLAND BUSINESS PARK BASINGSTOKE HANTS RG24 8QL 01256 843988
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.	6, LARKSPUR CLOSE WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR ELEVATION
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.	WHITE UPVC FRAMES ON BRICK TO MATCH HOUSE / COLOUR WHITE UPVC BARS GLAZED W CLEAR D/G UNITS
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: +	Proposed: –
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. Maccac

Date 8/5/00

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

Ordnance Survey

15 MAY 2000 * 1520

Siteplan

1:1250 Scale



Produced 05 May 2000 from Ordnance Survey digital data and incorporating surveyed revision available at this date. © Crown copyright 2000.

Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

6 LARKSPUR CLOSE, WOKINGHAM
RG41 3NA

APPROVED

Centre coordinates : 478879mE 169421mN

National Grid sheet reference at centre of this Siteplan: SU7869SE.

Supplied by : Dome, Guildford
Serial Number : 3569

Ordnance Survey

This document has been security printed for Ordnance Survey to prevent unauthorized copying

KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary....Electoral Division
Ward Boundary....Ward
Boro Const Bdy....Constituency
Euro Const Bdy....(County Borough or European)
Und....Undefined
CB....Centre of Bank
CD....Centre of Ditch
CR....Centre of Road
CS....Centre of Stream
Def....Defaced
FF....Face of Fence
FW....Face of Wall
SR....Side of River
TB....Top of Bank
TkH....Track of Hedge
RH....Root of Hedge

Other Information

Chy....Chimney
El P....Electricity Pillar or Pole
ETL....Electricity Transmission Line
FB....Foot bridge
FS....Flagstaff
GP....Guide Post
GVC....Gas Valve Compound
LB....Letter Box
Meml....Memorial
MHW....Mean High Water
MLW....Mean Low Water
NTL....Normal Tidal Limit
P....Post or Pole
PC....Public Convenience
PH....Public House
PO....Post Office
PW....Place of Worship
TCB....Telephone Call Box
Tk....Tank or Track
(um)....Unmade
W....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/

15.MAY2020* 1520

BLOCK PLAN
1:500
6, LARKSPUR CLOSE
WOKINGHAM
BERKS.

