4199

Tel: (0118) 974 6480(Direct Line)
Fax: (0118) 974 6482
Date: 18th December 2006
Ref: PD_Rivendell

Miss Payne
Everest Conservatory Centre
Unit 7
North Orbital Commercial Park
Napsbury Lane
St Albans
Hertfordshire
AL1 1XB

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Dear Miss Payne,

RE: PERMITTED DEVELOPMENT RIGHTS AT RIVENDELL, CHURCH LANE, ARBORFIELD

I refer to your letter dated 4th December 2006 with reference to the above.

I write to inform you that there appear to be no restrictive conditions on previous planning approvals for the above site to prevent the erection of a conservatory.

I hope this advice is of use to you and may I remind you that this is informal advice only; if you require written confirmation you can apply for a Certificate of Lawful Proposed Development.

Yours sincerely,

Mr Rajan Patel
Principal Planning Officer – Southern Parishes Area

Fit the best
Everest

Everest Conservatory Centre
Unit 7, North Orbital Commercial Park
Napsbury Lane
St. Albans
Hertfordshire
AL1 1XB
Telephone: 0870 3006776
Facsimile: 01727 831903

PLANNING
95124
DC: CB ADMIN:
- 6 DEC 2006
ENF: APP:
COPIES: ACK:

Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

OUR REF.: CW0168AL

DATE: 4th December 2006

Dear Sirs,

Arbourfield

Re: Mr & Mrs Patrick, Rivendell, Church Lane, Reading, Berkshire, RG2 9JA

We have entered into a contract, with the owners of the above property, to supply and install a pvc-u conservatory.

In order to determine the necessity of making a planning application, we need to know whether the Permitted Development Rights have been removed.

I would be grateful, if you would clarify the position.

Your urgent response to this request would be greatly appreciated.

Yours sincerely

S. Payne

Miss Stefanie Payne
Customers Services Administrator
01727733902

ADDRESS RIVENDELL, ~~NORTONS~~ CHURCH LANE PARISH ARBORFIELD.

PLOT No. ~~938/53 R~~ ~~724/53~~ C/A ~~226/55~~ C/A R/105/62 A, R/46/69 A ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07662	Mr. M.E. Mann	Siting of mobile home	16.3.78	N/A 13.3.81 T.P
24192	MR. S. BOUCH	L/Q GAS TANK FOR CENTRAL HEATING	9.9.85	N/A C/A
34425	MR. P. MILNER	O/L BUNGALOW R/O	23.11.89	REF
724/53	MR A. JARRIS	O/L CONSENT FOR ONE DWELLING	16-12-53	N/A APP
226/55	MR MANN	ERECTION OF ONE DWELLING, GARAGE + CREATE NEW ACCESS	12/04/55	N/A C/A
R/105/62	MRS MANN	EXT TO PLAYROOM & LOUNGE	14/6/62	N/A A
R/46/69	MR MANN	2 STOREY EXTENSION	20/3/69	N/A APP
F/2001/4199	Mr & Mrs Patrick	2 St/S + F/Porch ext.	20/7/01	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

OUTLINE APPLICATION

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mr. A. Jarvis.
"Ryeley Cottage", Arborfield, Nr. Reading, Berks.

Application No. 734/53.

Proposal Outline application for permission to erect one dwelling at Church Lane, Arborfield for Mr. A. Jarvis.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 16th day of December, 1953 subject to compliance with the conditions specified hereunder:-

The submission for approval before development is commenced of details of the siting, design and external appearance of the proposed building and the means of access thereto.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

1. In the interests of amenity.
2. The application is in OUTLINE only.

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

Dated 16 Dec 1953

Clerk to the Council

N.B.—A statement of the applicant's rights is set out overleaf.

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947.

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mr. [illegible],
c/o Mr. J. K. [illegible],
7, Arleigh Road,
READING, Berks.

Application No. 226/55

Proposal Dwelling house, garage and access at Church Lane, Arborfield.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 18th day of April, 19 55 subject to compliance with the conditions specified hereunder:-

1. The roadside ditch under the access to be piped with 15" pipes to the satisfaction of the Highway Authority and to conform with the requirements of Form B.

2. No part of the sewage disposal system including irrigation pipes to be within 15ft of the highway boundary.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:-

To safeguard the surface water drainage of the area.

Except as aforesaid any permission granted is subject to due compliance with the [illegible] and general statutory provisions in force in the District.

Dated [illegible] the Council

[illegible] A statement of the applicant's right [illegible]

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM
BERKS.

To Mrs. V. P. Mann,
c/o Messrs. Richard Smith & Partners,
22, Minster Street,
Reading, Berks.

Application No. B/105/62

Proposal Extension to Playroom and Lounge at Tortons, Church Lane, Arborfield.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 14th day of June, 1962 subject to compliance with the following conditions:—

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

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

Date 18 JUN 1962

Clerk to the Council

N.B.—A statement of the applicant's rights is set out overleaf.

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1962

THE RURAL DISTRICT COUNCIL OF WOKINGHAM,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Mr. [illegible],
c/o [illegible] & Bertram,
[illegible]
[illegible]

Application No. [illegible]

Proposal Two storey addition at "[illegible]" Church Road, Arborfield,
Reading, Berkshire.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 20th day of March, 19 69 [illegible]:—

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

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

Date 25 [illegible] 19

Clerk to the Council

N.B. A statement of the applicant's rights is set out overleaf

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Patrick
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2001/4199

Parish: ARBORFIELD

Location: **Nortons, Church Lane, Arborfield, Reading.**

Proposal: **Proposed two storey side extension to dwelling plus front porch extension.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above west elevation of the side extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

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.
Loddon Area Local Plan Policies LTV2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC7.

John Mitchell
Development Control Manager
Date: 20/07/2001

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.