[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1769

LOCATION:
21 Cantley Crescent, Wokingham.

APPLICANT:
Mr N Vokes

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

EARLIEST DATE FOR DECISION: **20/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/08/2000

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Vokes
21, Cantley Crescent
Wokingham
Berkshire
RG411NU

Application Number: F/2000/1769

Parish: **WOKINGHAM**

Location: **21, Cantley Crescent, 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 work 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: 14/08/2000

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/2000/1769

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

Location:
21, Cantley Crescent, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/07/2000. 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

26 June 2000

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

Tel: (0118) 974 6492

Date: **26 June 2000**

My ref: F/2000/1769

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/1769
21, Cantley Crescent, , 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/1769**
21, Cantley Crescent, , 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 Malvern

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

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

Tel: (0118) 974 6492

Date: **26 June 2000**

My ref: F/2000/1769

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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
Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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Tel: (0118) 974 6492

Date: **26 June 2000**

My ref: F/2000/1769

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Application Number F/2000/1769
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: 21 Cantley Crescent Wokingham.

APPLICATION NUMBER: F/2000/1769

OFFICER: Natalie Brown

DATE OF SITE VISIT: 19/8.

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Residential - established
Semi - D

3. DESCRIPTION OF SITE/BUILDING
existing extns on site. lawn
patio/pond.

4. RELATIONSHIP TO ADJOINING PROPERTIES
S-S rear extn at Nº 23 (flat roof) - conservatory would not be beyond this.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m fence surrounding with various shrubs/trees.

OTHERS tall shrubby screening at rear.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1769

Applicant : Mr N Vokes .

Location : 21, Cantley Crescent, , 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 : .....14/8.....

Date Registered : 20/06/2000

Earliest Date for Decision : 20/07/2000

Latest Consultation Date/Site Notice Expiry Date : 20/07/2000

This application will have expired on: 15/08/2000. 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 :

WOK TC : 26/7 - no objections

Neighbours/SN : None received.

Planning Issues :

1) Impact upon the streetscene
2) Impact upon neighbouring dwellings } WBE1 CBE1/2 -

Application Number: F/2000/1769

Appraisal :

- Development: Single storey rear extn forming a conservatory 3.1m max depth, 3.4m max width, 2.4m to eaves & 3m to ridge. The conservatory would be along the boundary with N° 23 & have a solid wall. N° 23 has a single storey rear extn along this boundary and extends ≈ 3.5m into the rear garden ∴ the conservatory at N° 21 would be obscured.
The conservatory would not be visible from the road serving the properties; the bricks used & window materials would match those of the main dwelling.
It is therefore considered that the proposed development would have no detrimental impacts upon the streetscene nor neighbouring properties through overlooking, overshadowing/overbearing

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~25 MAY 2000~~ Valid 20 JUN 2000	Map No. 65A Site 0.03
Officer: NAB Application No. F/2000/1769	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: 21 CANTLEY CRES

Parish: WOKINGHAM Ward: Emmbrook.
26.6.2000

Applicant: MR N VOKES

Fee Received 95-00 Required ..... Additional ..... Refund .....
(7)

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	Scale	12/6	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Scale	12/6	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	both side elevations of cons. Scale?	12/6	✓
6	Floor plans	Floor plan to Scale.	12/6	✓
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 : 26.6.2000 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 + 14, 16, 19 + 23 CANTLEY CRESENT ✓

48 + 50 MATTHEWS GREEN ROAD

PLANNING SERVICES
POL
DC
APP
CS
20 JUL 2000
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1769

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

Site Address: 21 Cantley Cresent, Wokingham.

Applicant: Mr N Vokes

Your observations are required in respect of this application by **20/07/2000**

No objection

SIGNED: _____ **DATE:** **24/07/00**

CLERK TO Wokingham Town Council

21 Cantley Crescent
Wokingham.
19/6/00

20 JUN 2000

Dear Mrs Hurst,

Please find enclosed the additional information you requested.

I was most disappointed to hear that more information was required as it has put back my application further - having originally waited 3 weeks to hear that I actually needed planning permission for a simple small conservatory, following which it took a week to draw up the plans, 3 weeks for it to be decided that more information was required and another week to provide the additional drawings.

My wife is most upset that it is beginning to look like she will have to endure the disruption in the garden and not get any use from the conservatory this summer.

Surely something so simple shouldn't take so long to pass?

I look forward to receiving your permission as soon as possible.

Yours sincerely

Neil Vokes

NEIL VOKES.

20. JUN. 2000* 1769

21, CANTLEY CRESCENT

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
0/16/58			Buckwyn / Res Dev	10/7/58C			
B/46/60			Dwelling	10/11/60C			
	BR 8002		S/STOREY EXTENSION (MR. P. CLARKE)		13.3.78 APP		
07946			S/storey extention (Mr. P. Clarke)	11.5.78 C/A			
	BR18655		1ST FLOOR EXTENSION "		27.5.82 APP.		
17544			" "	1.7.82 C/A			
26740				2.12.86 C/A			
	BRA1706		S/ST. EXTENSION (MR. N. VOLKES)		7.11.86 APP		
97/65214/7			1ST FLOOR EXT. "	11.4.97 C/A			
	LP97/6372		" "	"	27.5.97 APP		

20.JUN.2000* 1769

Environmental Services

For office use only.
Application number: 20.JUN.2000* 1769

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	NEIL VOKES
	Address and postcode	21 CANTLEY CRESCENT WOKINGHAM RG41 1NU
	Phone number	01189 619210
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 Labour
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY ATTACHED TO DWELLING
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.	DWARF BRICK WALL TO MATCH MAIN BUILDING PLUS PVC FRAMED GLASS TO MATCH EXISTING WINDOWS
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: 4	Proposed: NO CHANGE
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.

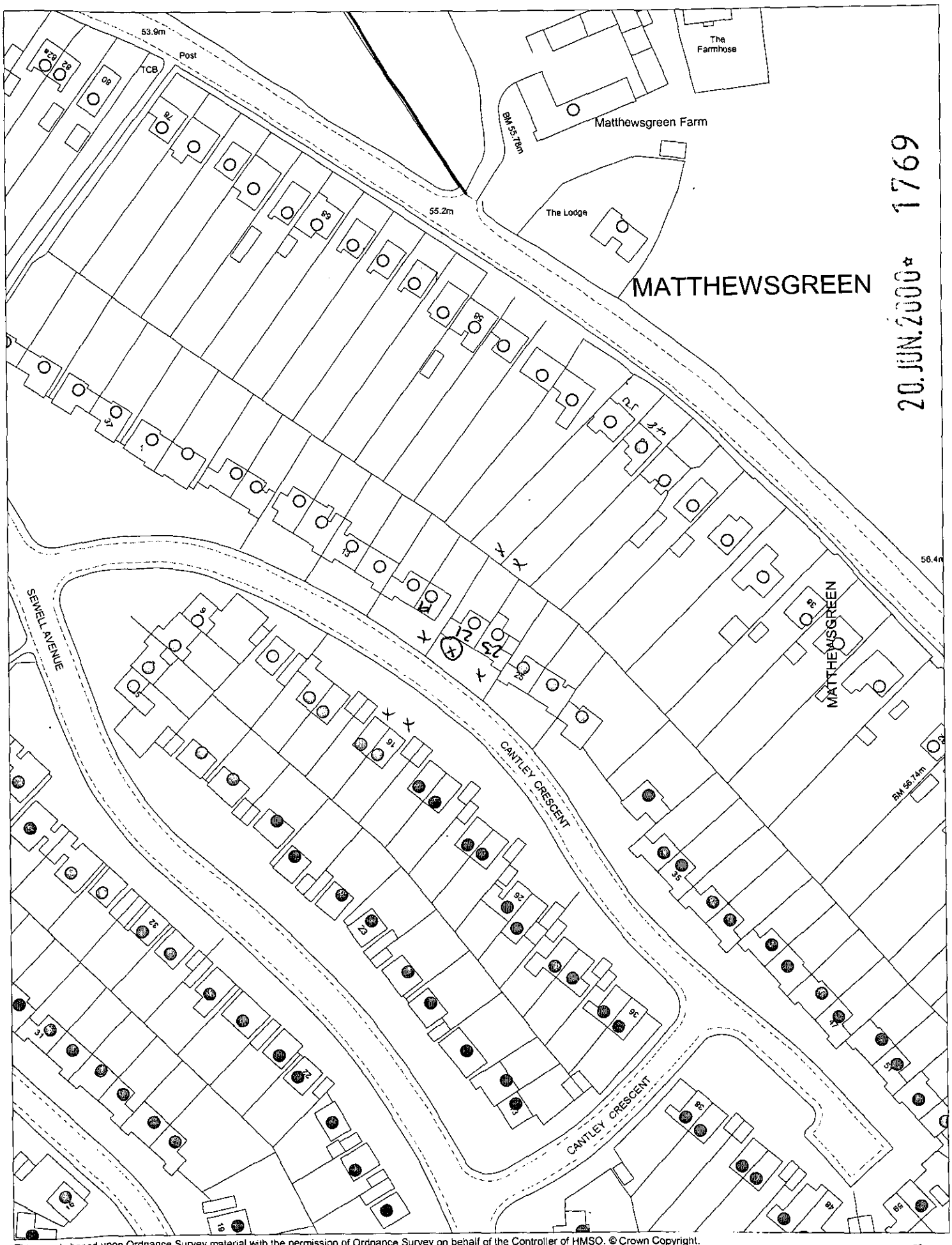
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of SELF

Date 24/5/00

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 June 2000

Scale: 1 : 1250

N W E S