APPLICATION NO:
F/2002/6009

LOCATION:
35 Simons Lane, Wokingham.

APPLICANT:
Mr Hopkins C/O J White

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

EARLIEST DATE FOR DECISION: **30/03/2002**
28 day expiry. 3/4/02
APPLICATION WILL HAVE EXPIRED ON:
24/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1126

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Hopkins
C/O J White
Poachers Pocket
Knights Lane
Ball Hill
Newbury
RG20 ONW

Application Number: F/2002/6009

Parish: **WOKINGHAM**

Location: **35, Simons Lane, 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 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 EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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 : Francis Leo

Application Number : F/2002/6009

Applicant : Mr Hopkins C/O J White.

Location : 35, Simons Lane, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		6/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 27/02/2002

Earliest Date for Decision : 30/03/2002

Latest Consultation Date/Site Notice Expiry Date : 30/03/2002

This application will have expired on: 24/04/2002. 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 :

Winnersh Parish : no response.

Planning Issues : I Sch

SBE1, SBE2

WOS3, WBE1

ENV1

Application Number: F/2002/6009 **Officer : Francis Leo**
35 Simons Lane, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling to form conservatory.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The site has a garage at the rear. The proposed conservatory would be located abutting existing garage on the western side and adjoining the main building. Hence it would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The site is at the rear and would not be visible from the main road, hence it would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6009

Appraisal :

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

Application Number F/2002/6009
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	A001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 35 Simons Lane Wokingham.

APPLICATION NUMBER: F/2002/6009

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey detached, properties of varied design

3. DESCRIPTION OF SITE/BUILDING

2 storey, car ports and garage on side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Next to garage, would not affect neighbour

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 4m high hedges along South boundary.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 FEB 2002
Officer: FL	Application No. F | 2002 | 6009

Map No. 68 Site 0.04
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: 35 SIMONS LANE

Parish: WOKINGHAM Ward: Evendons
6.3.02 JB.

Applicant: MR HOPKINS

Fee (5) Received 95.00 Required ..... Additional ..... Refund .....

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 .....

Date Site Notice Sent : 6.3.02-3 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 ✓ Wisborough .....
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:

.....
.....
.....

NEIGHBOURS:

.....
.....
SN + see map.
.....
.....
.....
No pre-apps.
.....
.....

Tel. 0118 974 6502

Date: 06 March 2002

Your Ref:

My Ref: Francis Leo / F/2002/6009

DELEGATED

WOKINGHAM UNITARY
Aiming for Excellence

Winnersh Parish Council
Mrs J Harlin
Winnersh Community Centre
New Road
Sindlesham
Wokingham
RG41 5DU

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

ADJOINING PARISH CONSULTATION

Application Number: F/2002/6009

Parish: WOKINGHAM

Site Address: 35, Simons Lane, , Wokingham.

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

I enclose details of the above application which is **not** within your parish area but is close to the boundary and would be grateful to receive your observations within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2002/6009** in all communications and any response should be addressed to **Francis Leo** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

No comments

Francis Leo

Development Control Officer

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/6009

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6009
35, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6009**
35, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/6009

WOKINGHAM UNITARY
Aiming for Excellence.

Councillor D 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
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6009**
35, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Morgan

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

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

Tel: 0118 974 6502

Date: 06 March 2002

My ref: F/2002/6009

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6009**
35, Simons Lane, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

Received by Wokingham District Council

Application No: F/2002/6009

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

Location:
35, Simons Lane, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6009 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2002. 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 be possible for an individual reply to be issued 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

06 March 2002

Organisation_Name	address1	Postcode
	WHITE MIMOSASIMONS LANEWOKINGHAM	RG413HH
	33SIMONS LANEWOKINGHAM	RG413HG
	60SCOTS DRIVEWOKINGHAM	RG413XE
	62SCOTS DRIVEWOKINGHAM	RG413XE
	35ASIMONS LANEWOKINGHAM	RG413HG
	NEWLANDSSIMONS LANEWOKINGHAM	RG413HH

Neighbour Consultations

ADDRESS 35 SIMONS LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 7968 [illegible]

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3/7/62 5381	MESSRS SALANK DRUG LTD	DETACHED BUNGALOW & GARAGE	12.7.62	APP C/[illegible]
BR 4265	MR R TAYLOR	CAR-PORT	24.2.76	APP
04214	"	"	18.3.76	N/A C/A
BR. 7587	Mr. R. Taylor	S/storey ext.	2.12.77	APP N/A
07484	Mr. R. Taylor	" "	19.1.78	N/A C/A
27089			20.3.87	C/A
BRA 2009	MR. I. SAYLES	1ST FLOOR EXT	23.1.87	APP
F/2002/6009	Mr. Hopkins	S/SC/R - Consen.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 236/83

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 27.FEB.2002* 6009

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR HOPKINS 35 SIMONS LANE WOKINGHAM RG11 - 2UD 714 879
	Agent's Name Address and postcode Phone number	J WHITE Poachers Pocket Knights Lane, Ball Hill Newbury RG20 0NW Tel: 01635-254757
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 (1) ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTN TO FORM CONSERVATORY
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 ~~& BRICK~~ WALLS PVC-U FRAMES TO MATCH EXG WINDOWS (BROWN)
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 ☑

3548 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

	Existing:	Proposed:
How many bedrooms does the property have?	N/A	
Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑

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.

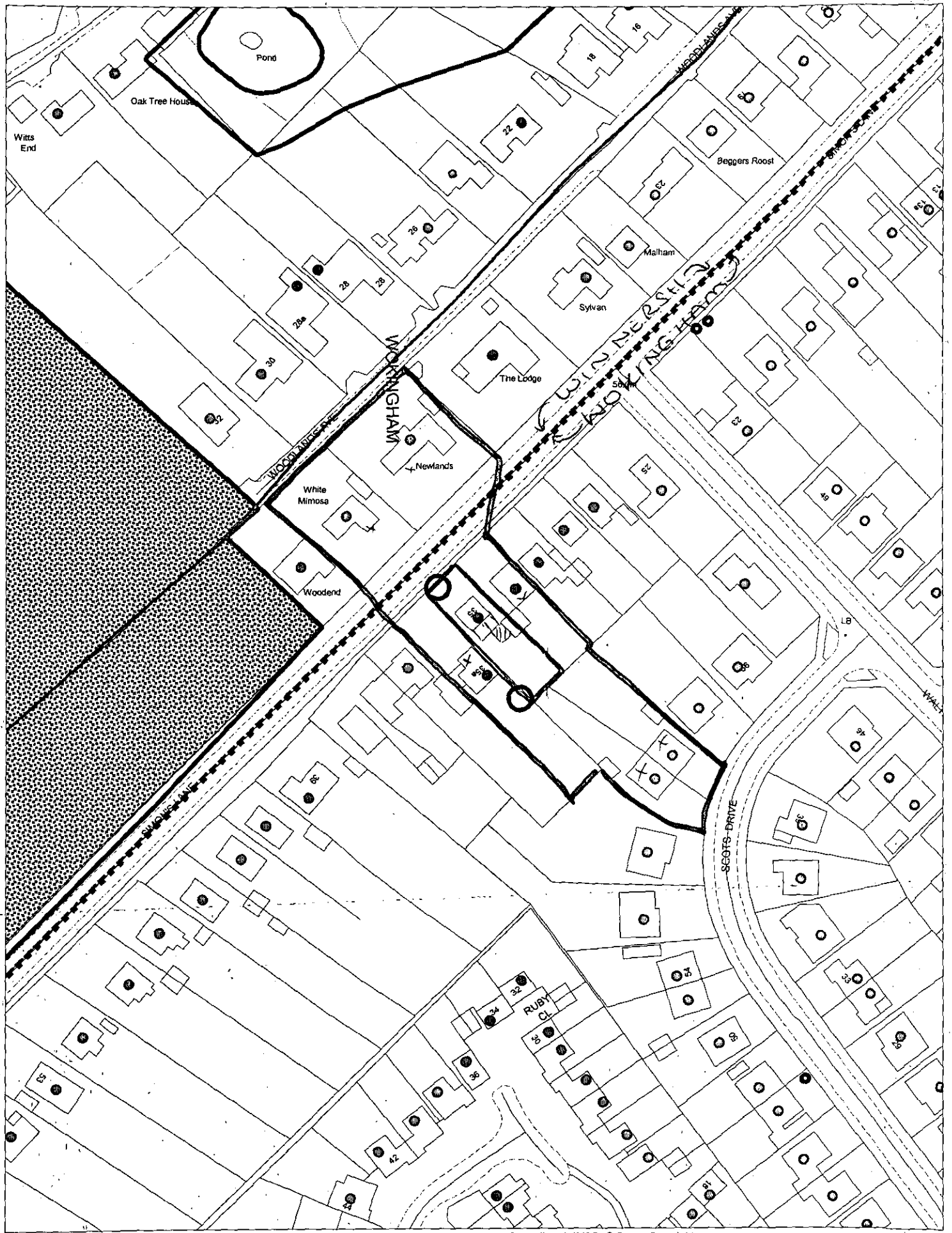
Your signature: [signature]

on behalf of MR HOPKINS.

Date 25/2/02

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

27. FEB. 2002* 6009



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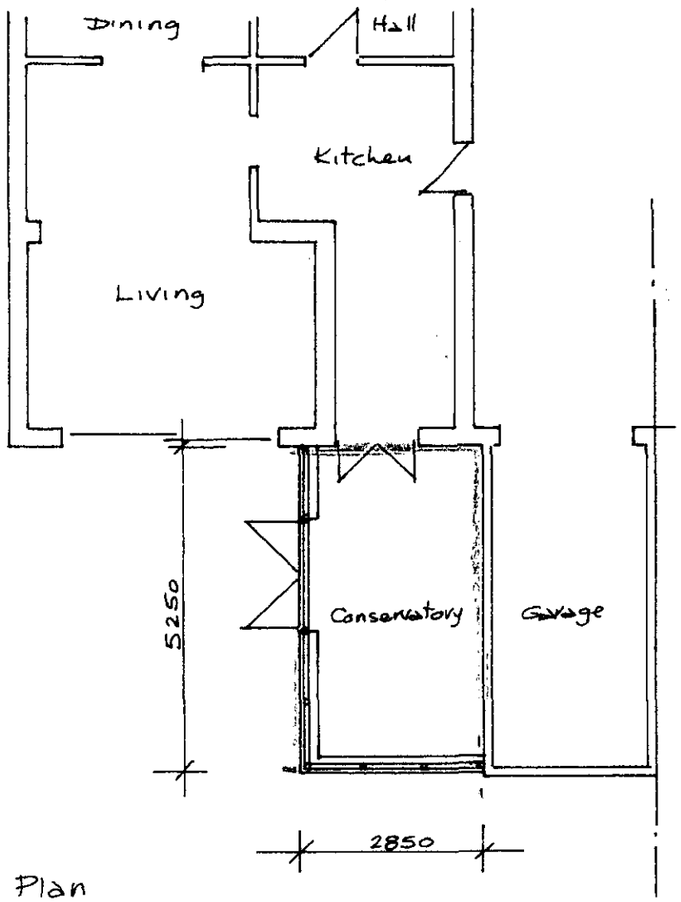
Development Control Section, Environmental Services, Wokingham District Council.

4 March 2002

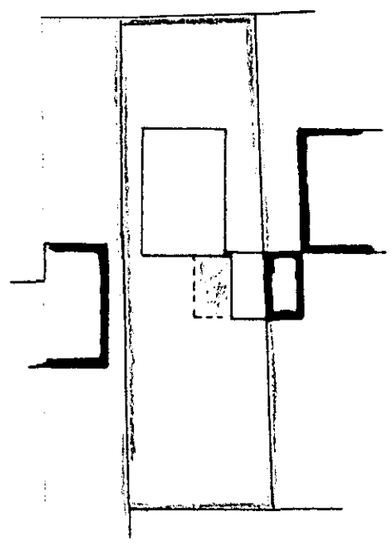
Scale: 1 : 1250

N W E S

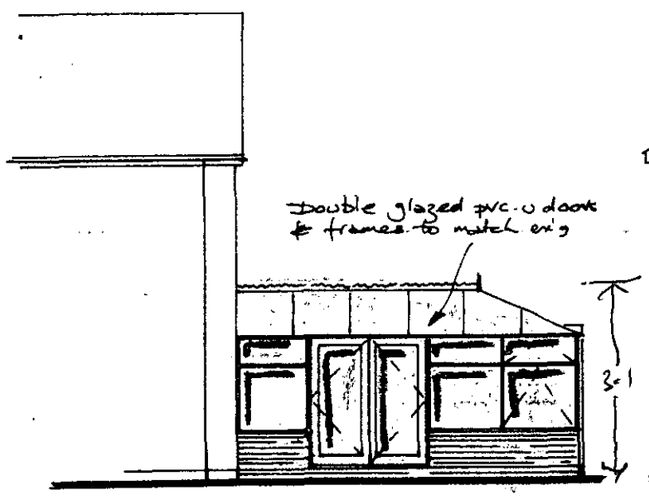
DRG Nº 260202 W



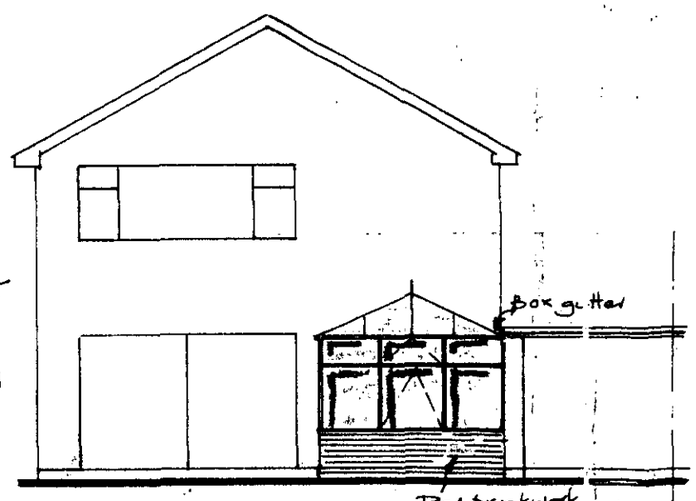
Plan



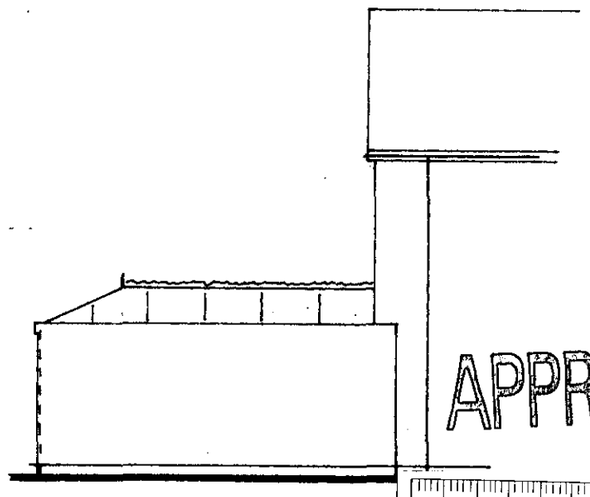
Site Plan 1:500



Side Elevation



Rear Elevation



Side Elevation

APPROVED

PROPOSED CONSERVATORY FOR MR & MRS HOPKINS
AT 35 SIMONS LANE WOKINGHAM

SCALE:- 1:100