APPLICATION NO:
F/2002/6252

LOCATION:
Kingsccte Binfield Road, Wokingham.

APPLICANT:
Mr/Mrs Millard C/O Rutland County Ltd

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

EARLIEST DATE FOR DECISION: **04/05/2002**
28 day expiry 8/5/02
APPLICATION WILL HAVE EXPIRED ON:
23/05/2002

CASE OFFICER: **Francis Leo**

APPRCVED

202

00

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Millard
C/O Rutland County Ltd
4 Mainstreet
Edmonthorpe
RUTLAND
Leicester
LE14 2JU

Application Number: F/2002/6252

Parish: **HURST**

Location: **Kingscote, Binfield Road, 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6252

Applicant : Mr/Mrs Millard C/O Rutland County Ltd.

Location : Kingscote, Binfield Road, , 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 : 17/4/02

Date Registered : 28/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application will have expired on: 23/05/2002. 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 :

St Nicholas Hurst Parish Council } no adverse comment.

Planning Issues : Countryside / Rural / Green Gap & Wedge.

SEALP : SBE1, SBE2, SC1, SC2, SC19.

WDLP = WCC1. WCC2, WCC7, WOS3.

BSP = C2, C6.

Application Number: F/2002/6252 **Officer : Francis Leo**
Kingscote, Binfield Road, Wokingham

Appraisal :

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

The site is a detached property and lies within an area designated as Rural/separation of settlements by the South East Area Local Plan and is designated as an area of Countryside/Green Gap and Wedges by the Wokingham District Local Plan.

Impact upon neighbouring properties
The site is located in very large grounds at the junction of Binfield Road and Forest Road. The nearest property to the west is about 40m away and to the south is about 30m away. The landscaping along the perimeter of the site is extensive and the property is not visible from the main roads. Hence the proposal would have no adverse impart upon the neighbouring properties.

Impact upon the character of the area
The proposed conservatory is 6.79m in width x 3.395m in depth x 3.517m high up to the highest part of the ridge. In comparison to the existing property this is a very small extension. Permissions have been granted in the past for a Garage and Store with Residential over as replacement in 1995 (44920) and in 1996 (F/96/5186) and dormer extensions in 1996 (96/63794) The design of the conservatory is mock Victorian and very elegant in appearance, hence it would have no adverse impact upon the character of the area.

Parking: The proposal would have no parking implication.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/6252

Appraisal :

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

Application Number F/2002/6252
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			① Ground water protection zone: add Conrad Moore Policy guidance notes

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2, SC1, SC2, SC19
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC2, WCC7, WDS3,
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C6
MINERALS LOCAL PLAN POLICIES:

②

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 22.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Kingscote Binfield Road Wokingham.

APPLICATION NUMBER: F/2002/6252

OFFICER: Francis Leo

DATE OF SITE VISIT: 17/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS None to relate to except houses in Forest Road.

3. DESCRIPTION OF SITE/BUILDING Detached house in very large garden. garage to side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

None

5. SITE CONSTRAINTS

TREES around boundary of site.

ACCESS/PARKING –

LEVELS

BOUNDARY TREATMENT Hedges / trees / wire mesh.

OTHERS

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

22nd April, 2002

CS
23 APR 2002
COPIES TO
FILE

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Francis Leo

Dear Mr. Leo,

Application No. F/2002/6252

I refer to the above-mentioned Application by Mr. and Mrs. Millard of Kingscote, Binfield Road; proposed single storey rear extension to dwelling to form conservatory.

My Council have no adverse comment to make on the Application.

Yours sincerely,

Clerk

Application Number : F/2002/6252	Map No : 62
Case Officer : FL	Site Area : 0.76
Valid Date : 28.3.02	Received Date: 28/03/2002

Level : Delegated Application

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

Location : Kingscote, Binfield Road, , Wokingham.

Parish : SA Ward : HUR 10.4.02 23

Applicant : Mr/Mrs Millard C/O Rutland County Ltd.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 10·04·02 JB.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Note to Officer – Site lies within a Groundwater Protection Zone. See guidance notes from Policy & Plans re Planning Informatives

Rural Area

Countryside

Green Gap & Wedges

NEIGHBOURS

S/N + See map

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
	QUEST	QUESTFOREST ROADWOKINGHAM	RG405SD
LIVING AIR	NEW FOREST HOUSE	NEW FOREST HOUSEFOREST ROADWOKINGHAM	RG405QR
	KINGSCOTE	KINGSCOTEBINFIELD ROADWOKINGHAM	RG405PP
	WOOD LANE COTTAGE	WOOD LANE COTTAGEGREEN LANEWOKINGHAM	RG405SH
	ROSE COTTAGE STABLES		

F/2002/6252

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

Tel: 0118 974 6502

Date: 10 April 2002

My ref: F/2002/6252

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2002/6252
Kingscote, Binfield Road, , 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/2002/6252**
Kingscote, Binfield Road, , 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 A Drake

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

Received by Wokingham District Council

Application No: F/2002/6252

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

Location:
Kingscote, Binfield Road, , 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/2002/6252 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 04/05/2002. 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.

Trevor Watson
Development Control Manager

10 April 2002

Environmental Services

For office use only.
Application number:
28.MAR2002* 6252

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 & MRS. P. MILLARD KINGSCOTE BINFIELD ROAD BINFIELD WOKINGHAM, BERKS. 01344 451216
2	Agent's Name Address and postcode Phone number	ROTLAND COUNTY LTD 4 MAIN STREET EDMONDTHORPE LEICS. LE14 2JJ 01572 787797
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.	'KINGSCOTE' BINFIELD RD BINFIELD WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension About the application	A BESPOKE HARDWOOD CONSERVATORY TO HARMONISE WITH HOST BUILDING
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.	MATERIALS TO MATCH THOSE OF HOST BUILDING
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: n/a	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: A Ponder

on behalf of MR & MRS. MILLARD

Date 22/3/01

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

"KINGSCOTE",

21 090 HORST 1.4.86

ADDRESS BINFIELD ROAD PARISH ~~WOK/WITHOUT~~

PLOT No. Old Property ORD. SHEET No. SU. 8370(62)

BUILDER

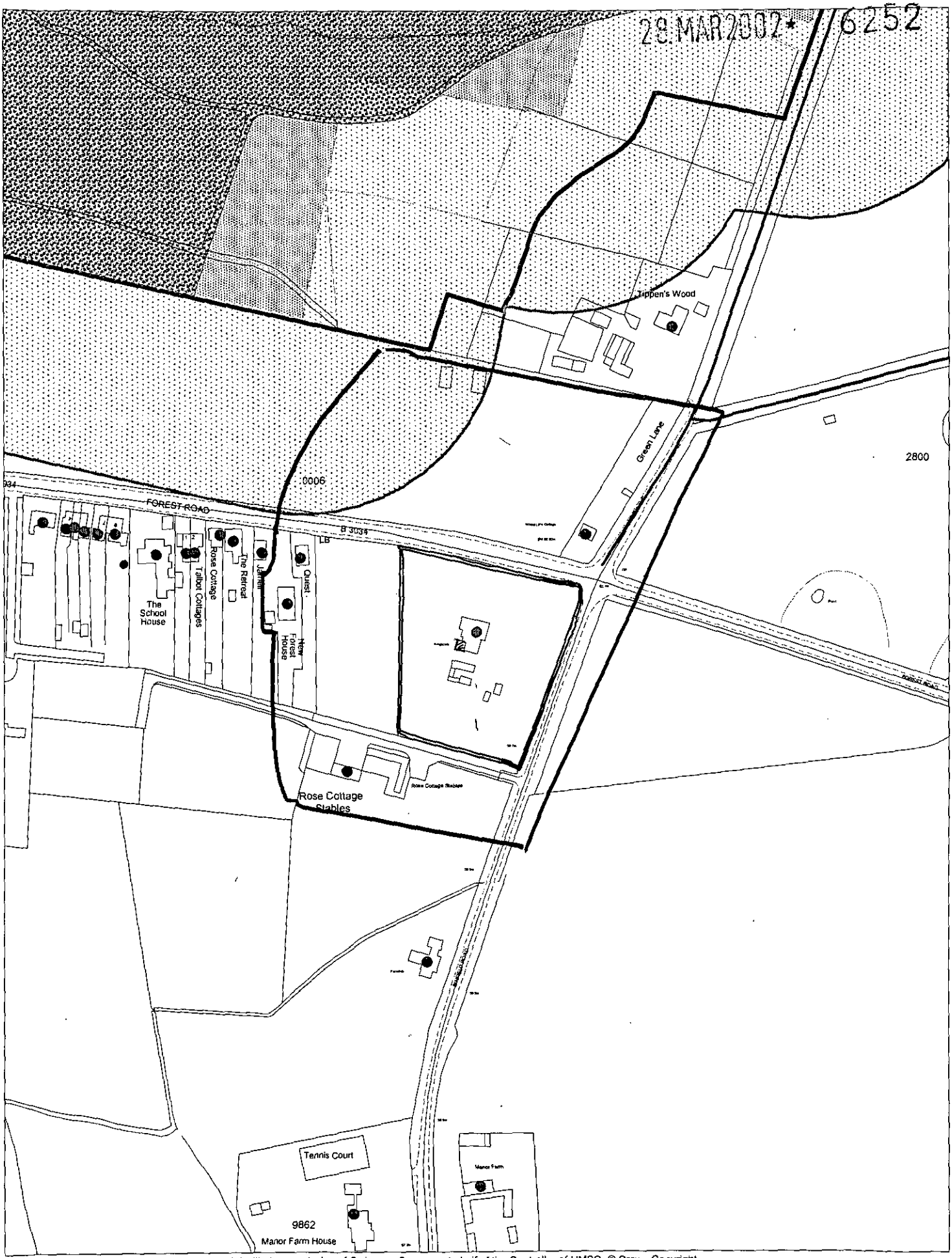
Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/682/62	Lt. Col. Van-Straubenzee	Sun Room	27.12.62	App. N/A
1105/73	"	outline bungalow on land within Curtilage of:	2.8.73	N/A Refuse
1833/73	"	Erect one bungalow.	14.12.73	— Refuse
35717	MR & MRS D. MILLARD	BOUNDARY FENCE TO FRONT	30.5.90	Ref
BRA8812	MR & MRS D. MILLARD	STRUCTURAL ALTS & REMEDIAL WORKS	1.4.90	APP
44920	"	GARAGE, STORE WITH	15.12.95	C/A
95/01011/F		RES. ABOVE TO REPLACE		
		H. O/BLDGS.		
96/63794/F	"	DORMER EXTENSIONS	27.6.96	C/A
FP96/5186	"	GARAGE/RES. OVER/ BASEMENT	14.3.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2002

Scale: 1 : 2500

N W E S

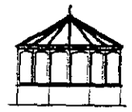
PROPOSED CONSERVATORY FOR:

MR & MRS P MILLARD
KINGSCOTE
BIMFIELD ROAD
BINFIELD
WOKINGHAM RG40 5PP



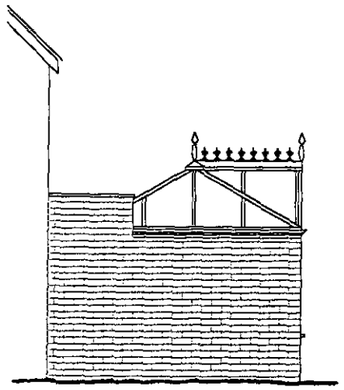
Rutland
COUNTY LTD
CONSERVATORIES FOR LIFE

MIKE & VERONICA BOWDEN
"STONEYCROFT HOUSE", Edmondthorpe, RUTLAND, LE14 2JU
TEL: 01572 787797 Fax: 01572 787798

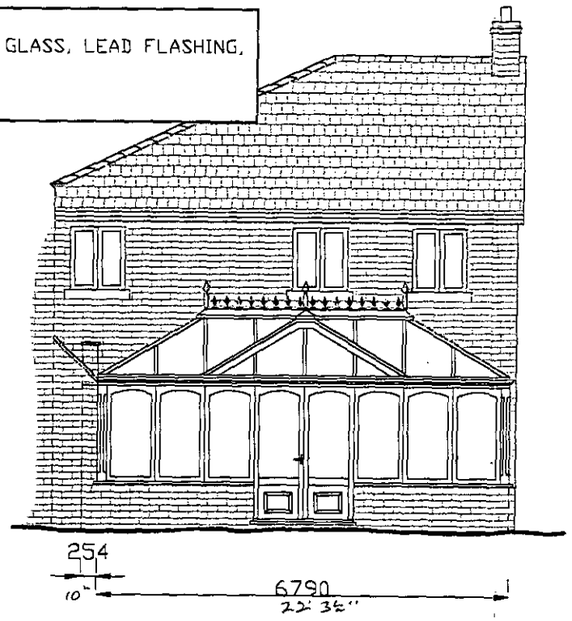


28.MAR2002* 6252

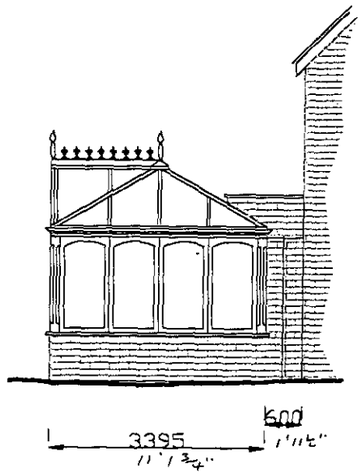
PRICE FOR FULL BUILD PACKAGE, INCLUSIVE OF PILKINGTON K GLASS, LEAD FLASHING, FINISHING AND VAT, £



LEFT SIDE ELEVATION SCHEME 5

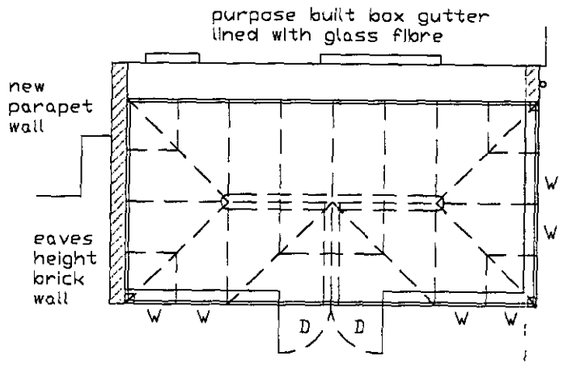


FRONT ELEVATION SCHEME 5



RIGHT SIDE ELEVATION SCHEME 5

DG2879M



PLAN VIEW
SCHEME 5

SKETCH PLAN APPROVED BY CLIENTS

COLOUR INTERNALLY.....

COLOUR EXTERNALLY.....

SIGNED.....

SIGNED.....

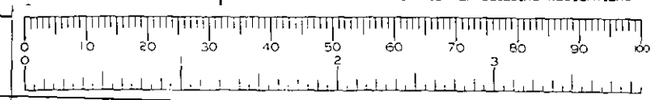
SIGNED..... RUTLAND COUNTY

DATED.....

APPROVED

W: DENOTES OUTWARD OPENING WINDOWS
D: DENOTES OUTWARD OPENING DOORS

FAILURE TO INSTALL DOORS OR REMOVAL OF DOORS BETWEEN HOUSE AND CONSERVATORY WILL CONTRAVENE THE EXEMPTION OF BUILDING REGULATIONS



SCALE 1:100

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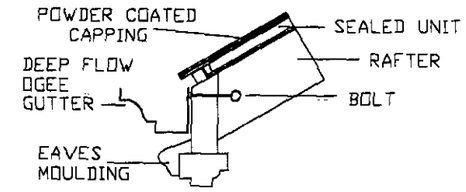
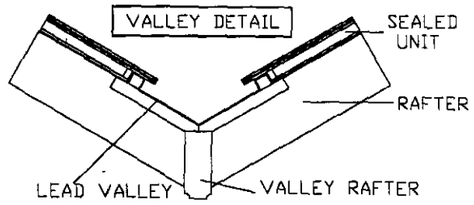
GENERAL SPECIFICATION

LIFTING VENTILATING RIDGE
MAINTENANCE FREE ROOF SYSTEM INCLUDING RIDGE CRESTING
TOUGHENED DOUBLE GLAZED SAFETY GLASS ROOF-BOTH PANES- 4mm + 16mm AIR GAP
TOUGHENED DOUBLE GLAZED SEALED UNITS IN WALLS ALL ROUND-4mm + 16mm AIR GAP
PILKINGTON LOW E "K"GLASS THROUGHOUT
RAISED AND FIELDED HARDWOOD PANELS IN DOORS
INSULATED FLOOR
DOUBLE SKIN INSULATED CAVITY WALLS TO MATCH EXISTING

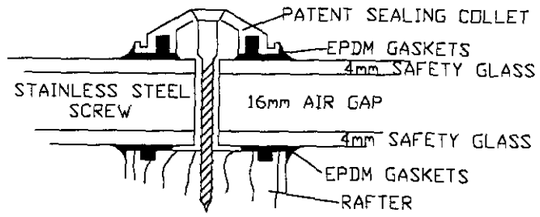
RING BEAM DETAIL



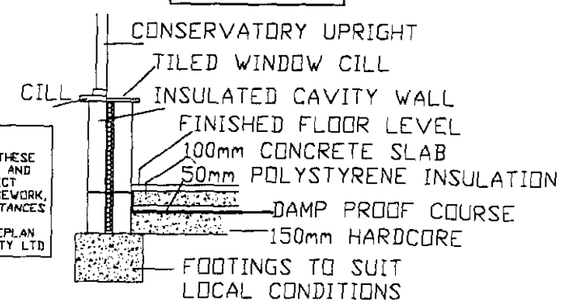
VALLEY DETAIL



DETAIL OF MAINTENANCE FREE ROOF SYSTEM



BASE DETAIL



NOTE:
ALL DIMENSIONS SHOWN IN THESE DRAWINGS ARE APPROXIMATE AND THEREFORE SHOULD YOU ELECT TO ORGANISE YOUR OWN BASEWORK, DO NOT UNDER ANY CIRCUMSTANCES COMMENCE THIS WORK UNTIL YOU HAVE RECEIVED A BASEPLAN SUPPLIED BY RUTLAND COUNTY LTD