APPLICATION NO:
LB/2000/2771

LOCATION:
2 Upper Terrace Bearwood Road, Sindlesham Wokingham.

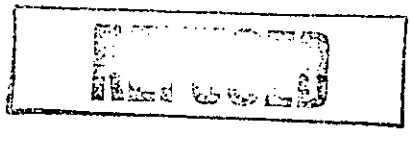
APPLICANT:
Mr G Howes

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

EARLIEST DATE FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **Andrew Thorley**



RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr G Howes
2 Upper Terrace
Bearwood Road
Sindlesham
Wokingham
Berkshire RG415BT

Application Number: LB/2000/2771

Parish: **WINNERSH**

Location: **2 Upper Terrace, Bearwood Road, Sindlesham, 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 **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

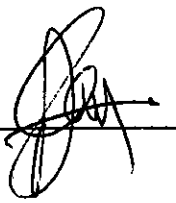
1. The proposed conservatory by virtue of its materials especially for the roof, the guttering, the timber cladding and the colour of the timber structure would materially alter the character and appearance of No. 2 Upper Terrace. The proposal would not enhance or preserve the character or appearance of the listed building. The proposal is therefore contrary to policies WHE5, WHE11 and WHE13 of the Wokingham District Local Plan.

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 Policies EN1/EN4/EN5.
Loddon Area Local Plan Policies LBE1/2 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1/WOS2/3, WHE11/13 and WHE5.

John Mitchell
Development Control Manager
Date: 14/05/2001

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.

Tel: 0118 974 6441

Date: 16/05/01

My ref: LB/2000/2771

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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: LB/2000/2771
2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29/05/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **LB/2000/2771**
2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6441

Date: 16/05/2001

My ref: LB/2000/2771

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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: LB/2000/2771
2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **LB/2000/2771**
2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6441

Date: 16/05/01

My ref: LB/2000/2771

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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: LB/2000/2771
2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29/05/01

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **LB/2000/2771**
2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Andrew Thorley

Application Number : LB/2000/2771

Applicant : Mr G Howes .

Location : 2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/11/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 24/11/00

Date Registered : 13/11/2000

Earliest Date for Decision : 10/12/2000

Latest Consultation Date/Site Notice Expiry Date : 10/12/2000

This application will have expired on: 08/01/2001. 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 PC: No Comments
Neighbours: No Comments received
Conservation Architect: See memo re comments on file.
Georgian Society: No Comments

Planning Issues : (Listed building + in conservation area)
Preapps

1) neighbours
2) impact the character of L.B.
3) Visual impact on conservation area.

Application Number: LB/2000/2771
Appraisal:

This is a retrospective planning application. The proposal is for a single storey rear extension to form a conservatory, to a previously extended Grade II, late C19, 2-storey, listed building part of a group of 5 estate cottages along Bearwood Road and within a conservation area.

The single storey rear extension which was built in 1990 measures 4.5 metres wide and projects 3.8 metres from the rear elevation of the house, constructed in brick with slate pitched roofs which matches the existing main house. According to the existing plans submitted a window and a pair of patio doors were to be inserted in the rear elevation of this extension.

It now appears that the original areas indicated as a pair of patio doors and for a window, have now been reversed. It is possible that this was carried out either prior or during the construction of the conservatory. Of which this should be included as part of the listed building application.

According to the information received the (proposed) conservatory is located at the rear of the existing single storey extension (mentioned above) it measures approximately 3.2 metres wide and protrudes from the rear elevation via the dining room by approximately 3.2 metres. To be constructed in brick to below window level and to eaves level on the southeast elevation. The proposed eaves height of the pitched roof will be 2.5 metres with a ridge height of approximately 2.8 metres.

1) Impact on neighbouring properties.

Due to the proposed position of the conservatory and boundary treatments, it will not cause any overlooking, overshadowing or be overbearing to neighbouring properties, therefore no detrimental impact.

2) Impact on the Character of the Listed Building

Our Conservation Officer accepts the proposed conservatory in principle subject to appropriate materials being used for the construction especially for the walls, the windows, the doors, the roof, the gutters, and works to the existing structure. As such, the proposal is considered unacceptable and will have an adverse impact upon the listed building due to the fact that it is not in keeping with the historic fabric.

3) Visual impact on the Character of the Conservation Area

Due to its position and the adjoining boundary treatments the conservatory will not be visible from Bearwood Road. However it can be seen from the shared access drive, which serves the other rear gardens of Upper Terrace. This runs along the southern boundary of the property. It is therefore considered that it will have an adverse impact visually on the character of the conservation area.

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

Application Number LB/2000/2771
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~/ Reasons for Refusal

The proposed conservatory by virtue of its materials especially for the roof, the guttering, the timber cladding and the colour of the timber structure would materially alter the character and appearance of No.2 Upper Terrace. The proposal would not enhance or preserve the character or appearance of the listed building. The proposal is therefore contrary to policies WHE5, WHE11 and WHE13 of the Wokingham District Local Plan.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1/2, LTV1/6

~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 / WOS2/3 WHE11/13 WHE5

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1/EN4/5

MINERALS LOCAL PLAN POLICIES:

John Aitken

RECORD OF SITE VISIT

SITE ADDRESS: 2 Upper Terrace
Bearwood Road Sindlesham
Wokingham.

APPLICATION NUMBER: LB/2000/2771

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 24/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front hedge

2. DESCRIPTION OF SURROUNDINGS

'Residential' / backing onto agricultural land.
+ enclosed rear gardens

3. DESCRIPTION OF SITE/BUILDING (Previously extended to rear)

2 storey listed building Grade 2, end of terrace of 5No estate cottages. Red brick with diaper patterning in dark. bricks, slate roof, white painted timber sash doors, stone lintels. guttering

black barge boards +

4. RELATIONSHIP TO ADJOINING PROPERTIES

(Refer to Land Registry Plan) set back from road, on end of terrace of 5No cottages.

5. SITE CONSTRAINTS

TREES —

[no garage, drive + parking space]

ACCESS/PARKING — As existing at front + to the rear of property.

LEVELS — No 1. 0.2m higher.

BOUNDARY TREATMENT — No 1. to the south 1.86m high fence

OTHERS — No. 3, single storey outhouse.

— Rear boundary backs onto rear garden of No 2.
with tall conifer hedging behind

SCHEDULE

In the entry for

SU 76 NE	WINNERSH	BEARWOOD ROAD (East side)
9/5		Nos 3 to 6 (consecutive Upper Terrace
GV		II

The entry shall be amended to read:

SU 76 NE	WINNERSH	BEARWOOD ROAD (east side)
9/3		Nos 2 to 6 (consecutive) Upper Terrace
GV		II

Row of 5 estate cottages. Late C19. Brick with diaper patterning in dark headers, fish scale slate gabled roof. Rectangular plan with 3 large and 2 small gables facing west in a symmetrical facade. The large gables alternate with the smaller which break the eaves; all with decorative carved bargeboards. One and a half storeys, 7 large tall chimneys with clustered and fluted shafts, toothed bases and elaborate offset heads, some pots original. 2-light casement windows on first floor, 3-light on ground floor, all with decorative glazing bars. Entrance porches on west front on internal angles of projecting gables, with brick columns on stone bases, and tumbled brick and stone parapets with flat roofs behind. These cottages were built as part of the Walter model estate village of which Bear Wood (listed in the Parish of Arborfield and Newland) was the large house built for John Walter.

Dated the

4 August 1989

Signed by authority of the Secretary of State

Steven Watts

STEVEN WATTS
A Senior Executive Officer in the Department of the Environment

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: LB/2000/2771

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

Location:
2 Upper Terrace Bearwood Road Sindlesham Wokingham

This application is being advertised in the Wokingham Times newspaper on the 22/11/2000 for the following reason(s);

SITE IS A LISTED BUILDING OR IS WITHIN THE CURTILAGE OF A LISTED BUILDING AND IS IN A CONSERVATION AREA

The application can be inspected 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)

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 before **13/12/2000**. 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 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.

Date: 22/11/2000

24/11/2000 put up

Received by Wokingham District Council

Application No: LB/2000/2771

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

Location:
2 Upper Terrace, Bearwood Road, Sindlesham, 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 10/12/2000. 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.

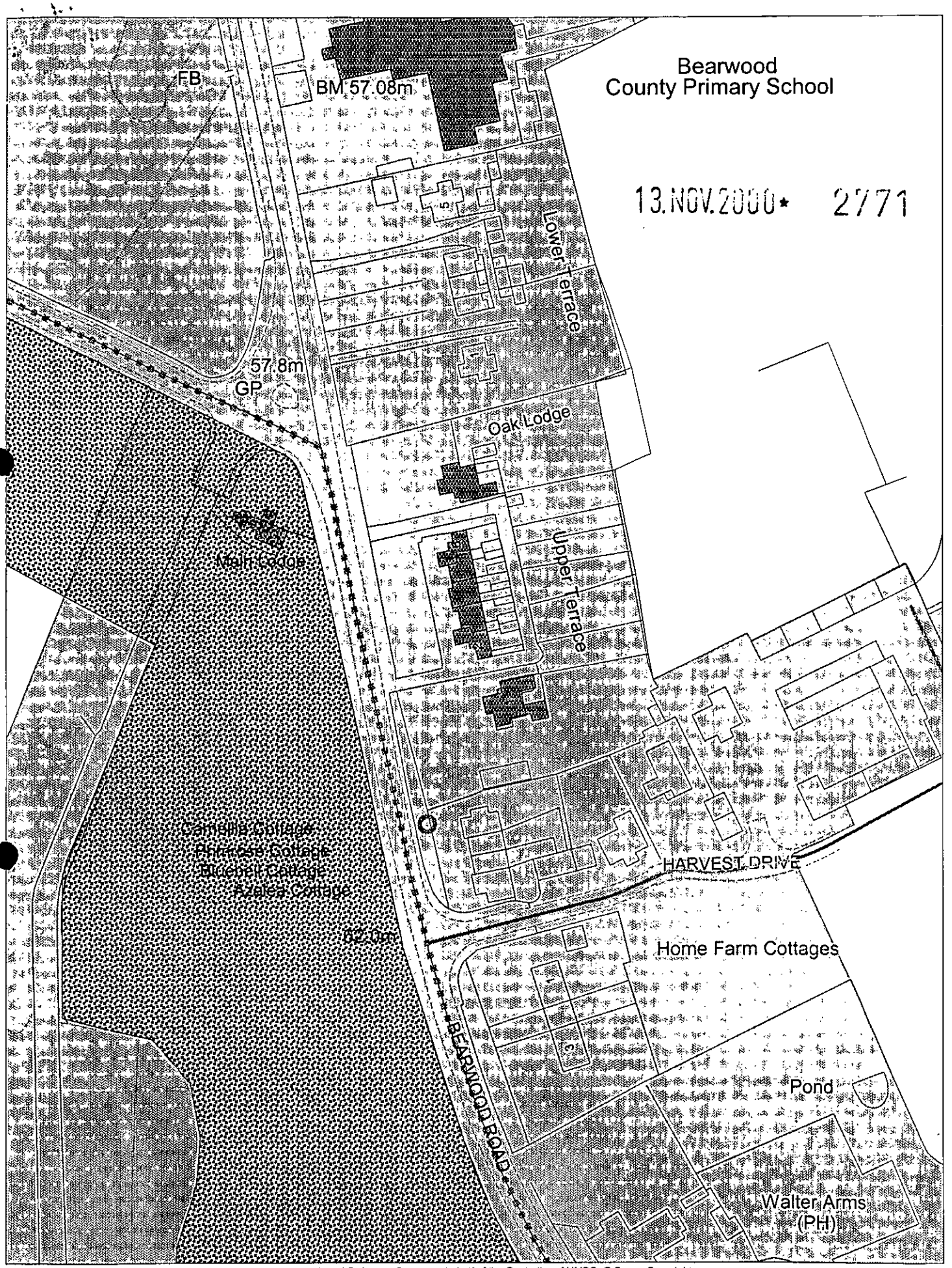
Head Planning and Transportation

16 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: LB/2000/2771
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)



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Development Control Section, Environmental Services, Wokingham District Council.
18 September 2000 Scale: 1 : 1250

N
W E
S

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date April 2, 2001
My ref. HS/PP/240 — please add Application No.

Mr G Howes
2 Upper Terrace
Bearwood Road
Sindlesham
RG41 5ET

41977

AT

04 APR 2001

COPIES TO: | ACK: | FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Howes

ALTERATIONS AND ADDITION OF CONSERVATORY AT NO. 2 UPPER TERRACE, SINDLESHAM

Thank you for your letter dated 20 March 2001 enclosing the information requested.

I have passed this on to the Case Officer, Mr A Thorley, who is dealing with both the Listed Building and Planning Applications. He will respond in due course.

There are essential differences between the information required for the two applications. As your property is in the Conservation Area and a listed building there are also additional requirements in relation to appropriate materials.

I guess you are aware that no works should have been carried out before either Listed Building Consent or Planning Approval was granted.

The interchanging of windows and doors also requires Listed Building Consent which should be highlighted in your application.

Thank you for the offer to inspect the property again if required; we will contact your wife, as you suggest, if necessary.

Yours sincerely

HAROLD SANDERS
Conservation Architect

cc: Andrew Thorley

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date March 9, 2001
My ref. HS/PP/2000/2771

Mr G Howes
2 Upper Terrace
Bearwood Road
Winnersh
RG41 5BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Howes

PROPOSED CONSERVATORY – LISTED BUILDING APPLICATION

I refer to our previous letter to you dated 10 January 2001 seeking additional information to support your application; we do not appear to have received any reply.

To clarify the situation I list below the information still outstanding:

1. Elevation or photographs of the original window area, now removed and replaced by double doors.

2. Details of the window opening in the boarded wall section previously indicated as doors on the original approved scheme.

3. Details of the roof to the proposed conservatory, including materials, pitch and gutters.

This information will help us determine the application in the near future.

Please give me a call if the above points require amplification.

Yours sincerely

HAROLD SANDERS
Conservation & Design Architect

cc: Andrew Thorley

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 10 January, 2001
My ref. JRM/AJT/F/2000/2770 & LB/2000/2771
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr. G Howes
2, Upper Terrace
Bearwood Road,
Winnersh,
RG41 5BT

Dear Mr. G. Howes,

RE: PROPOSED CONSERVATORY – 2, UPPER TERRACE, BEARWOOD ROAD, WINNERSH.

I refer to your planning applications received on the 13th November 2000.

Our Conservation Architect requires a more detail drawing showing details of the proposed wall the windows and doors to be inserted the roof pitch, gutter details, and works to the existing structure together with the materials to be agreed. This is required so that an assessment can be made.

I suggest that you submit further details showing these requirements, otherwise if I do not hear from you within the next 14 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number or Mr. Sanders on ext. 6465.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

24/01/01
Spoke to Mrs. Howes.
+ explained re details
were also accurate

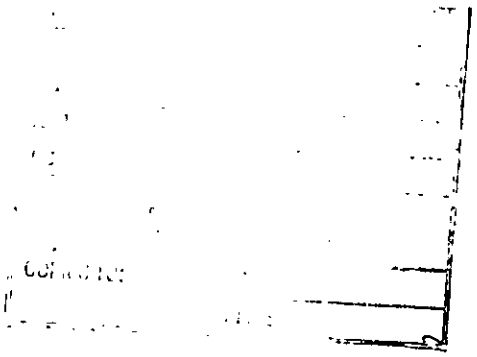
File: 2,upper terrace,bearwood road

41407

REPLY REQUIRED

Mr. & Mrs. G Howes
2 Upper Terrace
Bearwood Road
Sindlesham
RG41 5BT

20th March 2001



Mr. H Saunders
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire

Dear Mr. Saunders

Thank you for your recent letter with regard to our outstanding listed building and planning permission. I have supplied further information enclosed and hope that we can bring this long running saga to an end.

Answering your points. I have enclosed an original plan for the rear of our property dated back to 1989 for work then carried out. You can clearly see the position of the doors and window, which have been recently altered. For information the doors and windows have been interchanged and reused in there new positions.

With regard to the conservatory roof, it is currently covered with the polycarbonate supplied as we were under time pressure to complete this work before the birth of our child; by the way she is now nearly 6 months old. The pitch of the roof is 17% this information comes from the enclosed guide which has been supplied before. The gutters are brown and made from what ever-plastic gutters are made from. I have enclosed the brochure, which shows the guttering.

Mr. Saunders I hope the information is of use if you want to come and inspect the site please feel free, but please call my wife first to arrange a time.
I look forward to a speedy response.

Yours sincerely

Graham Howes

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6484
Email. Harold.Sanders@wokingham.gov.uk
Date March 9, 2001
My ref. HS/PP/2000/2771

Mr G Howes
2 Upper Terrace
Bearwood Road
Winnersh
RG41 5BT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Howes

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This information will help us determine the application in the near future.

Please give me a call if the above points require amplification.

Yours sincerely



HAROLD SANDERS
Conservation & Design Architect

cc: Andrew Thorley

Tel. 0118 974 6441 (Direct Line)
E-mail: 10 January
Date. 2 March, 2001
My ref. JRM/AJT/F/2000/2770 & LB/2000/2771
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr. G Howes
2, Upper Terrace
Bearwood Road,
Winnersh,
RG41 5BT

Dear Mr. G. Howes,

RE: PROPOSED CONSERVATORY – 2, UPPER TERRACE, BEARWOOD ROAD, WINNERSH.

I refer to your planning applications received on the 13th November 2000.

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I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number or Mr. Sanders on ext. 6465.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

File: 2,upper terrace,bearwood road

2 UPPER TERRACE

1:50

WALL TO BE KNOCKED DOWN & REBUILT AS 9" THICK RENDER MAN 4.5" THICK. TO BE BUILT FROM ORANGE CROSS WIRES MATCH EXISTING BUILDING.

DETAILS OF ORIGINAL WINDOW NOW A DOOR

DETAILS OF WALL + ORIGINAL DOOR NOW WINDOW.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Andrew Thorley

Date: 16 November 2000 17 NOV 2000

Application Number: LB/2000/2771

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

Site Address:
2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham. WINNERSH

Applicant:
Mr G Howes .

Your observations are required in respect of this application within **7 days** of the above date.

SEE DETAILED COMMENTS ON PLANNING APPLICATION NO. F/2000/2770.

Harold Sanders.

13. 12. 00.

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received _____

APPLICATION FOR LISTED BUILDING CONSENT

Pleas answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Submit FIVE copies of this form and supporting plans, drawings and photographs to:- (See Note 1)

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. BOX NO. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RE40 1WR

13.NOV.2000* 2771

---

1. APPLICANTS NAME: MR G HOWES
ADDRESS: 2 UPPER TERRACE BEARWOOD ROAD
POST CODE: RG41 5RT
PHONE: 0118 979 3415

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME / ADDRESS: N/A.
POST CODE
PHONE

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION: 2 UPPER TERRACE BEARWOOD ROAD.

(b) What type of building, e.g. barn, dwelling, does the Application relate to.
BUILDING TYPE: DOMESTIC DWELLING

(c) What is the existing use of the building, if vacant, state this together with last use of the building.
BUILDING USE: PRIVATE RESIDENCE

(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
LISTING GRADE: II

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4) WICKES HARDWOOD CONSERVATORIES GOOD IDEAS LEAFLET. -BOX GUTTER DUMFRIES SIZE A5 PAGE 19. WINDOW TYPE H7. 3 GROUND PLANS. WICKES HARDWOOD CONSERVATORY BROCHURE

---

5. Applicants interest in land?
e.g. owner, lessee, potential purchaser: OWNER.

---

6. WHAT IS THE APPLICATION FOR?
Give brief details of the proposed works both internal and external.
HARDWOOD CONSERVATORY.

---

7. WHAT MATERIALS ARE TO BE USED IN ANY NEW WORK?
e.g. state materials and colour of any new walls or roof.
HARDWOOD FRAME.
MATCHING ORANGE CROSS WIRE BRICKS - RECLAIMED
GLASS ROOF PANELS & WINDOWS.

8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐

State relevant Listed Building Consent No. _____

Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☐	☑
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☑	☐

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
(c) What was the date (approx.) of the erection of the section to be removed?

11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known.

NO

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed ..... on behalf of NA

Date 10.9.00

Before submitting the application check that it is complete, that all questions have been answered, and the form signed. Every application must be accompanied by the appropriate certificate. (See notes for Guidance for Listed Building consent).

DATE PROTECTION ACT 1984

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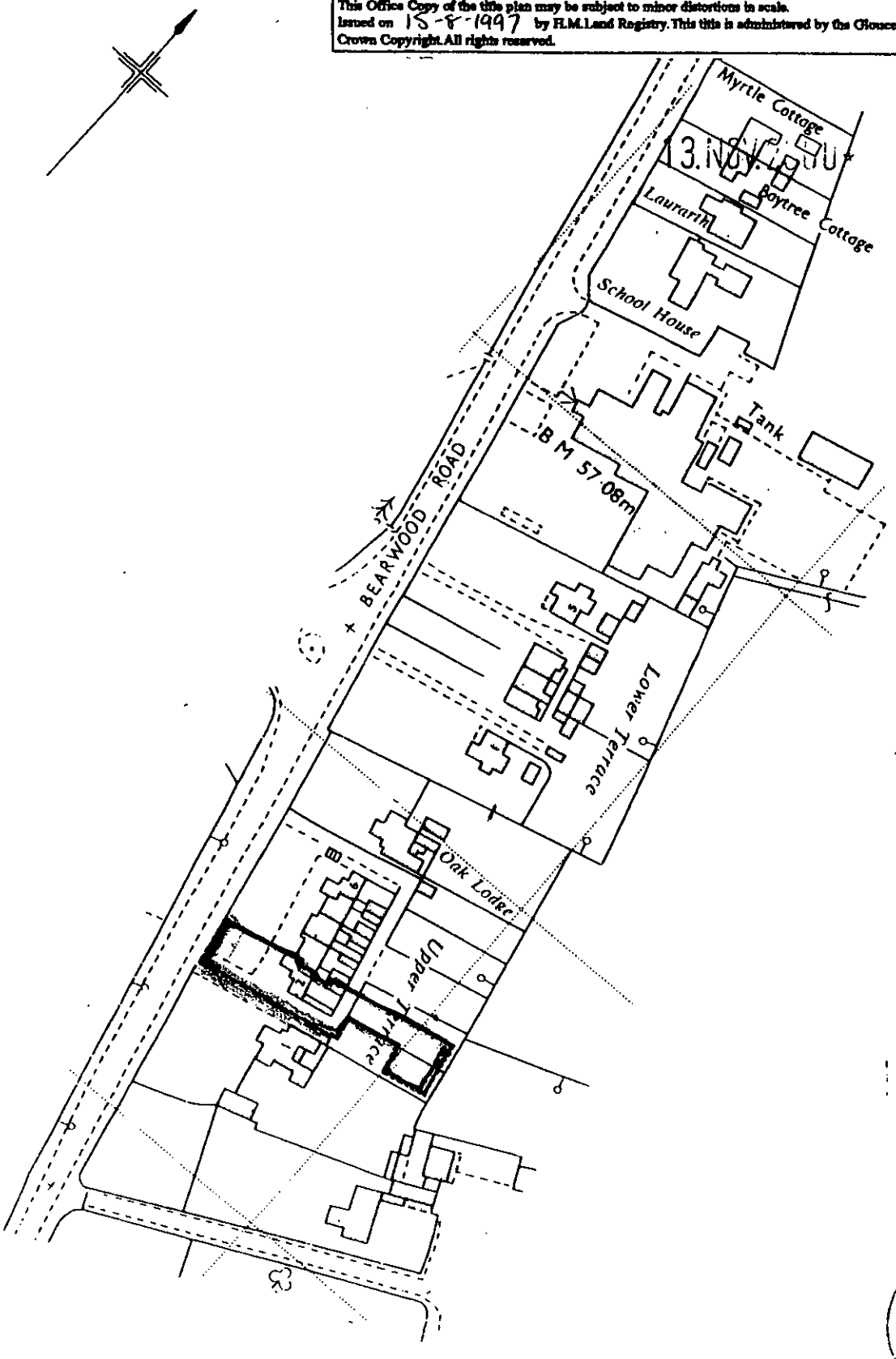
H.M. LAND REGISTRY

		TITLE NUMBER	
		BK285849	
ORDNANCE SURVEY PLAN REFERENCE	SU 7769	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY BERKSHIRE	WOKINGHAM DISTRICT		© Crown copyright 1977

Old Reference Berks.XXXVIII-10-P

This **OFFICE COPY** shows the state of the title plan on 14-8-1997
Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.
This Office Copy of the title plan may be subject to minor distortions in scale.
Issued on 15-8-1997 by H.M.Land Registry. This title is administered by the Gloucester District Land Registry.
Crown Copyright. All rights reserved.



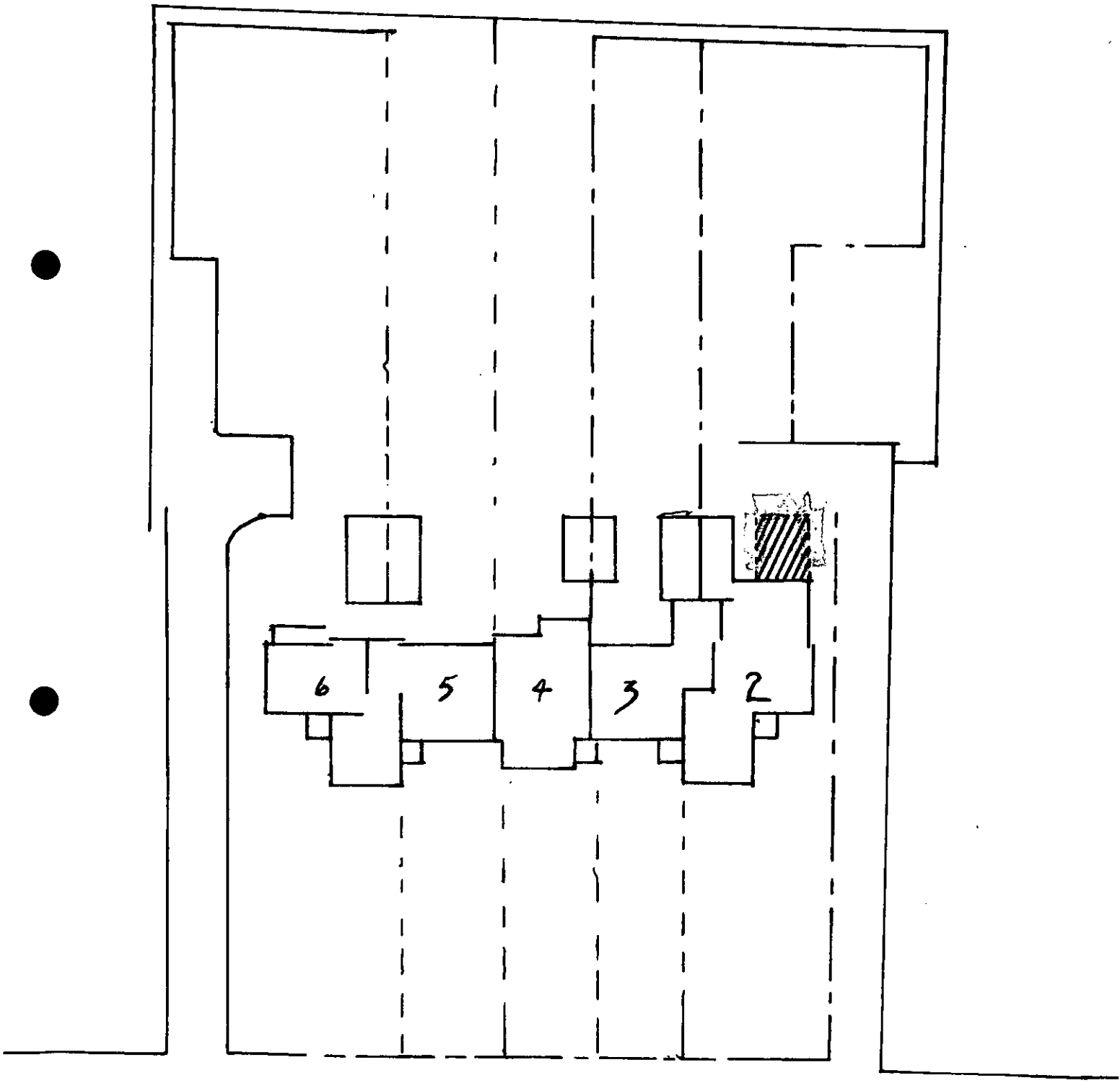
13.NOV.1997

2771

FILED PLAN
H.M. LAND REGISTRY

SITE and LOCATION PLAN PROPOSED

2. UPPER TERRACE



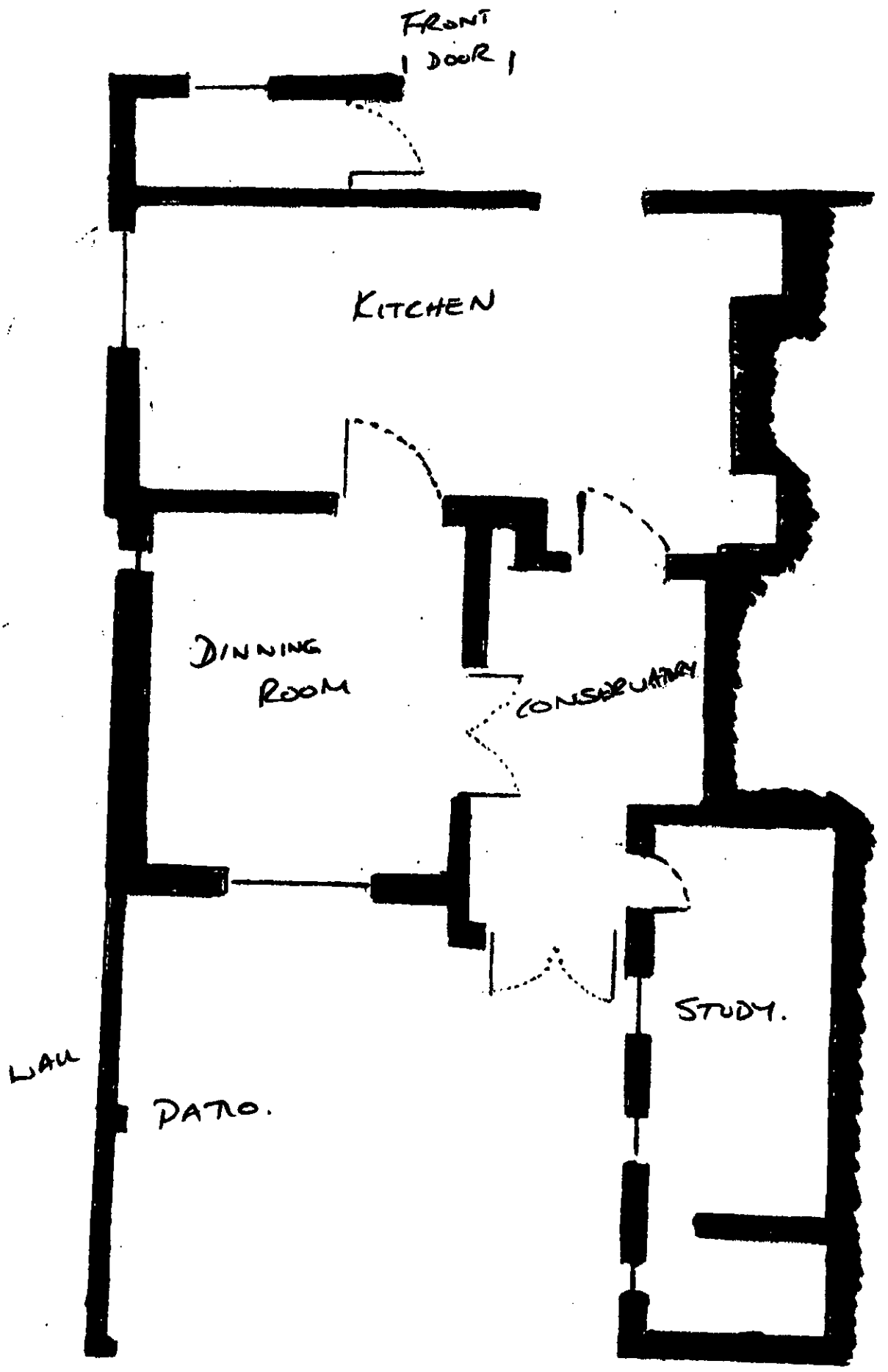
UPPER TERRACE

← TO SINDLESHAM

BEARWOOD ROAD

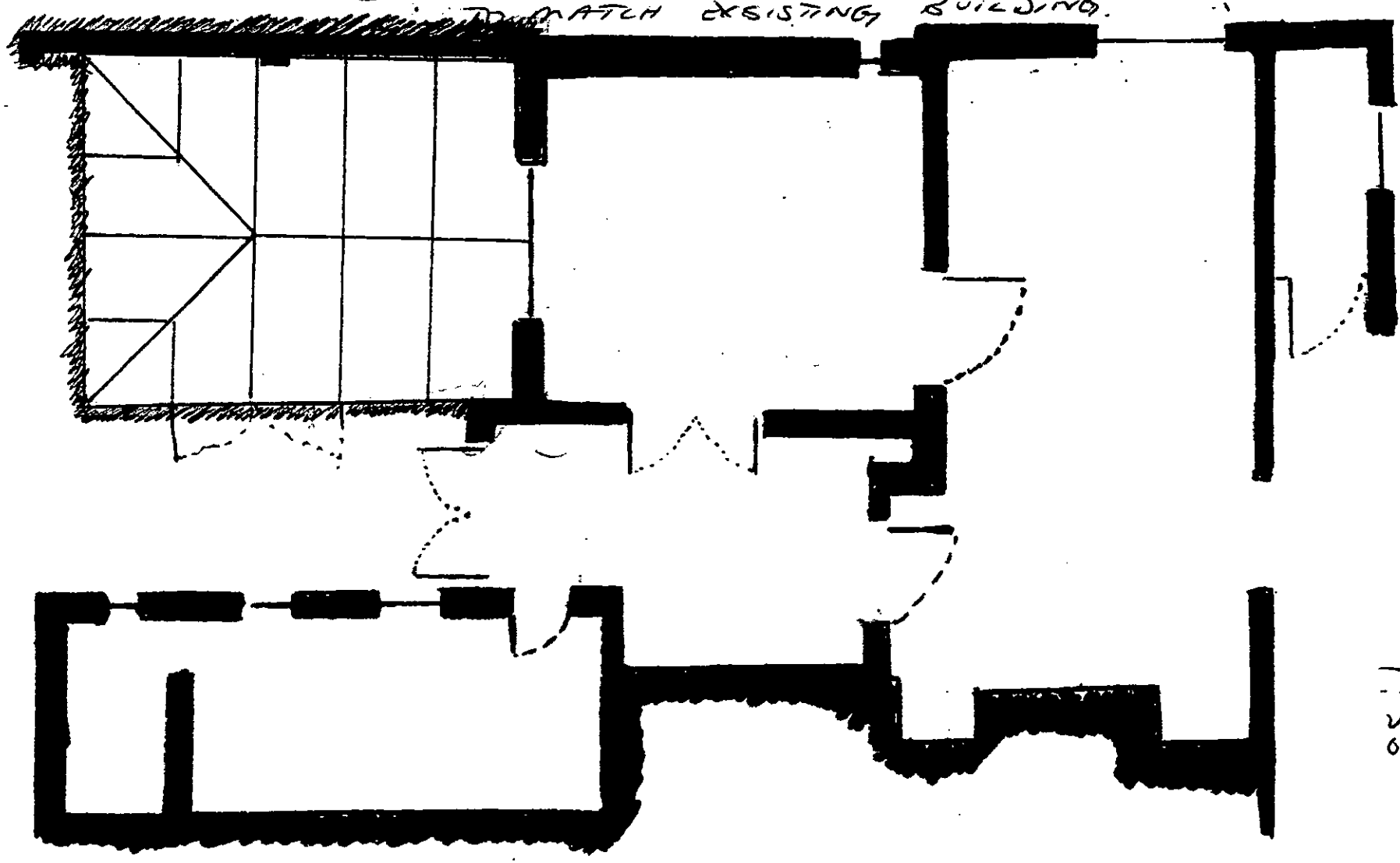
TO BARKHAM →

2 UPPER TERRACE



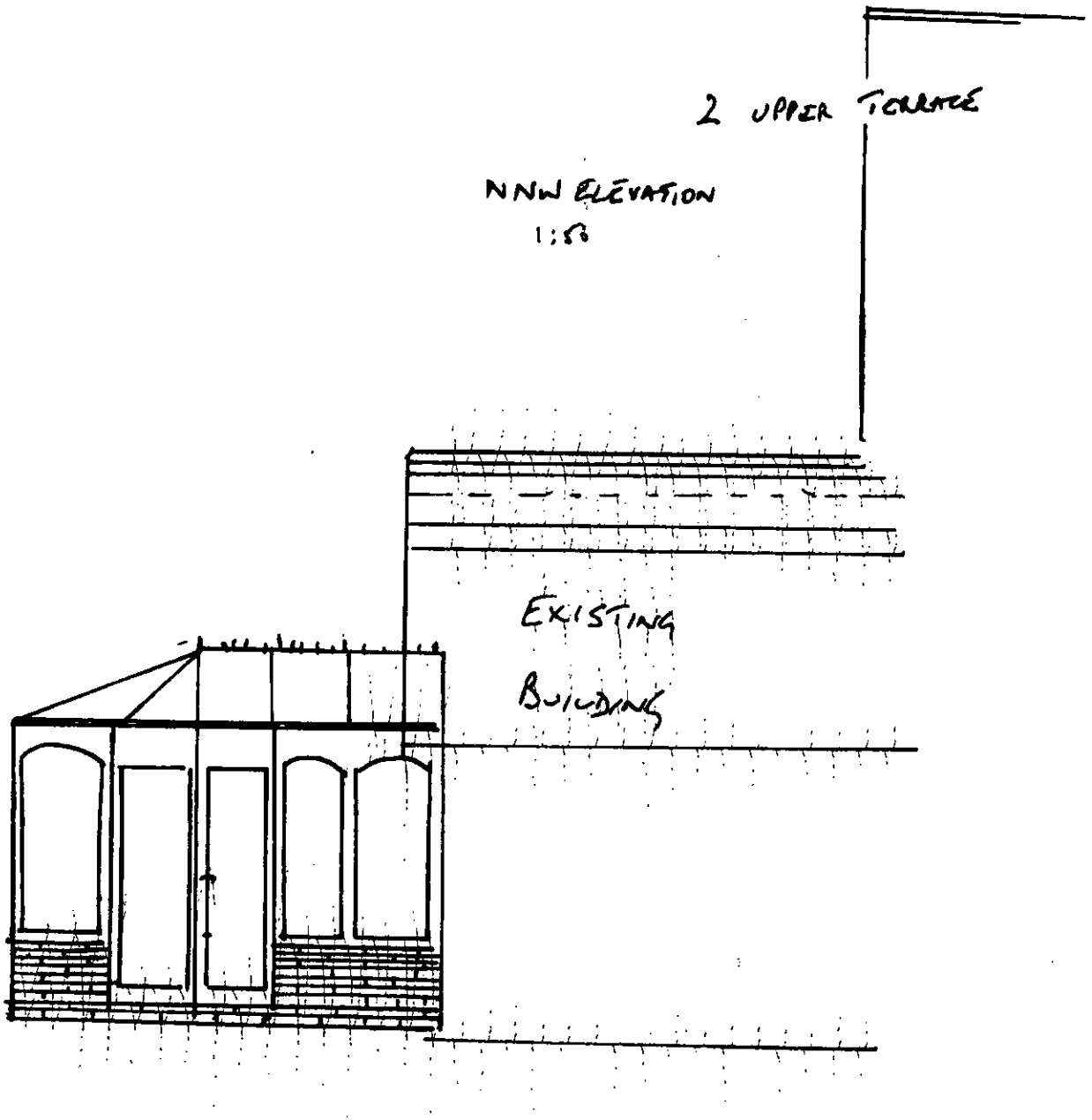
CURRENT PLAN OF DOWNSTAIRS

WALL TO BE KNOCKED DOWN, & REBUILT
AS 9" THICK RATHER THAN 4.5" THICK.
TO BE BUILT FROM ORANGE CROSS WIRES
TO MATCH EXSISTING BUILDING.



2 UPPER TERRACE

1:50



NNW ELEVATION
1:50

now with Full application ← ~~2 × PRE-APPS ATTACHED~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 12 ~~SEP 2000~~	13 NOV 2000
Officer: AT	Application No. LB/2000/2771

Map No. 67 Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(LB) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 2 UPPER TERRACE, BEARWOOD ROAD

Parish: WINNERSH Ward: .....

Applicant: MR G HOWES

Fee Received ✓ 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		✓ 20/9	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties		✓ 20/9	✓
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Showing conservatory on dwelling	✓ 20/9	
6	Floor plans	5 Sets plans	✓ 20/9	
7	Metric scale disclaimer	Scale drawings required	✓ 20/9	
8	Encroachment letter	Encroachment? May need Cert B + serve notice	✓ 20/9	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..Winnersh.....

Listed Building 1 (2) 2*

Advertisement Required ..Listed Building in Cons. Area.....

Date Site Notice Sent : 16.11.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A ✓
Adjacent Parish Arborfield.
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

Society for Protection of Ancient Buildings .....
The Georgian Group .....
Ancient Monuments Society ✓ .....
Council for British Arch. ✓ .....
RCHME .....
The Victorian Society ✓ .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS: English Heritage ✓

.....
.....
Pre-apps attached.

NEIGHBOURS:

S/N + 1 Upper Terrace, Bearwood Road, Sindlesham
Traygam, Bearwood Road, "
3 Upper Terrace, Bearwood Road, "
Bearwood County Primary School, Bearwood Road
The Lodge, Bearwood College, Winnersh
Bearwood College, Winnersh

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: September 25, 2000
My ref: PIW/2/RFS/00/3778

13.NOV.2000* 2770

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

Mr Mrs G Howes,
2, Upper Terrace,
Bearwood Road,
SINDLESHAM,
Wokingham,
Berkshire.
RG41 5BT

Dear Mr Mrs Howes,

2, UPPER TERRACE, BEARWOOD ROAD, SINDLESHAM, BERKSHIRE. GRADE II LISTED BUILDING. UNAUTHORISED DEVELOPMENT.

I write with reference to your application for Listed Building consent for the proposed single storey rear extension to dwelling to form conservatory. The application to date has not been determined therefore no permission exists for the commencement of any development works.

I am advised that development works have commenced at the premises. These works, whether directly connected to the application or not, are unauthorised. Any development works carried out on the dwelling itself, or indeed within the curtilage of the dwelling, require the benefit of Listed Building Consent. Furthermore any development that takes place without such permission is an offence.

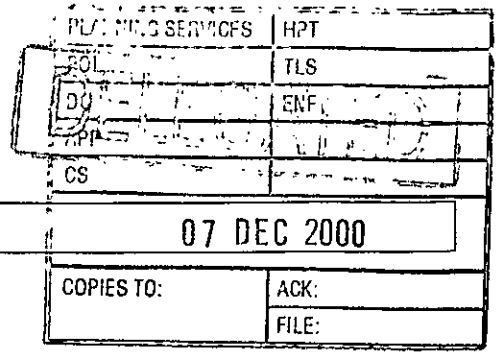
In consideration of the aforementioned I strongly advise that all development works cease immediately upon receipt of this letter. Prior to commencing further works I advise that you contact Mr Andrew Thorley, on Wokingham 974 6441, the planning officer in the case.

Yours sincerely,

P I WRATTEN
Senior Planning Enforcement Officer

FROM: Andrew Thorley

DATE: 16 November 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: LB/2000/2771

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

Site Address: 2 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.

Applicant: Mr G Howes .

Your observations are required in respect of this application **by 10/12/2000** .

No comments

SIGNED: _____ DATE: 06.12.00

Clerk To Winnersh Parish/Town Council.

1933

ADDRESS 2 UPPER TERRACE PARISH WINNERSH

PLOT No. LISTED BEARWOOD ROAD ORD. SHEET No. SU 7769

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
332/57	RMMS	ALTS	14.5.57	APP
35862 LBC	MR & MRS BELTON	S/ST. EXTENSION	11.4.90	C
BRA 9169	"	"	19.6.90	APP

MINISTRY DECISION

SPECIAL ORDERS

1772A

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

APPLICATION NUMBER

LISTED BUILDING CONSENT APPLICATION

CERTIFICATE A

13.NOV.2000* 2771

I hereby certify that:-

1. No person other than myself/the applicant was an owner (a) of the building to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or:-

(a) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which not less than 7 years remain unexpired.

CERTIFICATE B

I hereby certify that:-

1. *~~The applicant~~ I have has given the requisite notice to all the persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the accompanying application were owners† of the building to which the application relates, viz. -

Name of owner	Address	Date of service of notice

or:-

CERTIFICATE C

I hereby certify that:-

1. *~~The applicant~~ I am is unable to issue a certificate in accordance with either sub-paragraph (a) or sub-paragraph (b) of regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 accompanying application dated .....

2. *~~The applicant~~ I have has given the requisite notice to the following persons other than *~~the applicant~~ myself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of ~~any part of the building~~ to which the application relates.

† See note (a) to Certificate A

Name of owner	Address	Date of service of notice

3. *~~The applicant~~ I have has taken the steps listed below, being steps reasonably open to *~~me~~ him to ascertain the names and addresses of the other owners† of the building and *~~have~~ has been unable to do so:

(b) Insert description of steps taken

(b) .....

.....

.....

4. Notice of the application as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(c) .....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

(d) on.....

Copy of notice as published SEE OVERLEAF

or:-

CERTIFICATE D

I hereby certify that:-

I am

1. *The applicant is unable to issue a certificate in accordance with sub-paragraph (a) of Regulation 6 (1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 in respect of the accompanying application dated

.....

and *have / has taken the steps listed below, being steps reasonably open to *me / him to ascertain the names and addresses of all the persons, other than *myself / himself who, at the beginning of the period of 21 days ending with the date of the application, were owners† of the building to which the application relates and *have / has been unable to do so:

† See note (a) in Certificate A

(b) Insert description of steps taken

(b) .....

.....

.....

(c) Insert name of local newspaper circulating in the locality in which the land is situated

(d) Insert date of publication (which must not be earlier than 20 days before the application)

2. Notice of the application as set out below has been published in the

(c) .....

(d) on .....

Copy of notice as published

Signed .....

*On behalf of .....

Date 10.9.00.

* Delete where inappropriate

1871/A

WOKINGHAM DISTRICT COUNCIL

Application No. _____

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

Date Received _____

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P.O. BOX NO. 157
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WOKINGHAM
BERKSHIRE, RE40 1WR

13.NOV.2000* 2771

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1. APPLICANTS NAME: MR G HOWES
ADDRESS: 2 UPPER TERRACE BEARWOOD ROAD
POST CODE: RG11 5BT
PHONE: 0118 979 3415

2. If the applicant has an agent, all correspondence will be send to the agent.
AGENTS NAME
ADDRESS: N/A.

POST CODE
PHONE

---

3. (a) The site of the Application Building must be shown EDGED RED on the submitted plans.
BUILDING LOCATION: 2 UPPER TERRACE BEARWOOD RD.

(b) What type of building, e.g. barn, dwelling, does the Application relate to.
BUILDING TYPE: DOMESTIC DWELLING

(c) What is the existing use of the building, if vacant, state this together with last use of the building.
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(d) State the grading of the building in the statutory list of Buildings of Special Architectural or Historic interest.
LISTING GRADE: II

---

4. List all plans, drawings and photographs submitted with the application. (See Notes 2 - 4) WILKES HARDWOOD CONSERVATORY GOOD IDEAS LEAFLET - BOX GUTTER DUMFRIES SIZE A5 PAGE 19 - WINDOW TYPE H3 3 GROUND PLANS - WILKES HARDWOOD CONSERVATORIES BROCHURE

---

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e.g. owner, lessee, potential purchaser: OWNER

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Give brief details of the proposed works both internal and external.
HARDWOOD CONSERVATORY.

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HARDWOOD FRAME
MATCHING ORANGE CROSS WIRE BRICKS - RECLAIMED
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8. WHAT KIND OF APPLICATION IS THIS?
(See Note 5) tick one box only

Listed Building Consent ☑
Relaxation of Condition ☐
State relevant Listed Building Consent No. _____
Condition(s) to be Relaxed No. _____

9. DOES THE APPLICATION INVOLVE THE FOLLOWING:- (See Note 6)

		YES	NO
(a)	Total demolition of the principal building (See Note 7)	☐	☑
(b)	Demolition of a building in the curtilage of the principal building	☐	☑
(c)	Demolition of a part of the principal building	☐	☑
(d)	Removal of part of the interior of the building (e.g. internal walls, floors, staircases, timber frame).	☐	☑
(e)	Removal of any structure or object fixed to the principal or curtilage building internally or externally (e.g. chimney pieces, balconies, door cases, panelling).	☑	☐

If the answer to any of these questions is **YES** the application must be accompanied by plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and any proposal for their replacement, including any new means of structural support. (These plans should be listed under 4 above).

10. IF THE ANSWER TO NUMBER 9(c) is **YES** (See Note 8)

(a) What is the cubic content of the building as originally listed?
(b) What is the cubic content of the part to be removed?
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11. HAS ANY MONEY GRANT EVER BEEN APPLIED FOR IN RESPECT OF THE BUILDING?
If **YES**, state date, to whom application was made and the result of the application if known. No.

I hereby apply for Listed Building Consent in respect of the particularly described above and in the attached plans and drawings. I certify that if Listed Building Consent is granted, I will ensure that the works are carried out strictly in accordance with the approved plans. I am aware that the grant of Listed Building Consent does not obviate the possible requirement for planning permission under the Town and Country Planning Acts, or the need to apply for Building Regulation approval.

Signed ..... on behalf of .....

Date 10.9.00

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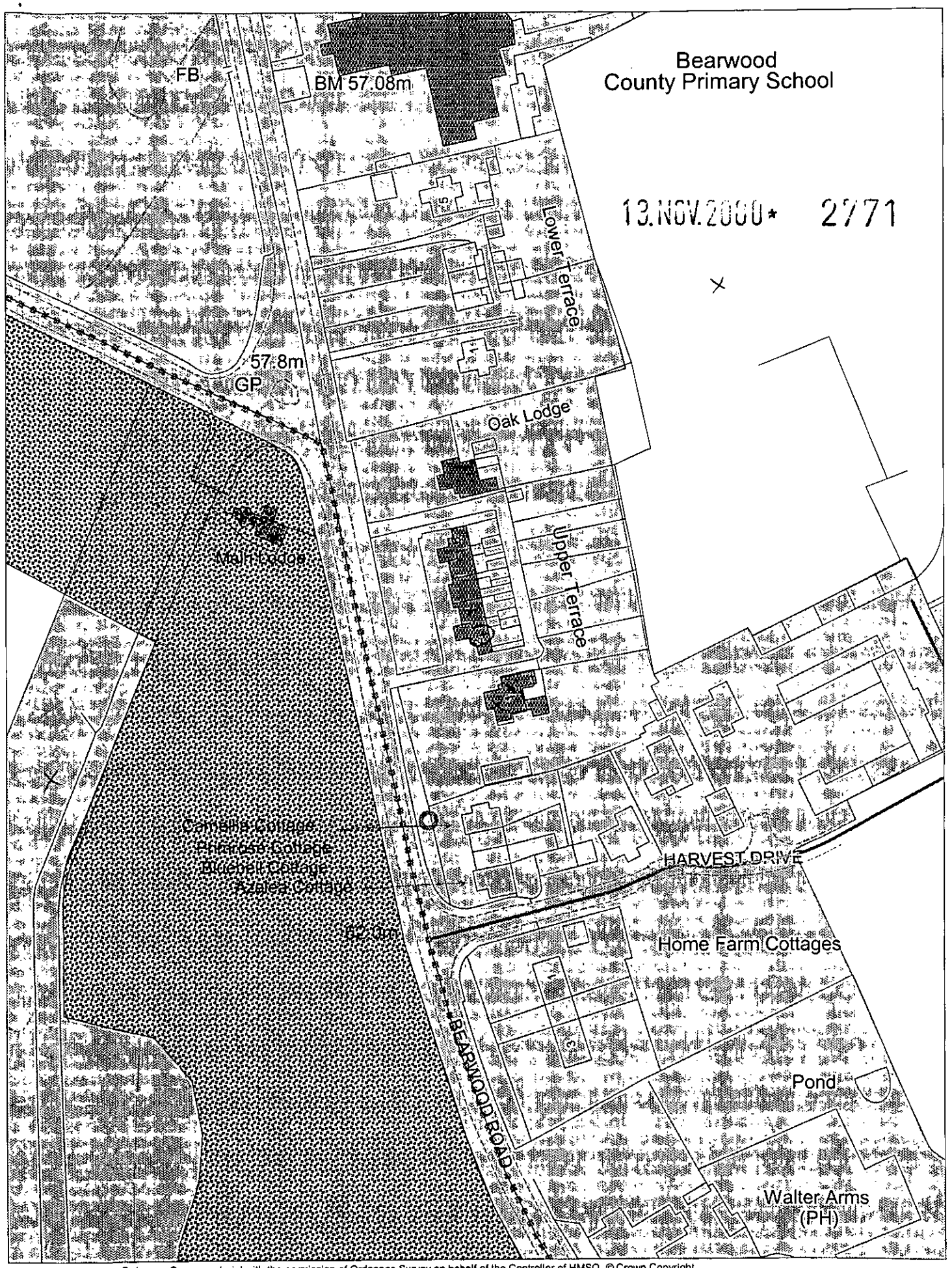

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Development Control Section, Environmental Services, Wokingham District Council.
18 September 2000

Scale: 1 : 1250

N
W E
S

H.M. LAND REGISTRY

TITLE NUMBER			
BK285849			
ORDNANCE SURVEY PLAN REFERENCE	SU 7769	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY BERKSHIRE	WOKINGHAM DISTRICT		© Crown copyright 1977

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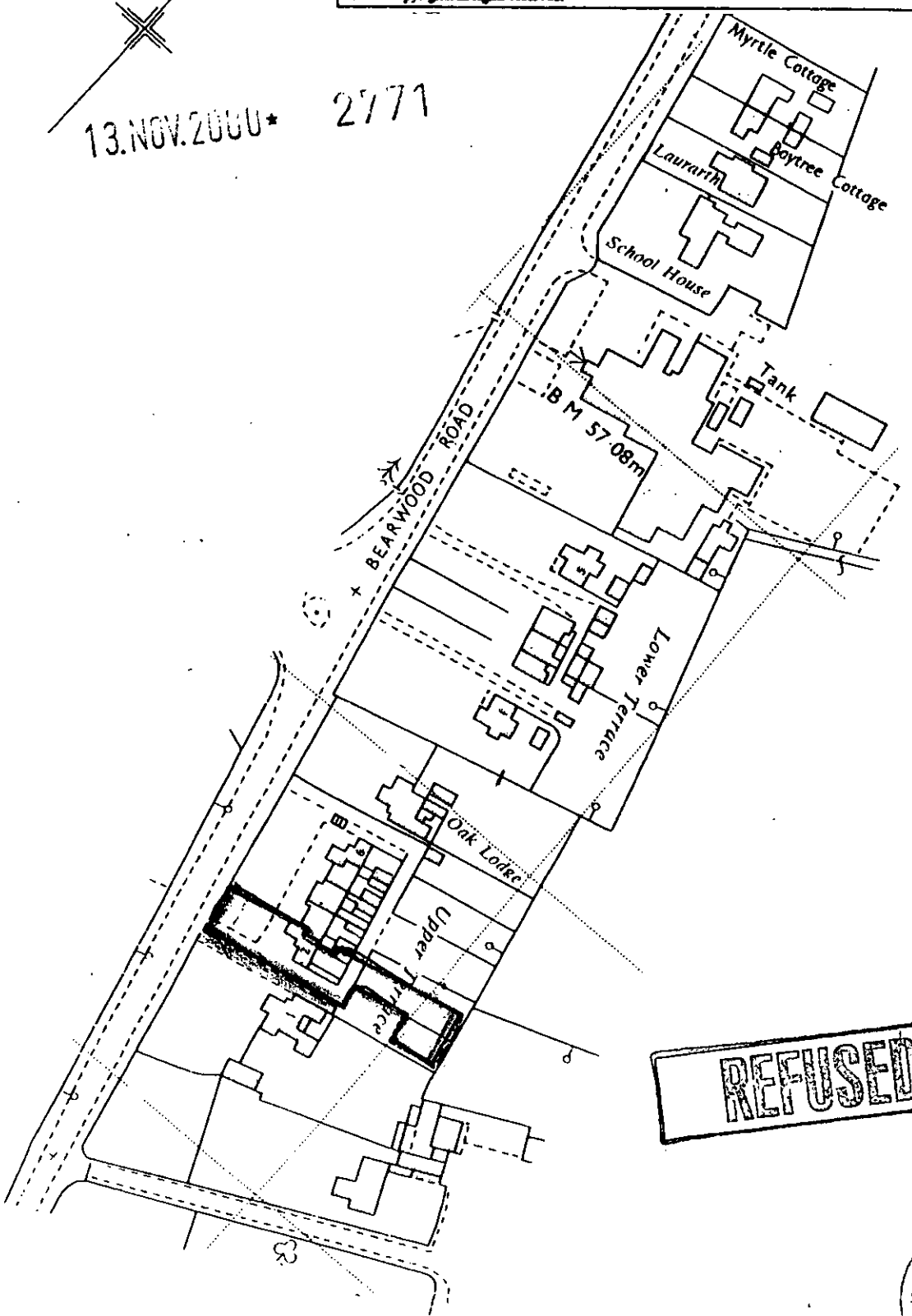
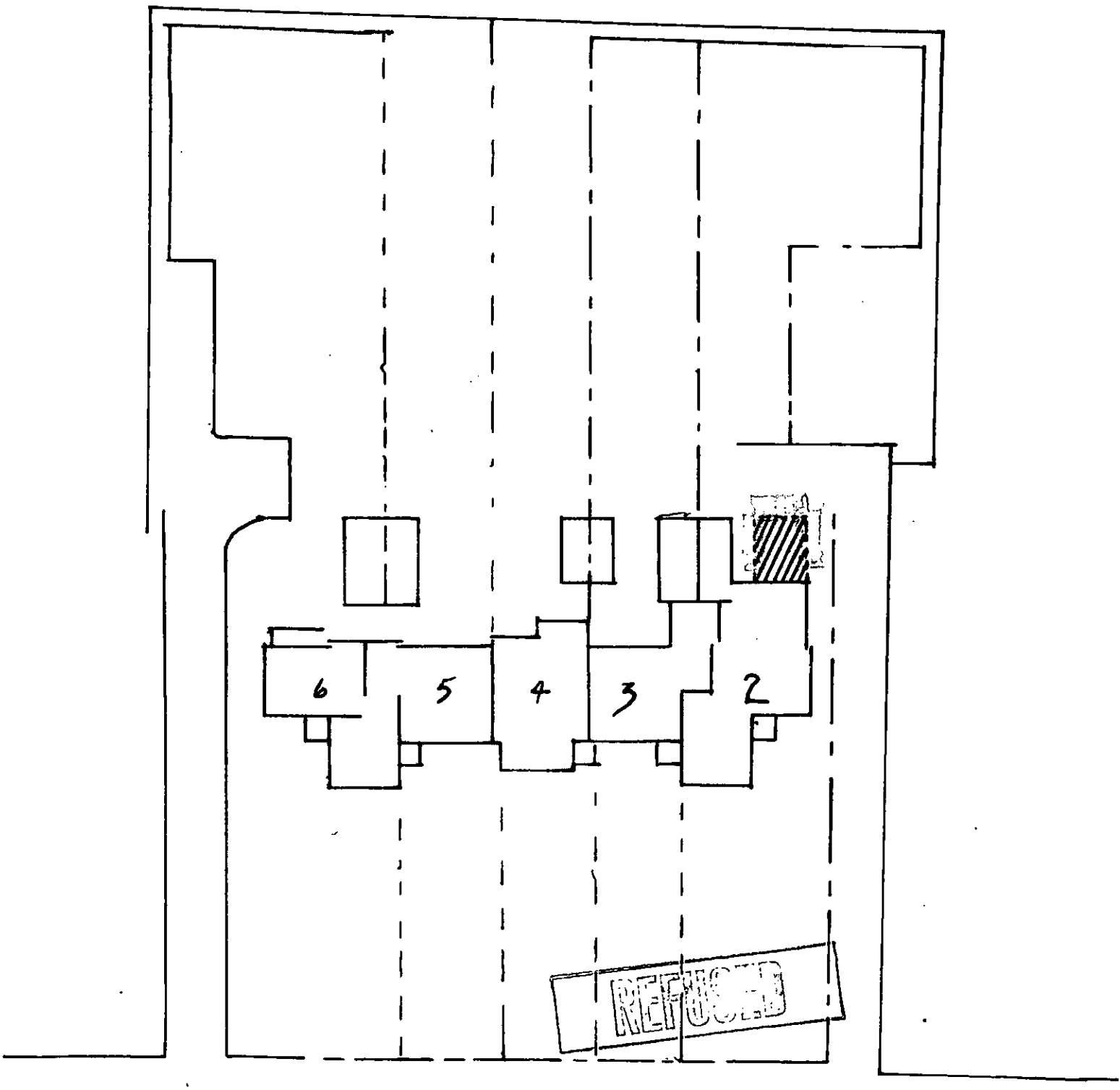


REFUSED

FILED PLAN
H.M. LAND REGISTRY
GLOUCESTER

SITE and LOCATION PLAN PROPOSED

2 UPPER TERRACE



← TO SINDLESHAM

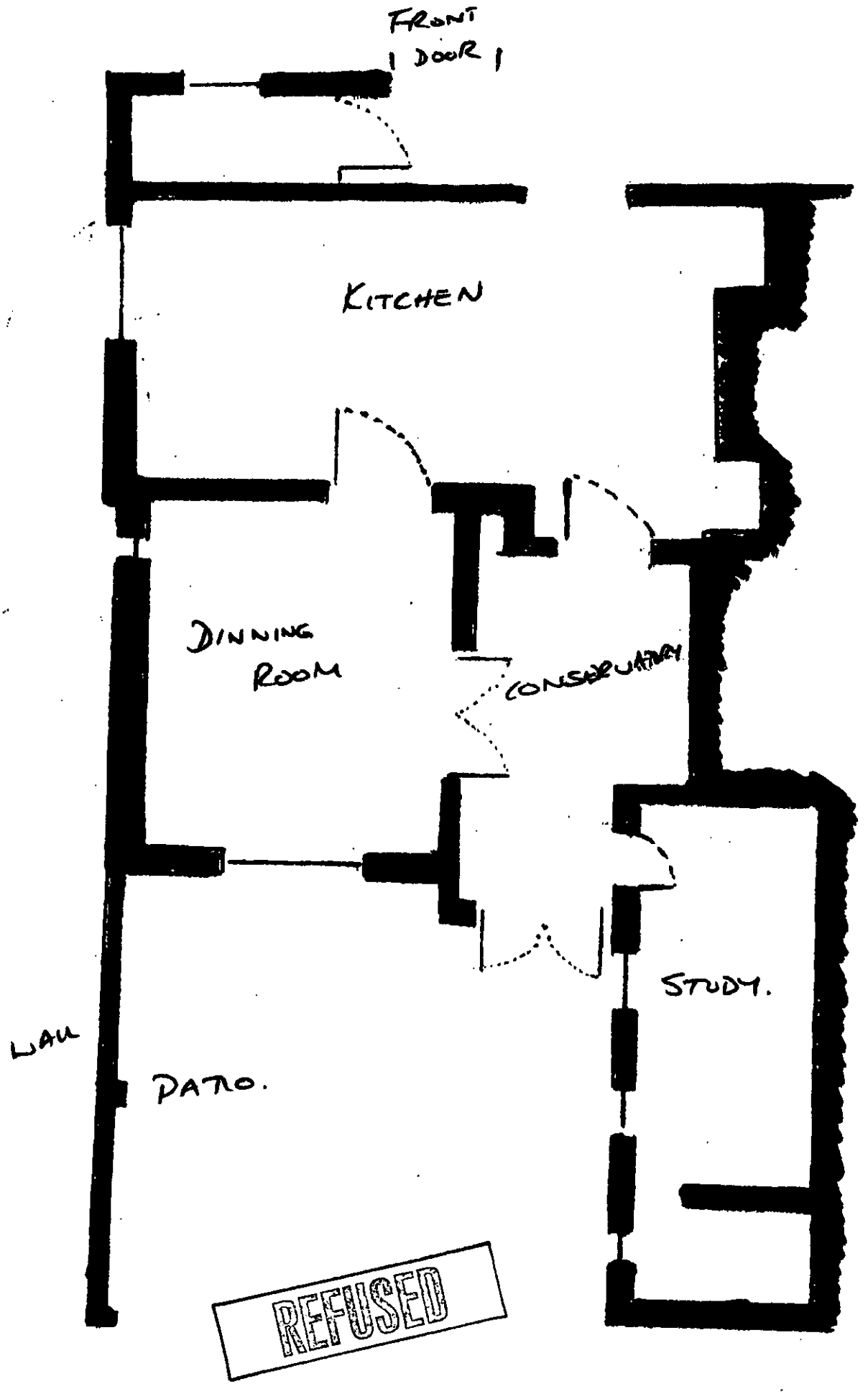
UPPER TERRACE

BEARWOOD ROAD

TO BARKHAM →

2 UPPER TERRACE

CURRENT PLAN OF DOWNSTAIRS



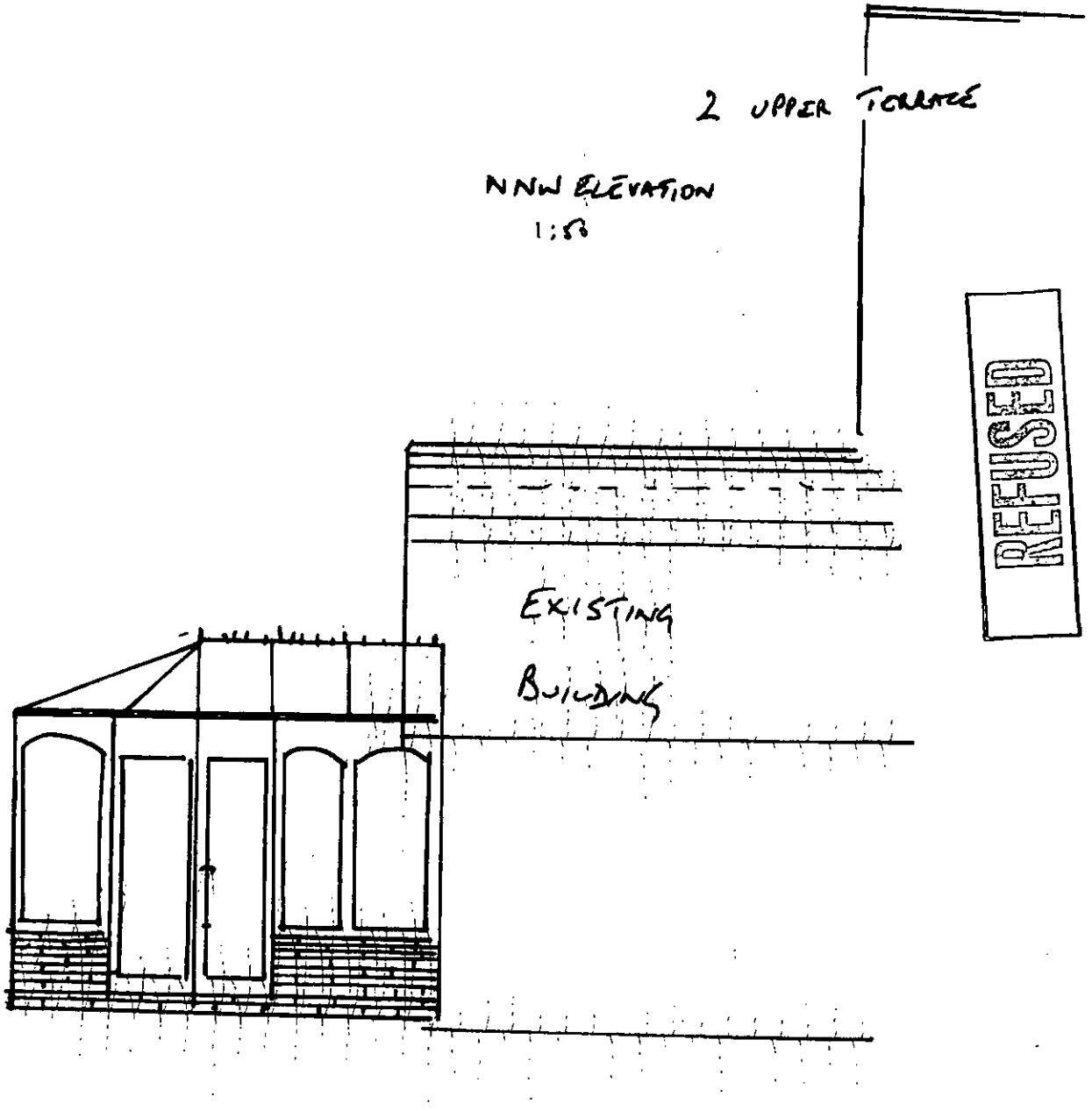
REFUSED

2 UPPER TERRACE

1:50

WALL TO BE KNOCKED DOWN & REBUILT AS 9" THICK RENDERED MAN 4.5" THICK. TO BE BUILT FROM ORANGE CROSS WIRES BRICKS TO MATCH EXISTING BUILDING.

REFUSED


2 UPPER TERRACE
NNW ELEVATION
1:50
EXISTING
BUILDING
REFUSED