EX SYSTEMS LTD

APPLICATION NO:
F/2000/1417

LOCATION:
28 Delane Drive, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Sharp C/O Mr S Dickerson

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

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sharp
C/O Mr S Dickerson
Anglian Home Improvements
Conservatory Admin Dept
P.O Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1417

Parish: **WINNERSH**

Location: **28, Delane Drive, Winnersh, 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: 15/06/2000

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/2000/1417

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

Location:
28, Delane Drive, Winnersh, 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 10/06/2000. 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

17 May 2000

Application Number F/2000/1417
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	INSERT: 'WORK'

John Mercer
15/6/02

RECORD OF SITE VISIT

SITE ADDRESS: 28 Delane Drive
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1417

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 31/5/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front cloakroom window

2. DESCRIPTION OF SURROUNDINGS Residential, 2 storey detached houses, on estate dev, modern, open plan front gardens, with detached garages Quiet drive at front of property.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house Yellow coloured brick, concrete tiled roof white plastic guttering, detached garage at side White UPVC casement windows.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See block plan

5. SITE CONSTRAINTS

TREES — A couple of mature oak trees on rear boundary.

ACCESS/PARKING — as existing at front garage + driveway.

LEVELS — N/A

BOUNDARY TREATMENT — No 30, 1.6m low closeboarded fence + garage wall.
— No 26, 1.8m close boarded fence Ledge + garage wall.
— Rear boundary Churchill Drive 1.8m high close boarded fence.

OTHERS

Nb No visual intrusion, on street scene. or on neighbours.

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

Tel:

Date: **17 May 2000**

My ref: F/2000/1417

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: F/2000/1417
28, Delane Drive, Winnersh, 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 **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1417**
28, Delane Drive, Winnersh, 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 Bray

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

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

Tel:

Date: **17 May 2000**

My ref: F/2000/1417

CONFIDENTIAL

Councillor 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
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_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel:

Date: **17 May 2000**

My ref: F/2000/1417

CONFIDENTIAL

Councillor 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
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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 Siggery

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1417

Applicant : Mr & Mrs Sharp C/O Mr S Dickerson.

Location : 28, Delane Drive, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/05/2000

Date of Neighbour Notifications : 17/5

Date of Site Visit : 31/05/2000

Date Registered : 08/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 03/07/2000

Consultation Responses :

Winnersh Parish Council : No Comments
Neighbours : None Received

Planning Issues : (identified settlement)

1) Impact upon neighbouring properties
2) Impact upon street scene

14/06/2000

Application Number: F/2000/1417

Appraisal :

1) Impact upon neighbouring properties

The proposal is for a single storey rear extension to dwelling to form a conservatory and will be 6.3m wide (almost the full width of the rear elevation of the existing detached house). It will protrude from the rear elevation via the lounge by 3.1m approx, 2.35m to the eaves (2.5m gable wall height) and 3.2m approx to the lean to ridge. The rear garden is bounded by 1.8m high fences and garage walls.

No 30 to the north, positioned approx 5m away, the conservatory will be obscured by its garage wall and ∴ the occupants of this property will not be overlooked or overshadowed. No visual impact.

No 26 to the south, set approximately 5m away its garage wall will block the view of the conservatory. There are no windows in flank elevation ∴ the occupants of this property will not be overlooked.

2) Impact upon streetscene

Due to the 1.8m high fence and hedging along the rear boundary the proposed conservatory will be partially hidden from view from Church Drive. [redacted] ∴ no detrimental impact to the streetscene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 MAY

Officer: AT | Application No. F/2000/1417

Map No. ..... Site ..003...

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: 28 DELANE DRIVE

Parish: WINNERSH Ward: WINNERSH 17/5

Applicant: WINNERSH mr & mrs Sharp

Fee Received 95-00 Required ..... Additional ..... Refund .....

(16)

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 : 17.5 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+ 4, 5, 6, 7, 8, 9 Targett Court, Winnersh

26, 30, 11, 15, Delane Drive

FROM: Andrew Thorley

DATE: 17 May 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1417

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

Site Address: 28, Delane Drive, Winnersh, Wokingham.

Applicant: Mr & Mrs Sharp C/O Mr S Dickerson.

Your observations are required in respect of this application **by 10/06/2000** .

No comments

SIGNED: _____ DATE: 01.06.00

Clerk To Winnersh Parish/Town Council.

ADDRESS 28 DELANE DRIVE PARISH WINNERSH

PLOT No. 14 ORD. SHEET No. SU 7770 (S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
197/71	Gable Construction Co Ltd	Outline Resi (1 SR)	15.4.71	N/A. Refus
1418/72	"	Detach Hse & car Port	23.11.72	— C/A

DATE OF COMPLETION

MINISTRY DECISION 197/71 Appeal Partly Allowed 12.4.72

SPECIAL ORDERS

DRAINAGE

Anglian Home improvements

Our Ref: SD/AM 016/90251 Sharp

4 May, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

08.MAY2000* 1417

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 28 DELANE DRIVE WINNERSH RG41 5AT

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

Mr Simon Dickerson
PLANNING OFFICER

c.c. Portsmouth Branch

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\SIMON2.doc

Environmental Services

For office use only.
Application number:

Householder planning application form

08.MAY2000* 14

WOKINGHAM DISTRICT COUNCIL

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	MR & MRS SHARP
	Address and postcode	28 DELANE DRIVE WINNERSH RG41 5AT
	Phone number	
2	Agent's Name	MR S DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS CONSERVATORY ADMIN DEPT P.O. BOX 65 NORWICH NR6 6EJ
	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.	28 DELANE DRIVE WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT P.V.C. CONSERVATORY TO REAR OF PROPERTY

	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.	WHITE P.V.C. WALL FRAMES DIGLAZING CLEAR GLASS ROOF
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

1305B

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: [signature]

on behalf of MR & MRS SHARP

Date 4/5/00

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

PRODUCT CHECK SHEET.

CONSERVATORY ADMIN.

☑ Where applicable

PRODUCT: WHITE KNIGHT ☐ DUAL KNIGHT ☐ CRUSADER ☑ EXCALIBUR ☐ GOLDEN OAK ☐ TIMBER ☐

** NOTE - ALL CRUSADER CONSERVATORIES ARE GLAZED EXTERNALLY.*

EXCALIBUR COLOUR: N/A OUT/WHITE IN.

ROOF COLOUR: WHITE OUT/ WHITE IN.

ROOF MATERIAL: POLYCARBONATE ☐ GLASS ☑ TIMBER ☐ GRP ☐

ROOF MATERIAL COLOUR: CLEAR /SPEC. (GLASS) PILKINGTON 'K'

ROOF VENT: YES ☐ NO ☑ **QUANTITY:** MANUAL ☐ AUTOMATED ☐ **RIDGEFLOW:** YES ☐ NO ☑

HANDLE COLOUR: SILVER ☐ WHITE ☑ GOLD ☐ TYPE: STRAIGHT ☑ CURVED ☐

DENTIL MOULDING: YES ☐ NO ☑

THRESHOLD: LOW ☑ HIGH ☐ WHEELCHAIR ☐

SPECIAL GLASS TO FRAMES: PILKINGTON 'K' (If required)

OBSCURE GLAZING PATTERN: N/A (If required)

S.G.O.: YES ☐ NO ☑

WINDOW BOARDS: YES ☐ NO ☑ (IF NO, BRANCH ORDER AS DURABOARD)

EXTRA FRAMES: YES ☐ NO ☑ (IF YES, PLEASE SUPPLY INFORMATION)

EXTRA TIMBER: YES ☐ NO ☑ (IF YES, PLEASE SUPPLY TIMBER SHEET)

NUMBER OF DOWNPIPES: 2 POSITION: L/H ☑ R/H ☑ INTERMEDIATE ☐ (AS VIEWED FROM OUTSIDE).

SOAKAWAY REQUIRED YES ☑ NO ☐ Position Left/(Right)

R.W. LINK TO EXISTING SYSTEM YES ☑ NO ☐ LHS

LOCAL COUNCIL ☐ HOUSING ASSOCIATION ☐ BUILDER ☐ OTHERS ☐

ADDRESS - WOKINGHAM D/C

BRANCH/SURVEY.

☑ Where applicable

WINDOW BOARDS: WHITE ☑ MAHOGANY ☐ GOLDEN OAK ☐ LIGHT OAK ☐ TIMBER ☐ TILED ☐

BRICK TYPE (IF KNOWN): LBC - GOLDEN BUFF

INTERNAL BASEWALL FINISH: BRICK ☐ PLASTER ☑

SKIRTING BOARD: YES ☑ NO ☐ SPECIFY TYPE: UPVC

FLOOR FINISH: SCREED ☐ COSEYFLOOR ☑ OTHER (SPECIFY)

RETAINING HOOKS: SILVER ☑ BRASS ☐ NONE ☐

S.G.O. (SPECIFY & QUANTITY):

HANDLE COLOUR: SILVER ☐ WHITE ☑ GOLD ☐ TYPE: STRAIGHT ☑ CURVED ☐

SITE ACCESS (SPECIFY): SIDE GATE

REMOVE SITE OBSTRUCTION (SPECIFY):

MATURE TREES (SPECIFY):

SKIP DETAIL: ROAD ☐ DRIVE ☑ COMMENTS: ON BOARDS AT ROAD END OF DRIVE.

RAINWATER ACCESSORIES (SPECIFY):

PAVING (REINSTATE OR NEW, SPECIFY): RELAY SLABS (EXISTING) OUTSIDE CONSERV. - MIX

ELECTRICS: 5 X D'S 4 X N/L-HT

PLUMBING: BY OTHERS - MOVE RAD + DRAIN PIPE

ANCILLARYS: PLASTER HOUSE WALL

** NOTE - IF WORK BY CUSTOMERS OWN CONTRACTOR PLEASE STATE "BY OTHERS"*

APPROVED

Customers Signature	Date		Drawing No.	Description	Scale..	Drawn..
.....	20/4/2000		016/90251	CHECK SHEET.	N/A	LN
					Date.. 6/4/2000	Surveyor. RHILL

Ordnance Survey®

16/90251 SHARP

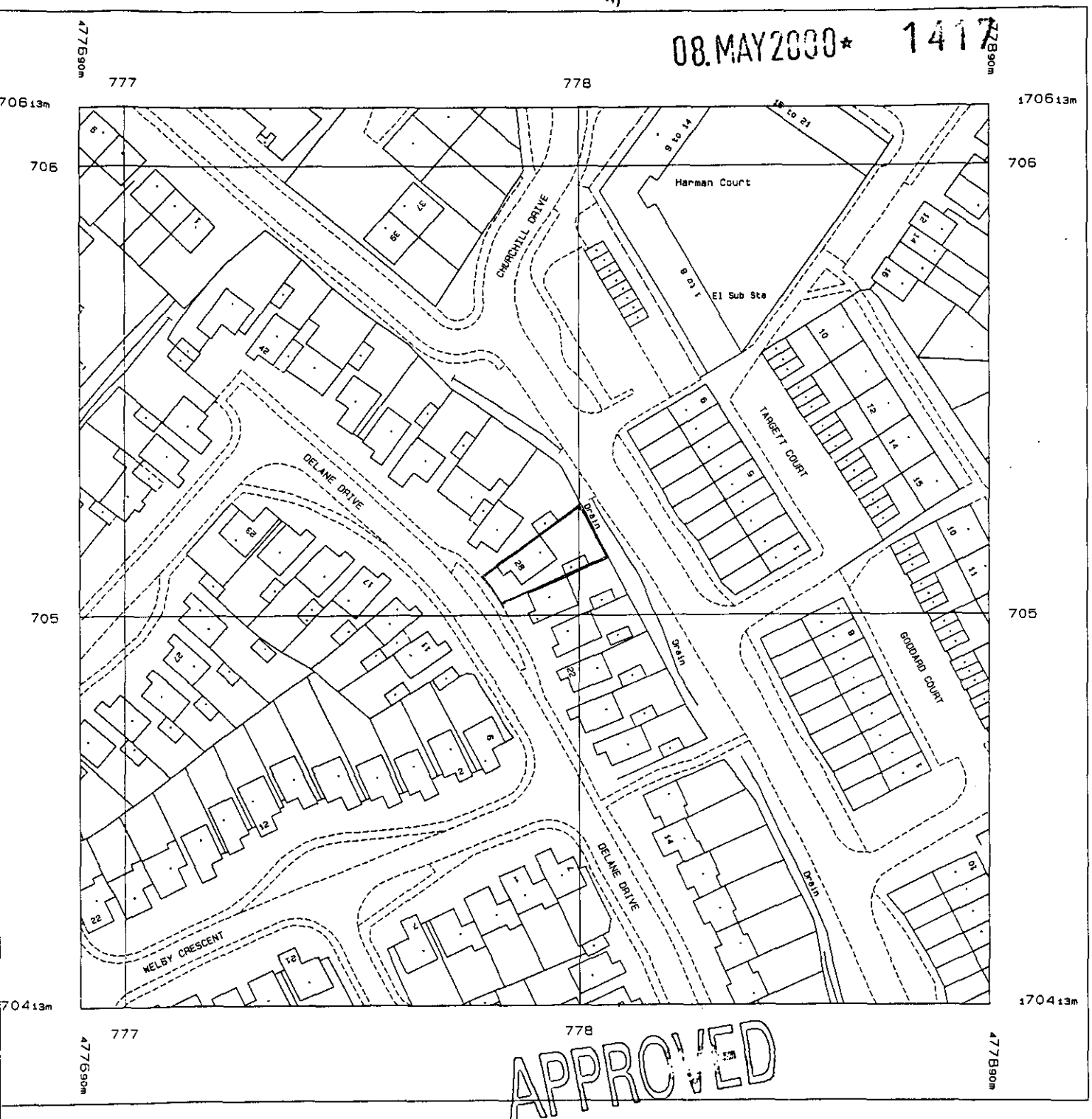
Superplan

RECEIVED 09 MAY 2000

Planning Extract - 1

Site-centred

08.MAY2000* 1417



APPROVED

oduced 28 Apr 2000 from Ordnance Survey digital
ta and incorporating surveyed revision
ailable at this date. © Crown Copyright 2000.

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thout the prior permission of Ordnance Survey.

Scale 1: 1250

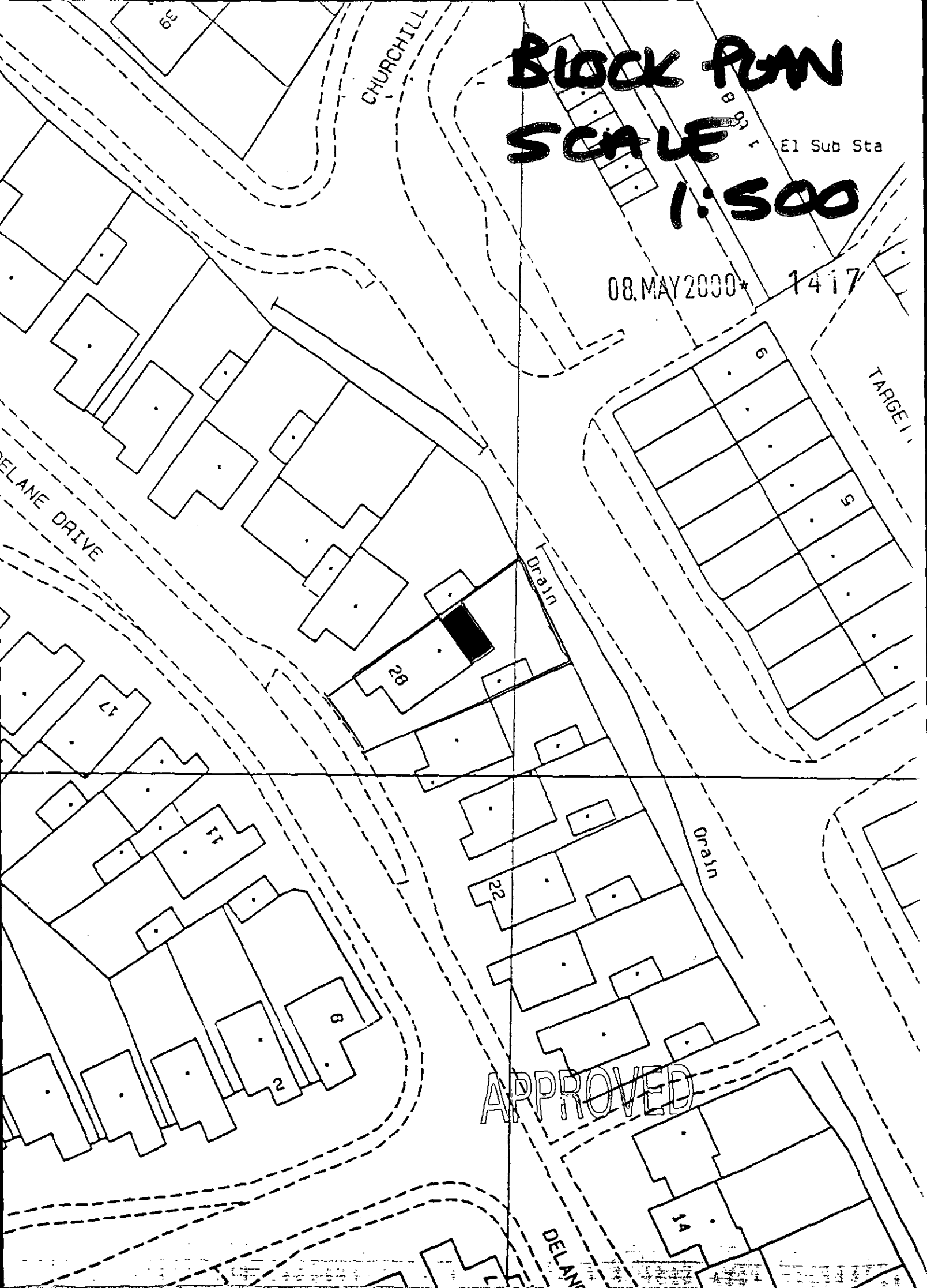
National Grid sheet reference at centre of this Superplan: SU7770NE

The representation of a road, track or path is no evidence of a right of way.

is Superplan product does not contain
l recorded map information.

Centre Coordinates: 477790 170513

Supplied by: National Map Centre


BLOCK PLAN
SCALE
1:500
08.MAY2000*
1417
El Sub Sta
CHURCHILL
DELANE DRIVE
Drain
Drain
TARGET
APPROVED
DELAN
39
28
17
11
22
6
2
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