30/5: 12.55pm left card.
No site notice

see 9916999391F

APPLICATION NO:
F/2000/1333

LOCATION:
8 Willowherb Close, Wokingham.

APPLICANT:
Mr Mrs Boyle C/O Newspace (Commercial Designs) Ltd

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

EARLIEST DATE FOR DECISION: ~~04/06/2000~~ 15/06/2000
28 Day members exp: 08/06/2000
APPLICATION EXPIRY DATE: **20/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Boyle
C/O Newspace (Commercial Designs) Ltd
Unit 1 Portland Industrial Units
Kingsway
Luton
Beds
LU4 8HA

Application Number: F/2000/1333

Parish: **WOKINGHAM**

Location: **8, Willowherb Close, 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: 16/06/2000

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.

Re-dated from 04/06 → 15/06
SN displayed by case officer on

Received by Wokingham District Council

Application No: F/2000/1333

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

Location:
8, Willowherb Close, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/06/2000. 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

11 May 2000

Received by Wokingham District Council

Application No: F/2000/1333

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Proposed single storey rear extension to dwelling to form conservatory

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Head Planning and Transportation

11 May 2000

30663

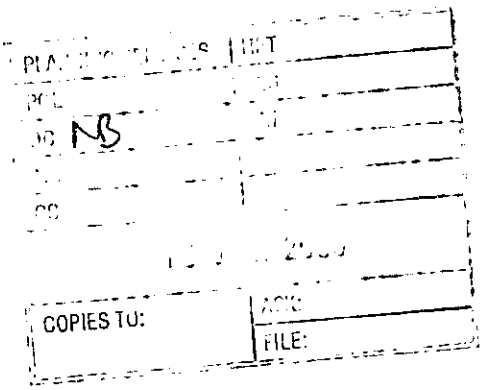
Our ref: SP\2000\001749\001
Your ref: F/2000/1333

received after decision issued

Date: 14th June 2000

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Natalie Brown

Dear Madam

REAR EXTENSION TO FORM CONSERVATORY - 8 WILLOWHERB CLOSE, WOKINGHAM

Thank you for your letter dated 11 May 2000 which was received on 15 May 2000. You are asked to quote the following reference in any correspondence: **SU86NW/23/5**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 823 691	96m to north east	Keephatch Farm	closed, inert waste in 1960's

In view of age of fill it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Newspace (Commercial Designs Ltd), Unit 1 Portland Industrial Units, Kingsway, Luton Beds LU4 8HA

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1333

Applicant : Mr Mrs Boyle C/O Newspace (Commercial Designs) Ltd.

Location : 8, Willowherb Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? : YES [✓] NO [ ] DATE 1/6/2000 (by case officer)

Date of Neighbour Notifications : .....

Date of Site Visit : 1/6/2000

Date Registered : 25/04/2000

Earliest Date for Decision : 04/06/2000

Latest Consultation Date/Site Notice Expiry Date : ~~04/06/2000~~ 15/06/2000

Application Expiry Date: 20/06/2000

Consultation Responses :

Wok TC: 26/5 - no objections.

Env Health: 19/5 - no objection.

Env Agency:

Neighbours

Planning Issues : (Rural, local plan, 10'd sett - district plan, 250m landfill consultation & backs onto greenroute/corridor.)

1) impact upon neighbouring props

2) impact upon character of the area.

Application Number: F/2000/1333

Appraisal :

- DEVELOPMENT: Single storey rear extn to form a conservatory TO be 4m width & 4m projection from the rear b'line, pitched roof ≈ 2.1m to eave & 2.45m to ridge.

1) Impact upon neighbouring properties.
Nº 8 Willowhere is detached & the last house off of a cul-de-sac ∴ only Nº 7, Keephatch Rd & public open area bounding the site. The conservatory would be 11m from the boundary (1.8m fencing surrounding) with Nº 7.
Nºs 7 + 8 are at angles with other so it is ~~not~~ considered that the proposed d'ment would have no adverse impact to neighbouring dwellings.

2) Impact upon the streetscene.
The site is wellscreened from Keephatch Rd by large trees (some covered by TPO's) & the rest of the site is bound by 1.8m fencing/shrubs.
∴ No detrimental impact to the streetscene.

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

Application Number F/2000/1333
Conditions/Reasons for Refusal

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

John Mitchell
16/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 8 Willowherb Close Wokingham. APPLICATION NUMBER: F/2000/1333	OFFICER: Natalie Brown DATE OF SITE VISIT: 1/6/2002

1 SITE/STATUTORY NOTICE DISPLAYED ? By case office.

2. DESCRIPTION OF SURROUNDINGS
Residential.
Large detached dwellings

Detached.
3. DESCRIPTION OF SITE/BUILDING
Extn under previous planning consent being built – conserv. to go on here.
Dark brown frames to window

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached.
Road bounds one side.
Nº7 bounds other side of rear garden.

5. SITE CONSTRAINTS

TREES Some TPO bounding property (Keepharon road side) – not on property of Nº8.

ACCESS/PARKING n/a

LEVELS —

BOUNDARY TREATMENT 1.8m fencing surrounding with shrubs & trees along border.
Trees screen from Keepharon Rd.

OTHERS —

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 AUG 2000

Officer: NAB | Application No. F/2000/1333

Map No. 69 Site ...0:00.

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: 8 WILLOWHERB CLOSE

Parish: WOKINGHAM Ward: NORREYS

11.9.2000

Applicant: MR/MRS BOYLE

Fee Received 95-00 (7) 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 : 11.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill → Site Consultation
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:

..... (Rural Area) .....

.....

..... No pre-appn. .....

NEIGHBOURS:

..... S/N + 7 Willowherb Close .....

.....

.....

.....

.....

.....

.....

.....

.....

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

26 MAY 2000

COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1333

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

Site Address: 8 Willowherb Close, Wokingham.

Applicant: Mr & Mrs Boyle C/O Newspace (Commercial Designs) Ltd

Your observations are required in respect of this application by **04/06/2000**

No objections

SIGNED: _____ **DATE:** **24/05/00**

Clerk to Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
19 MAY 2000	
COPIES TO:	ACK:
	FILE:

From: John Mullaney, Environmental Health — My Ref: JRM/JS

To: Natalie Brown, Planning — Your Ref:

Date: 17 May, 2000

APPLICATION NO: F/2000/1333
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY
LOCATION: 8 WILLOWHERB CLOSE WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER

Newspace (Commercial Designs) Ltd
Unit 1, Portland Industrial Units, Kingsway, Luton, Bedfordshire Tel.01582 405315

The Chief Planning Officer
Wokingham District Council,
Shute End,
Berkshire,
RG40 1BN

Friday, 21 April 2000

25.APR.2000* 1333

Dear Sir/Madam,

Ref. Conservatory to rear of 8 Willowherb Close,Wokingham.

Please find enclosed our application for Town Planning approval for the above works, together with the appropriate fee.

I hope the enclosed meets with your approval and look forward to hearing from you in due course.

Yours Faithfully

Keith Atkinson.

Environmental Services

For office use only.
Application number: 25.APR.2000* 1333

Householder planning application form



Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS BOYLE
	Address and postcode	8 WILLOW HERB CLOSE WOKINGHAM BERKS. RG40 5UY.
	Phone number	0118 977 2312
2	Agent's Name	NEWSPACE (COMMERCIAL DESIGNS) LTD
	Address and postcode	UNIT 1 PORTLAND INDUSTRIAL UNITS KINGSWAY LUTON BEDS. LU4 8HA.
	Phone number	01582 405315.
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.	8 WILLOWHERB CLOSE WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR
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.	WHITE PVC-U FRAME WITH CLEAR GLAZING TO SIDES & TRIPLE PAY CARBONATE SHEET TO 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 ☑

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: K A WSON

on behalf of MR & MRS BOYCE

Date 19/4/2000

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

1933

ADDRESS 8 WILLOWHERB CLOSE PARISH WOKINGHAM

PLOT No. 8 ORD. SHEET No. SU 826969

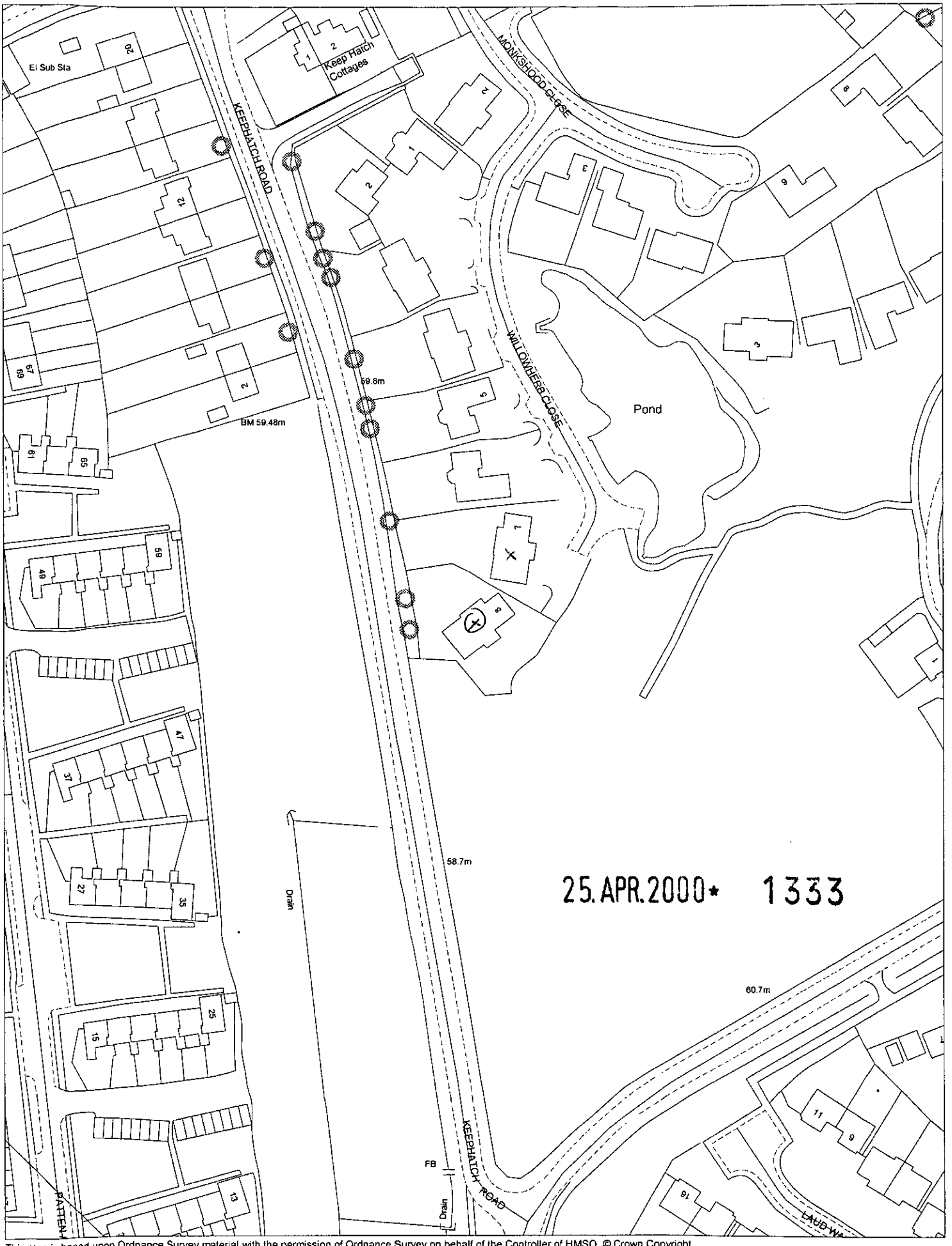
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23078	TAYLOR WOODROW	O/L.	25.4.85	REF
40336	"	DET. HOUSE & GARAGE	17.5.93	APP C/A LA
99/69739/F	Mrs A.J. Boyle.	F/81/S/ext.	7/7/99.	C/A
FP99/8778	Mrs. AJ Boyle	P/A ext.	27.5.99	APP

MINISTRY DECISION 23078 - APPEAL GRANTED - 21.7.87

SPECIAL ORDERS TPO 855/87

25. APR. 2000 * 1333



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Development Control Section, Environmental Services, Wokingham District Council.

5 May 2000

Scale: 1 : 1250