X SYSTEMS LTD

APPLICATION NO:
F/2000/1441

LOCATION:
Willowbank Easthampstead Road, Wokingham.

APPLICANT:
Mr Mrs Sweet C/O Charterhouse Conservatories

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

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Sweet
C/O Charterhouse Conservatories
44-46 Park Street
Gosport
Hants
PO12 4UH

Application Number: F/2000/1441

Parish:	**WOKINGHAM WITHOUT**
Location:	**Willowbank, Easthampstead 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 external brickwork 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: 23/06/2000

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/2000/1441

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

Location:
Willowbank, Easthampstead 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. 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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

18 May 2000

Application Number F/2000/1441
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'

John Mitchell
23/6/07

RECORD OF SITE VISIT

SITE ADDRESS: Willowbank
Easthampstead Road Wokingham.

APPLICATION NUMBER: F/2000/1441

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
rural / countryside area.
sporadic dev

3. DESCRIPTION OF SITE/BUILDING
lge 2 st. detached.
lge garden

4. RELATIONSHIP TO ADJOINING PROPERTIES
n/a
1.5m boundary fence

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1441

Applicant : Mr Mrs Sweet C/O Charterhouse Conservatories.

Location : Willowbank, Easthampstead 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 : .....

Date Registered : 16/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 11/07/2000

Consultation Responses :

Planning Issues : GREEN GAP
* IMPACT UPON CHAR. OF AREA -WCC7

Application Number: F/2000/1441
PROP: S.ST. REAR EXT.
Appraisal :

IMPACT UPON CHAR. OF AREA

The development proposed is a S. storey rear extension to form a conservatory.
The dwelling on site is a large 2 st. detached with an extensive garden. The dwelling is modern & has had no previous extensions. The area in which the application site is located is designated as 'green gap' in the local development The proposed conservatory will have a floor area of approx. 24m² & a height of 3.5m to the ~~conservatory~~ ridge. Given the scale & design of the proposed conservatory it is not considered that it will have an adverse negative impact upon the character of the area. The development is therefore considered to be in line with policy WCG7

IMPACT UPON NEIGHB. PROP.
The closest neighb. prop to the application site is Sutton House. However given the distance between the 2 dwellings it is not considered that the proposed ext. will have an adverse neg. impact upon this property.

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

CHARTERHOUSE conservatories

PARK STREET, GOSPORT, HANTS PO12 4UH
TEL./FAX. (023) 9250 4006

16 MAY 2000

FAO Mrs C Hurst

Wokingham District Council
Environmental Services
Planning Department
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

16.MAY2000* 1441

15 May 2000

Dear Mrs Hurst

Re: **Conservatory To Rear Of Willowbank, Easthampstead Road, Wokingham**
Planning Application

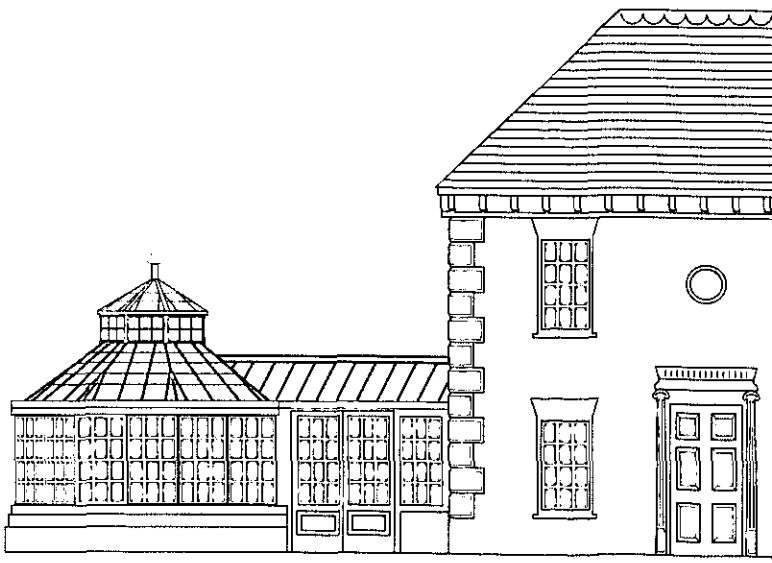
With reference to your correspondence dated 12 May 2000 and our telephone conversation this morning.

Please find amended drawings as discussed. The forms etc which were returned to our factory will be issued back to you direct by return today. However, if you have any queries please do not hesitate to contact me on my direct line 01935.83123.

Yours sincerely for
CHARTERHOUSE CONSERVATORIES

Paul Wells
Consultant Surveyor

cc File CH002047



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

Tel: (0118) 974 6451

Date: **18 May 2000**

My ref: F/2000/1441

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/1441
Willowbank, Easthampstead Road, , 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1441**
Willowbank, Easthampstead 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6451

Date: **18 May 2000**

My ref: F/2000/1441

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2000/1441
Willowbank, Easthampstead Road, , 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1441**
Willowbank, Easthampstead 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: **18 May 2000**

My ref: F/2000/1441

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2000/1441
Willowbank, Easthampstead Road, , 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1441**
Willowbank, Easthampstead 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_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~27 APR 2000~~ 1[illegible] MAY 2000	Map No. 8[illegible] Site 0.16
Officer: EC / Application No. F/2000/1441	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: WILLOW BANK EASTHAMPSTEAD ROAD

Parish: WOKINGHAM W/OUT Ward: WOK W/OUT 1815

Applicant: MR/MRS SWEET

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

(7)
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	named roads?	✓	16 MAY 2000
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show position on site	✓	MAY
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	plans called front elevation	✓	MAY
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 : 1815 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:

* Rural Area

NO pre-apps

NEIGHBOURS: S/N + Sutton House - Easthampstead Rd.

~~Tudor Court~~. Sutton House

(1) ADDRESS EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

PLOT No. c/o/[illegible] discovered 16.5.95 (see LA) ORD. SHEET No. SU.8367.(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
342/72	R.R. Purser & Sons	Outline - Det. House	16.3.72	N/A C
1403/72	D.H. Neil	Dwelling & Anc. wks	31.8.72	C
1414/72	"	Temp Caravan.	31.8.72	Temp.
15542	" "	c/u Dwelling on land adj.	8.5.81	NA R
15543	"	c/u Bungalow on land adj	8.5.81	NA R
42980	MR & MRS R SEATER	HOUSE LAND ADJ. (40/47)		Miss C
44008 ~~95/60071/7~~	W/DR.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

FP94/3208 " " 24.1.95 YAPP

1933

(2) ~~Tudor Court~~ Sutton House

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU 836

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	De
X 44265 ~~95/60354/7~~	MR & MRS. R. SEATER	DET. DWELLING LAND ADJ.	12.5.95	

MINISTRY DECISION

SPECIAL ORDERS LA SIGNED - RE 44265 - 12.5.95

16.MAY2000* 1441

Environmental Services

For office use only.
Application number: 16.MAY2000* 1441

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 A. SWEET
	Address and postcode	WILLOWBANK EASTHAMPSTEAD ROAD WOKINGHAM BERKS RG40 3BW
	Phone number	0118. 989. 2637
	Agent's Name	CHARTERHOUSE CONSERVATORIES
	Address and postcode	44-46 PARK STREET GOSPORT HANTS PO12 4UH
	Phone number	01705. 504000
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.	WILLOWBANK EASHAMPSTEAD ROAD WOKINGHAM BERKS RG40 3BW
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY TIMBER FRAMED CONSERVATORY TO REAR OF HOUSE
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 ☐ NO TREES AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK TO MATCH HOUSE TIMBER TO MATCH HOUSE JOINERY
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

9	How many bedrooms does the property have?	Existing:	Proposed: NO CHANGE
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 CHANGE	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.

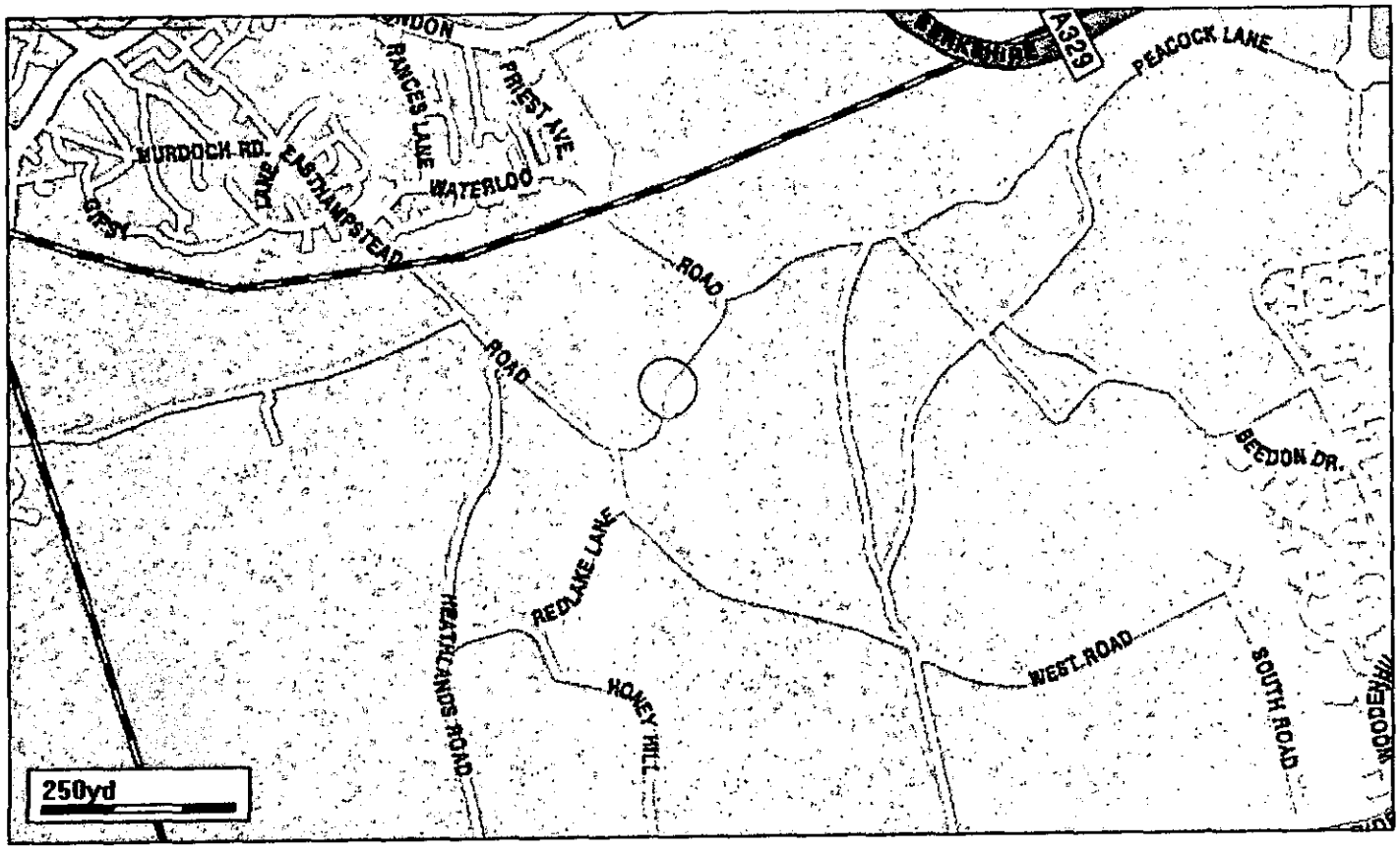
Your signature: [signature]

on behalf of MR + MRS A. SWEET

Date 20.04.00

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

16 MAY 2000 1441



Note
All dimensions must be checked on site and not scaled from this drawing

A		
	Date	Revision

© copyright

CHARTERHOUSE conservatories

Client
Mr & Mrs A Sweet

Job Title
Willowbank
Easthampstead Road
Wokingham
Berks RG40 3BW

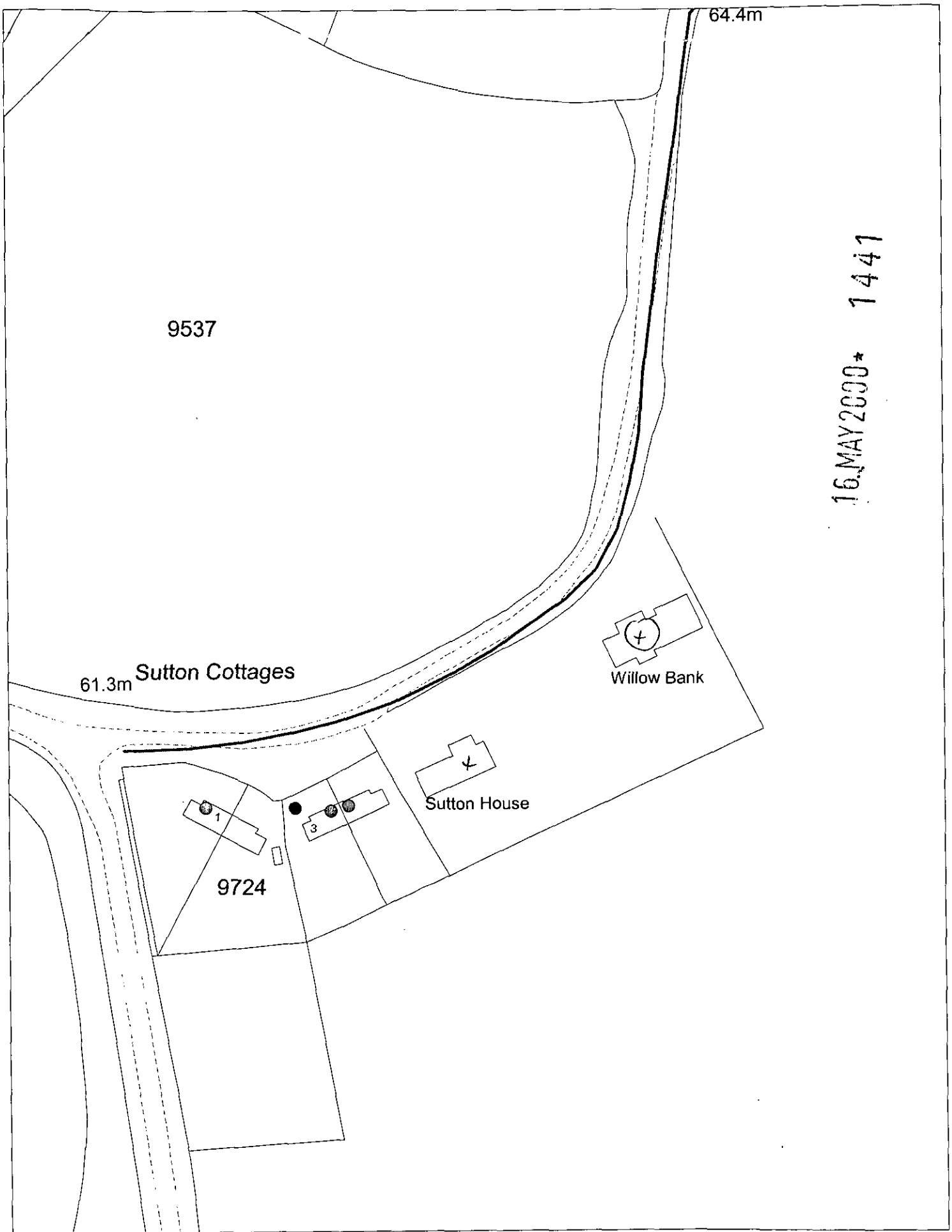
Drawing Title
Additional Location Plan

Scale

Date | Drawn by

Drg No **00/1604/007** | Rev.

WD REPROPOINT 2588

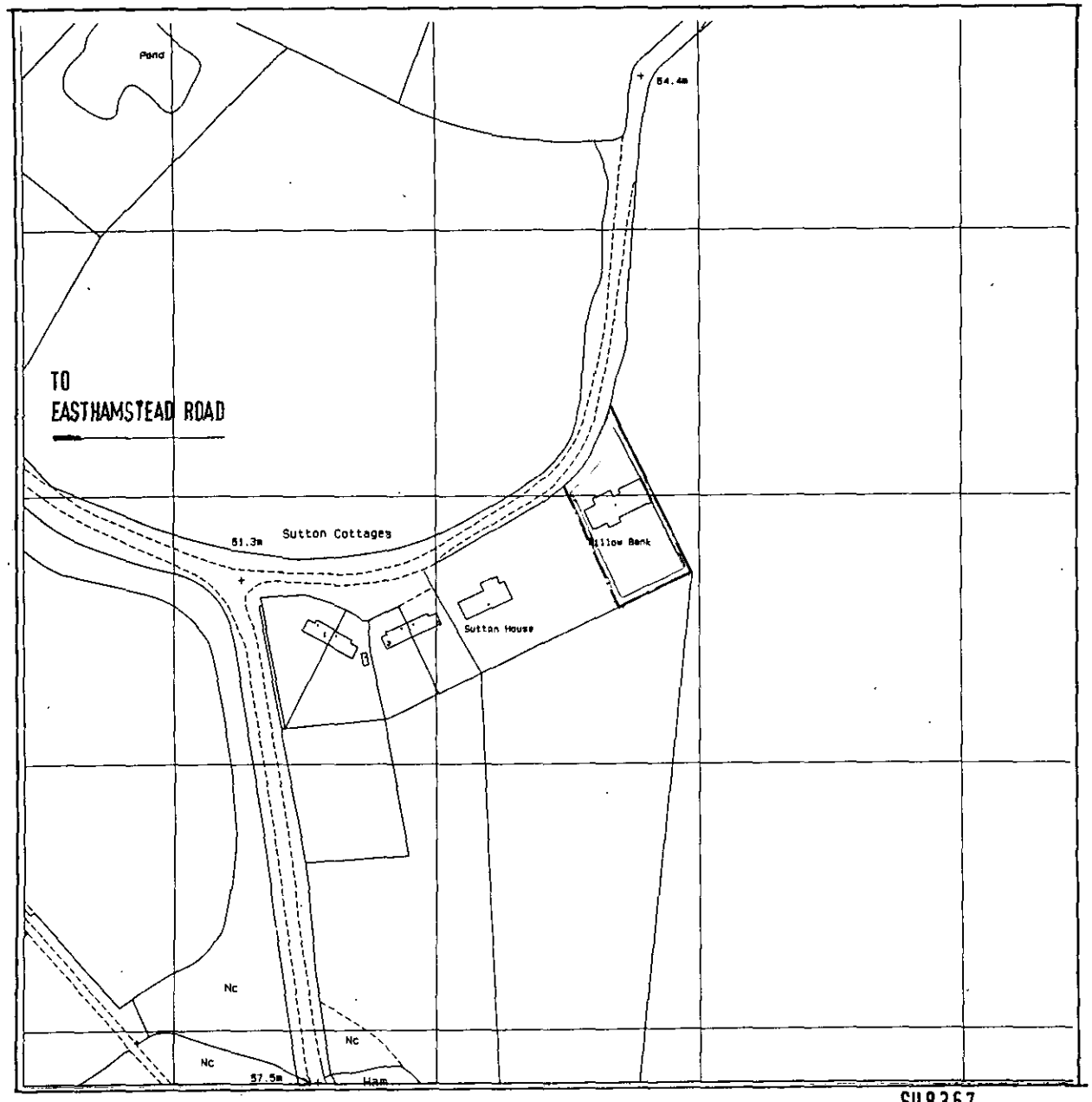


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
9 May 2000

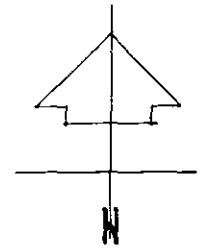
Scale: 1 : 1250

N
W E
S



SU8367

LOCATION PLAN
1:2500



16 MAY 2000 1441

Note
All dimensions must be checked on site and not scaled from this drawing

A		
	Date	Revision

© copyright

CHARTERHOUSE conservatories

Client
Mr & Mrs A Sweet

Job Title
Willowbank
Easthampstead Road
Wokingham
Berks RG40 3BW

Drawing Title
Location Plan
1:2500

Scale

Date | Drawn by

Drg No **00/1604/006** | Rev **A**

WD REPROPOINT 2500