APPLICATION NO:
F/2000/0844

LOCATION:
16 Anthian Close, Woodley Reading.

APPLICANT:
Mr Ellarby

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

EARLIEST DATE FOR DECISION: **08/04/2000**
members 28 day exp: 12/04/2000
APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ellarby
16, Anthian Close
Woodley
Reading
RG5 4XA

Application Number: F/2000/0844

Parish: **WOODLEY**

Location: **16, Anthian Close, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory. (Retrospective)**

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.

CH

Head of Planning and Transportation
Date: 17 April 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/2000/0844

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

Location:
16, Anthian Close, Woodley, Reading.

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 letter 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 08/04/2000. 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

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0844

Applicant : Mr Ellarby .

Location : 16, Anthian Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory (Retrospective) .

✓ 4/4

Site Notice Displayed ? :	YES	NO	DATE
		✓	23/3.

Date of Neighbour Notifications : n/a

Date of Site Visit : 4/4

Date Registered : 13/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000
Members 28 day exp : 12/04/2000
Application Expiry Date: 08/05/2000

Consultation Responses :
Woodley PC : 31/3 : No comments.

Neighbours/SN : none received.

Planning Issues : (1 D'd left)
1) Impact upon neighbouring properties
2) Impact to the street scene
} WRE1 / LBE1 & LBE2 ~~SNZ~~ SBE1 & SBE2.

Application Number: F/2000/0844

Appraisal : (Retrospective application).

1) Impact upon ~~the street scene~~ neighbouring properties:
The proposed (existing) development is a single storey rear extn forming a conservatory.
It is app 3.21 x 3.21 m.
It is app 3.15m to ridge & 2.3m to eaves.
It is set back from all boundaries app 3.45m with Nº 15 & app ~~6~~ 4.6 m with Nº 19.
(Nº 16 is set app 1m from these boundaries already).
- Boundaries: 1.8m fence & some shrubs surrounding
The building line of Nº 19 is app 5m beyond that of Nº 16.
There are no side windows in this elev of Nº 19:. The conservatory is obscured by Nº 19.

It is considered that the conservatory (as existing) is not having any detrimental impacts to neighbouring properties by either overlooking, overshadowing or through overbearing.

2) Impact to the streetscene.
Materials match existing. It is not considered that the conservatory is having any adverse negative impact to the street scene.

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

Application Number F/2000/0844
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 16 Anthian Close Woodley Reading.
Retrospective.
APPLICATION NUMBER: F/2000/0844

OFFICER: Natalie Brown
DATE OF SITE VISIT: 4/4

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~NO~~ YES - on tree. (adj to shared park/grassland area in front of properties)

2. DESCRIPTION OF SURROUNDINGS Residential.
Detached with integral garages
similar style but varying in design
open plan grassed area with silver birches & daffodils - central to the dwellings.

3. DESCRIPTION OF SITE/BUILDING
conservatory is not obtrusive - no overlooking/overshadowing/overbearing
Patio area.
small rear garden. grassed area.

Detached
4. RELATIONSHIP TO ADJOINING PROPERTIES
conservatory is set away from all boundaries
B'line of Nº 19 forward of Nº 16 - ~~8.3m~~ 4m(?) beyond conservatory
(NO side windows)

Nº 15 ← has a conservatory set back from boundary

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING n/a

LEVELS /

BOUNDARY TREATMENT Nº 15 ← 1.8m fence + shrubs
1.8m fence at rear.
Nº 12 → 1.8m fence.

OTHERS /

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~20 JAN 2000~~ VALID 13 MAR 2000	Map No. ~~42~~ Site 0:04
Officer: NAB / Application No. F/2000/0844	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: 16 ANTHIAN CLOSE

Parish: WOODLEY Ward: Coronation 15.3.2000

Applicant: MR ELLARBY

Fee Received 95-00 (1) 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	red line to include passing & access	27/1	13 MAR 2000
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other 2 elevations Scale?	27/1	
6	Floor plans	Scale? } should be 1:50 or 1:100.		
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 : 15.3.2000 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 + 23 Anthian Close. ✓

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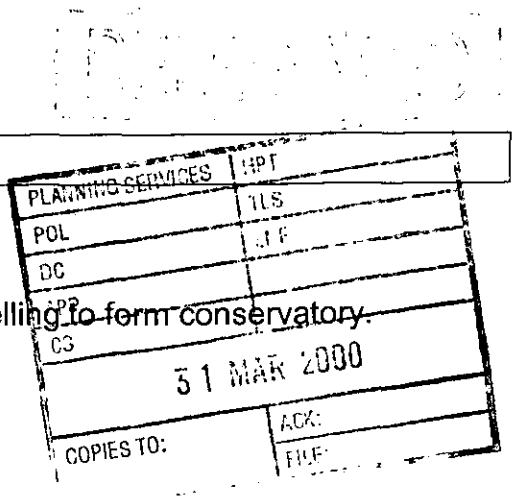
FROM: Natalie Brown

DATE: 15 March 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0844

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

Site Address: 16, Anthian Close, Woodley, Reading.

Applicant: Mr Ellarby .

Your observations are required in respect of this application **by 08/04/2000** .

The committee made no comment on this application.

SIGNED: _____ DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

Tel. 0118 9746429 (Direct Line)

Date 27/1/00

Your ref.

My ref.

• Perry Fry Agency Paley Street, Maidenhead SL6 3JS

FOR CORRESPONDENCE AND TO SEND APPROVAL, PLEASE SEND TO

MR A. ELLARBY
16 ATHELAN CLOSE
WOODLEY READING
~~WOKINGHAM~~
BERKS
RG5 4XA

WOKINGHAM DISTRICT COUNCIL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
(4)	The red line denoting the application site does not extend to the public highway. include parking & access at front within red line	☑ ✓
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

13.MAR2000* 0844

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

P.T.O. →

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐ ✓
No Scale ✓

12) The following elevational plans are required: Scale drawings of ☐ ✓
other 2 elevations + Scale on elevation provided
(include existing house in elevations) ✓

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

By hand 19/1/00.

16 ANTHIAN CLOSE
WOODLEY, READING
BERKS
RG5 4XA
10/1/00
0118 9698039

RE: APPLICATION FOR PLANNING PERMISSION

13.MAR2000* 0844

Dear Sir,

I hereby apply for planning permission to build a conservatory at the above premises.

I enclose 6 copies of the following

* application form
* Site plans obtained from Wokingham District Council (2 SHEETS EACH)
* Detailed plan view of the conservatory and site with dimensions
* Side elavation view of the conservatory.

I also have included a cheque for £95.00

Yours Sincerely

A G Marley

PLEASE SEND ALL CORRESPONDENCE TO

MR A. ELLARBY
16 ANTHIAN CLOSE
WOODLEY
READING
RG5 4XA

PLEASE NOTE ONLY 5 COPIES of THE APPLICATION FORM WERE RETURNED, I MUST STILL BE WITH WDC

Removal of PD ∴ P.P req for a conservatory.

APPROVAL OF
RESERVED MATTERS

F
CR

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1990

To: BRYANT HOMES (SOUTHERN) LTD
POPES MANOR
MURRELL HILL LANE
BINFIELD BRACKNELL
BERKS RG12 5DA

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 39590 (RM)

Proposal:
APPROVAL OF RESERVED MATTERS ON APPLICATION 23796 FOR THE ERECTION OF 43 RESIDENTIAL UNITS

AREA 5E(1) WOODLEY AIRFIELD WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Approval of Reserved Matters (Outline permission 23796) in respect of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. 23796 dated 13.01.86 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission. (39?F)

01 REASON The conditions of the outline planning permission remain in force and for the sake of clarity.(4R)

02 This permission is in respect of the application as amended by the revised drawing No. 353/5/1/5E1/A (including garage re-positioning on Plot 8) received with the Agents letter dated 21.7.92. (395F)

02 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(138R)

03 Details of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(398F)

03 REASON To ensure that the materials harmonise with the surroundings.(10R)

continued/-

Application 39590 continued

04 The garages hereby permitted shall be used as domestic garages only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(61)

04 REASON In the interests of amenity and to ensure that the garages are retained for use in accordance with the District Planning Authority's parking standards.(61R)

05 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988(or any order revoking nd re-enacting that Order),no further development as defined with arts 1 and 2 of the Second Schedule of that Order, shall be carrie ut on the land unless an application for planning permission in that behalf is first submitted to and approved by the District Planning Authority.(173)

05 REASON To prevent an overdevelopment of the site and to help safeguard the privacy and visual amenity of the occupiers of adjacent properties. (171R)

06 Before the foundations of any of the proposed buildings are laid, all the roads, access ways and footpaths which lead to or adjoin the buildings shall be laid out and constructed, (other than the final surfacing course), to the satisfaction of the District Planning Authority. Furthermore, they shall be completed prior to the occupation of the last building to be erected.(399F)

06 REASON To ensure a satisfactory access for the occupiers of the new buildings and to help with the accurate setting out of the foundations. (120R)

07 Development shall not begin until surface water sewerage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.(113)

07 REASON In the interests of amenity.(90R)

08 None of the buildings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.(114)

08 REASON In the interests of amenity.(90R)

09 All the existing trees shown for retention on the approved layout shall be retained and shall not be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree of similar species. If, within a period of 5 years, any replacement tree dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may first be approved by the District Planning

continued/-

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Gary.Hancox@wokingham.gov.uk
Date: 05 February 1999
My ref: GH/MLT/Woodley-1B
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) 974 6991
DX: 33506 – Wokingham

Mr & Mrs Ellarby
16 Anthian Close
Woodley
RG5 4XA

Dear Mr & Mrs Ellarby

PROPOSED CONSERVATORY EXTENSION AT 16 ANTHIAN CLOSE, WOODLEY

I refer to your meeting with Mr Hancox on the 1st February 1999 with reference to the above.

I can confirm that due to a condition on the original planning permission for your property, your proposal would require planning permission. However, please note that you would be exempt from any application fees payable. In addition I would advise that you check with our building control section with regard to building regulations. They can be contacted on 0118 974 6375. Please find enclosed the relevant application forms.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Mr Hancox.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

Enclosure: Planning Application Forms, Building Regulation Forms

1933

ADDRESS 16 ANTHIAN CLOSE PARISH WOODLEY

PLOT No. 25 WOODLEY AIRFIELD SE1 ORD. SHEET No. SU 7773 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
08308	WOODLEY	AIRFIELD PLAN	30.10.28	CL
23796	HOWOST / BRYANT	O/L. PHASE 5	25.3.85	CL
39590	BRYANT	DET. HOUSE & GARAGE	09.7.92	CL
FP/92/0733	"	"	26.8.92	C/APP

MINISTRY DECISION DD Enq - Conserv. - Ellaby - 5.2.99

SPECIAL ORDERS REMOVAL PD RIGHTS — COND. 5 - 395-90

13.MAR2000* 0844

Environmental Services

For office use only.
Application number 13.MAR2000* 0644

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 A ELLARBY
	Address and postcode	16 ANTHIAN CLOSE WOODLEY READING RG5 4XA
	Phone number	0118 9698039
2	Agent's Name	~~TERRY FRY~~
	Address and postcode	~~"ACORN" PALEY ST, NR MAIDENHEAD BERKS SL6 3JS~~
	Phone number	~~01628 788431~~
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.	SEE ATTACHED
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO THE REAR OF THE MAIN BUILDING

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICKS TO MATCH EXISTING BRICKS AND UPVC GLASS WINDOWS	
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: 4	Proposed: 4
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.

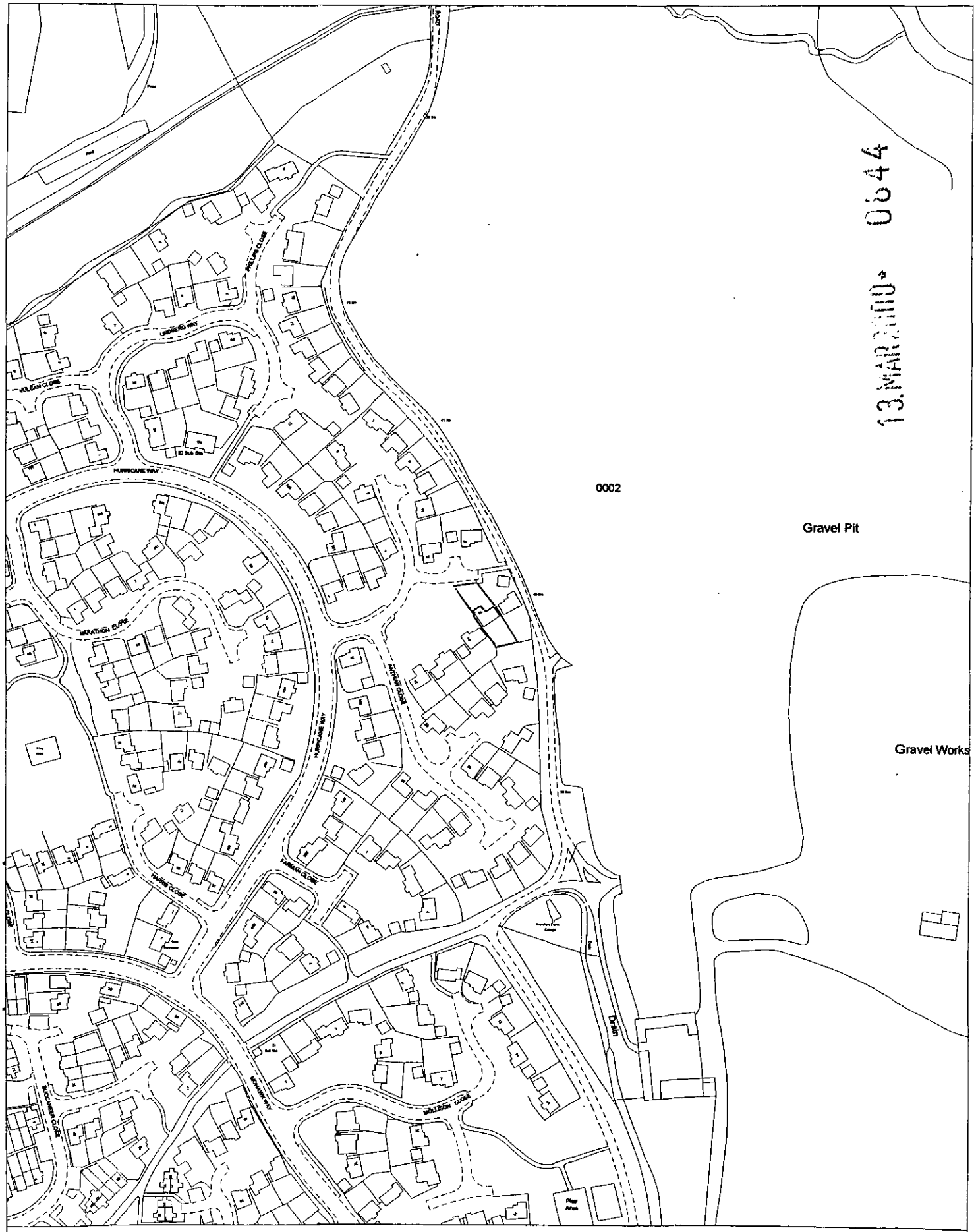
Owner's name	Address at which the notice was served	Date on which the notice was served

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature] on behalf of

Date 2/1/00

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



Site Plan, Scale: 1 to 2500

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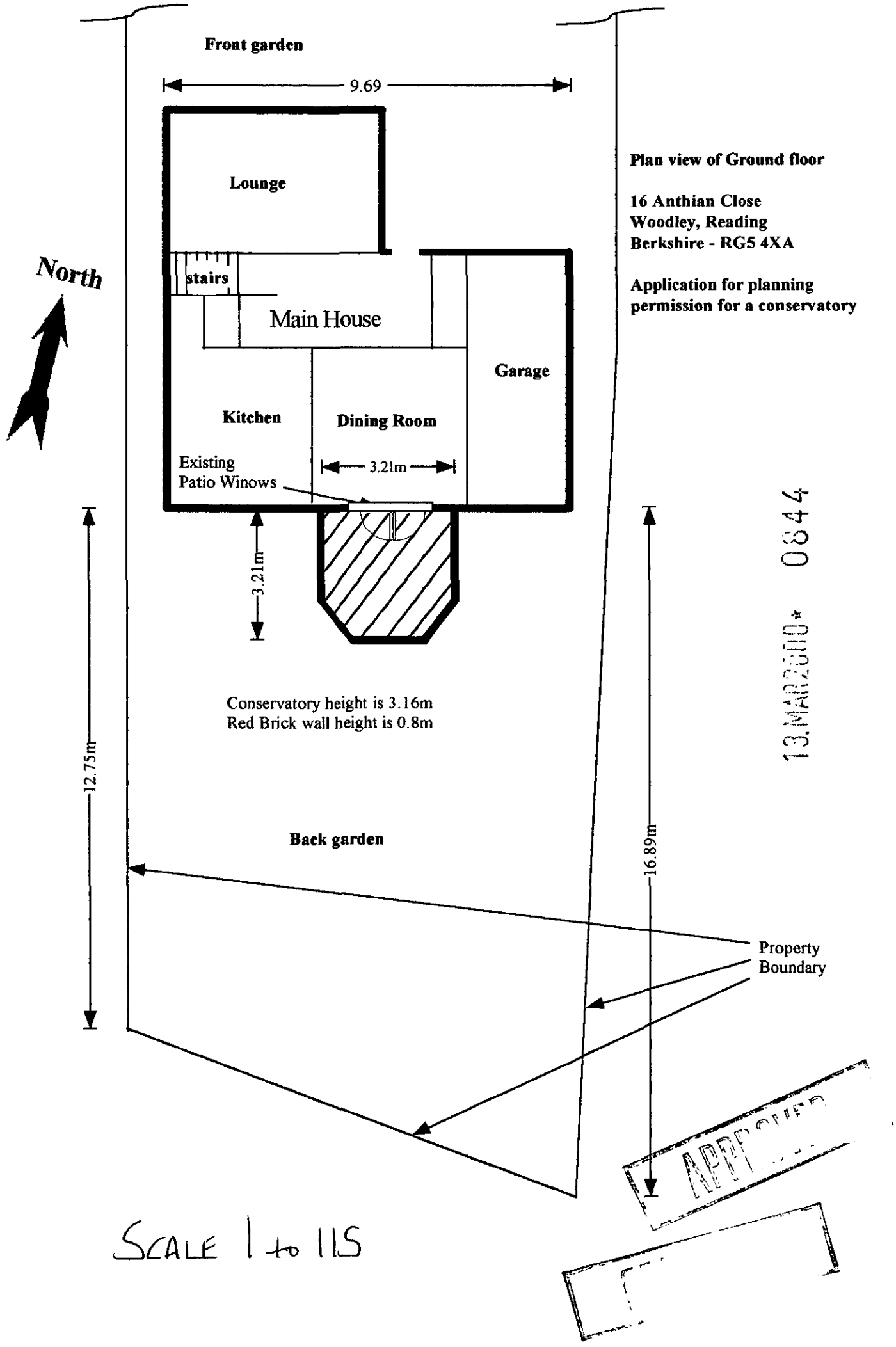
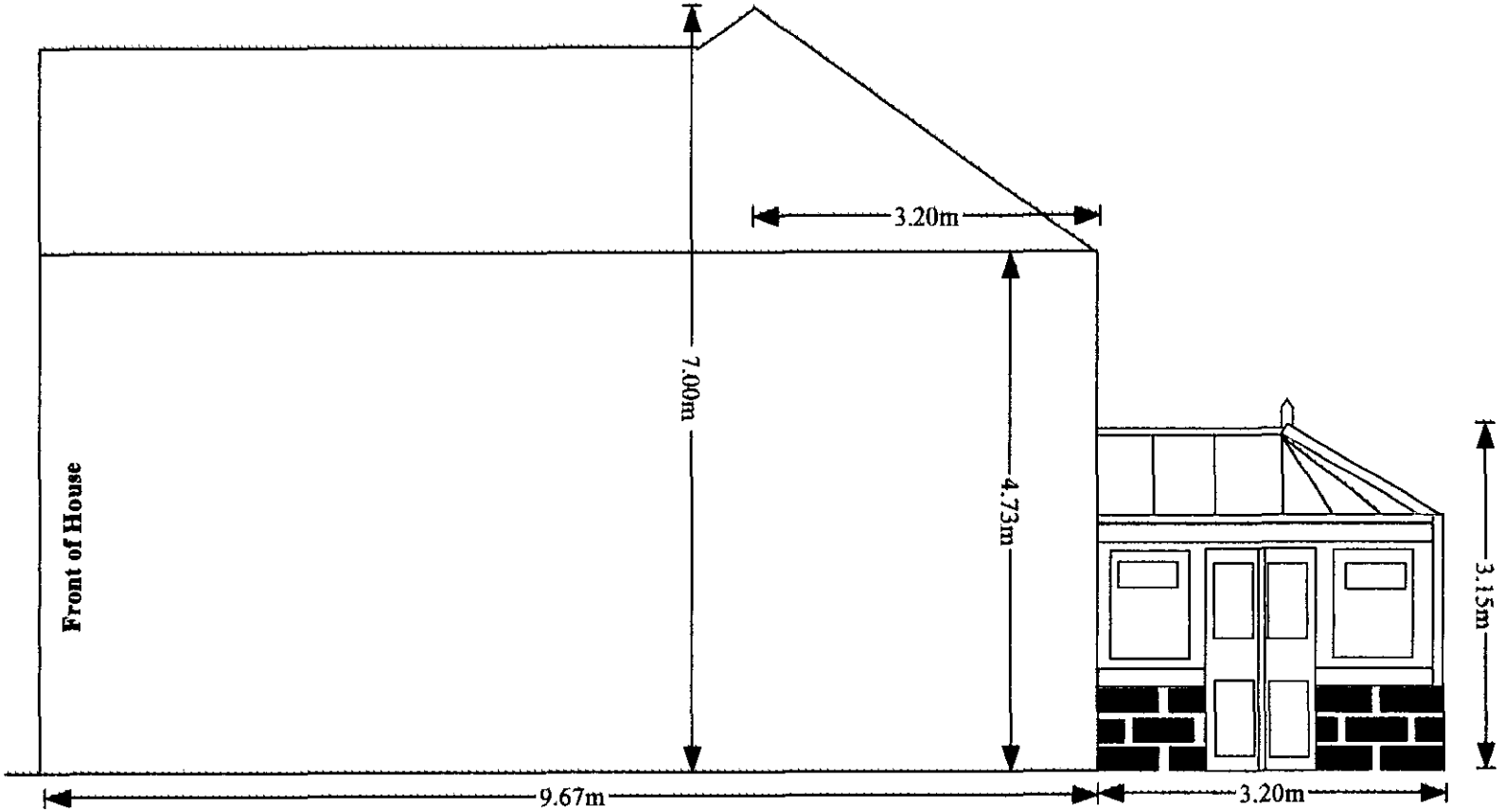
Date: 22 December 1999


Front garden
9.69
Lounge
stairs
Main House
Garage
Kitchen
Dining Room
Existing
Patio Winows
3.21m
3.21m
North
Plan view of Ground floor
16 Anthian Close
Woodley, Reading
Berkshire - RG5 4XA
Application for planning
permission for a conservatory
13.MAR2010* 0844
Conservatory height is 3.16m
Red Brick wall height is 0.8m
12.75m
16.89m
Back garden
Property
Boundary
SCALE 1 to 115

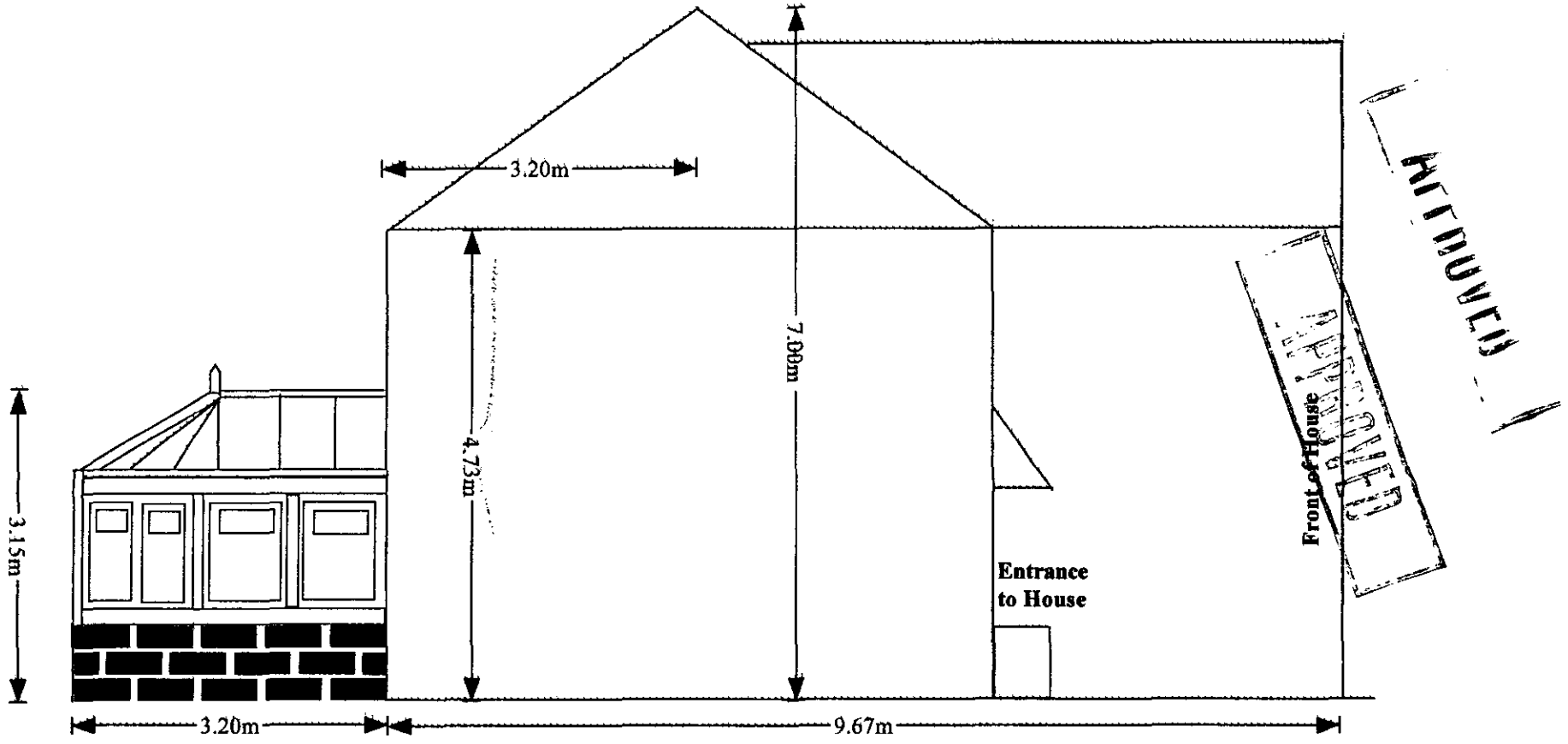


Side elevation (looking East)

Scale 1 to 65

APPROVED

13.MAR2000* 0844

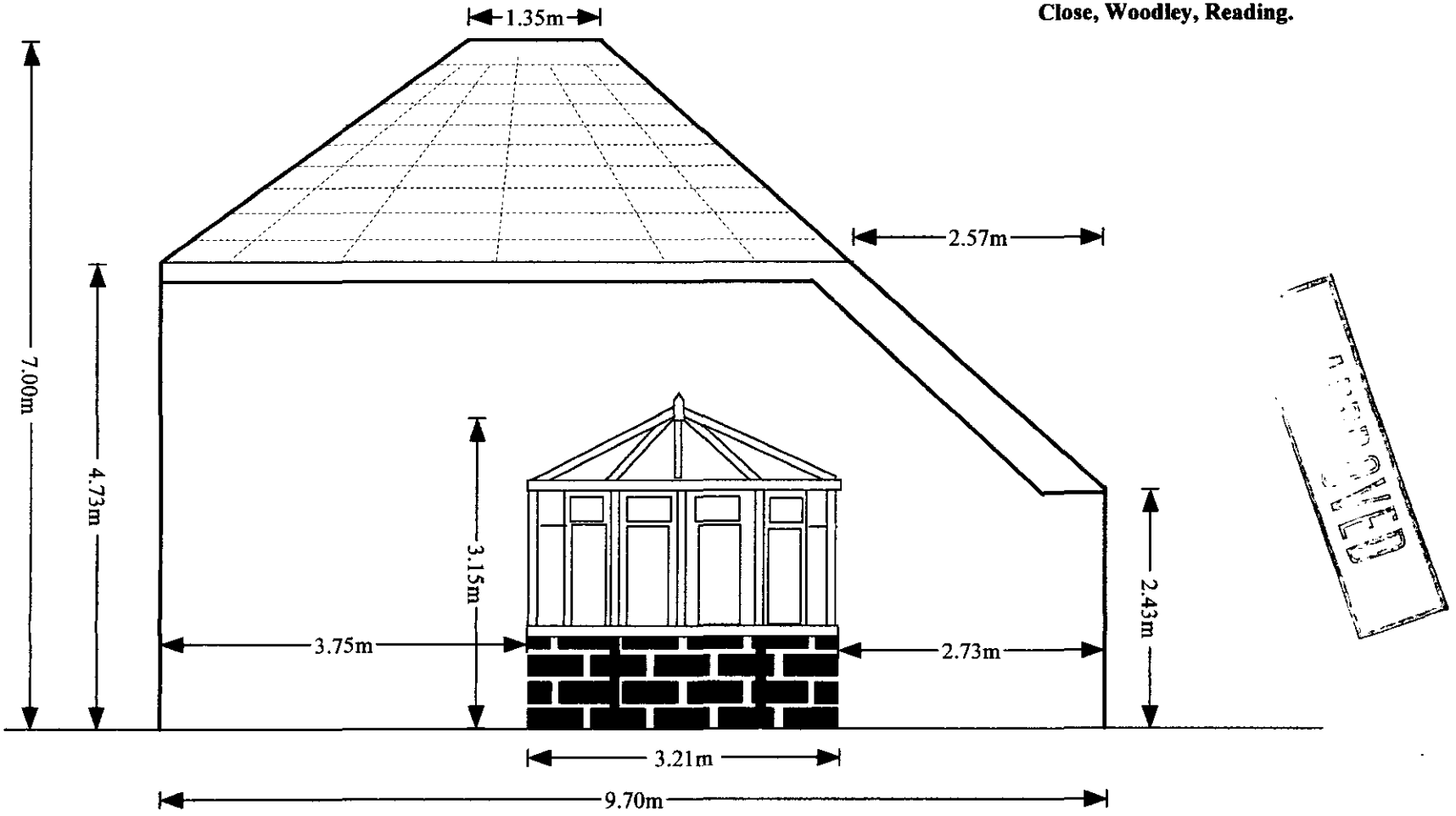


Side elevation (looking West)

Scale 1 to 65

APPROVED
13.MAR2000* 0644

Application to planning permission for a conservatory at 16 Anthian Close, Woodley, Reading.

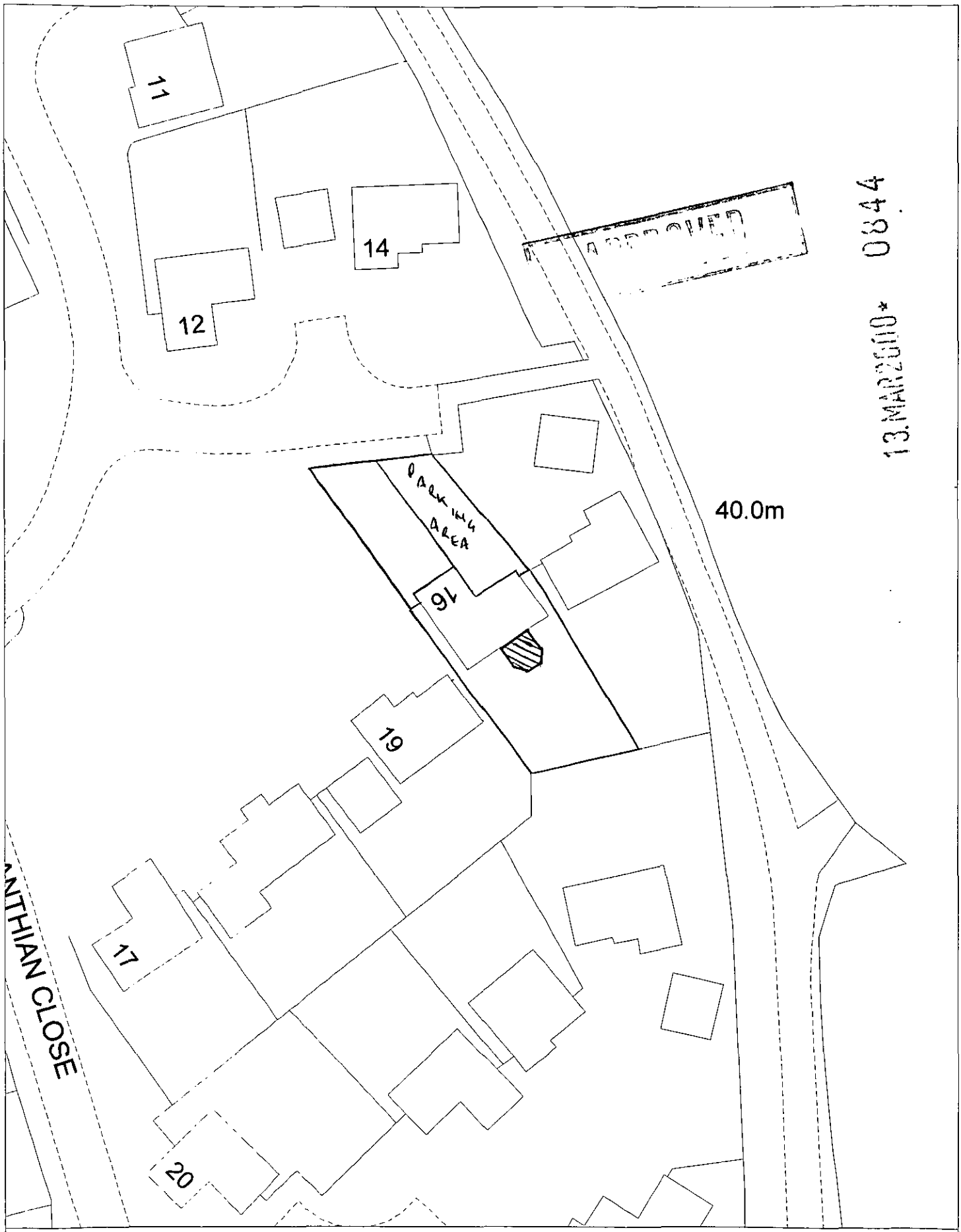


RECEIVED

Rear view of House

Scale 1 to 65

13.MAR2000* 0844



Site Plan, Scale: 1 to 500

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Date: 22 December 1999

N
W E
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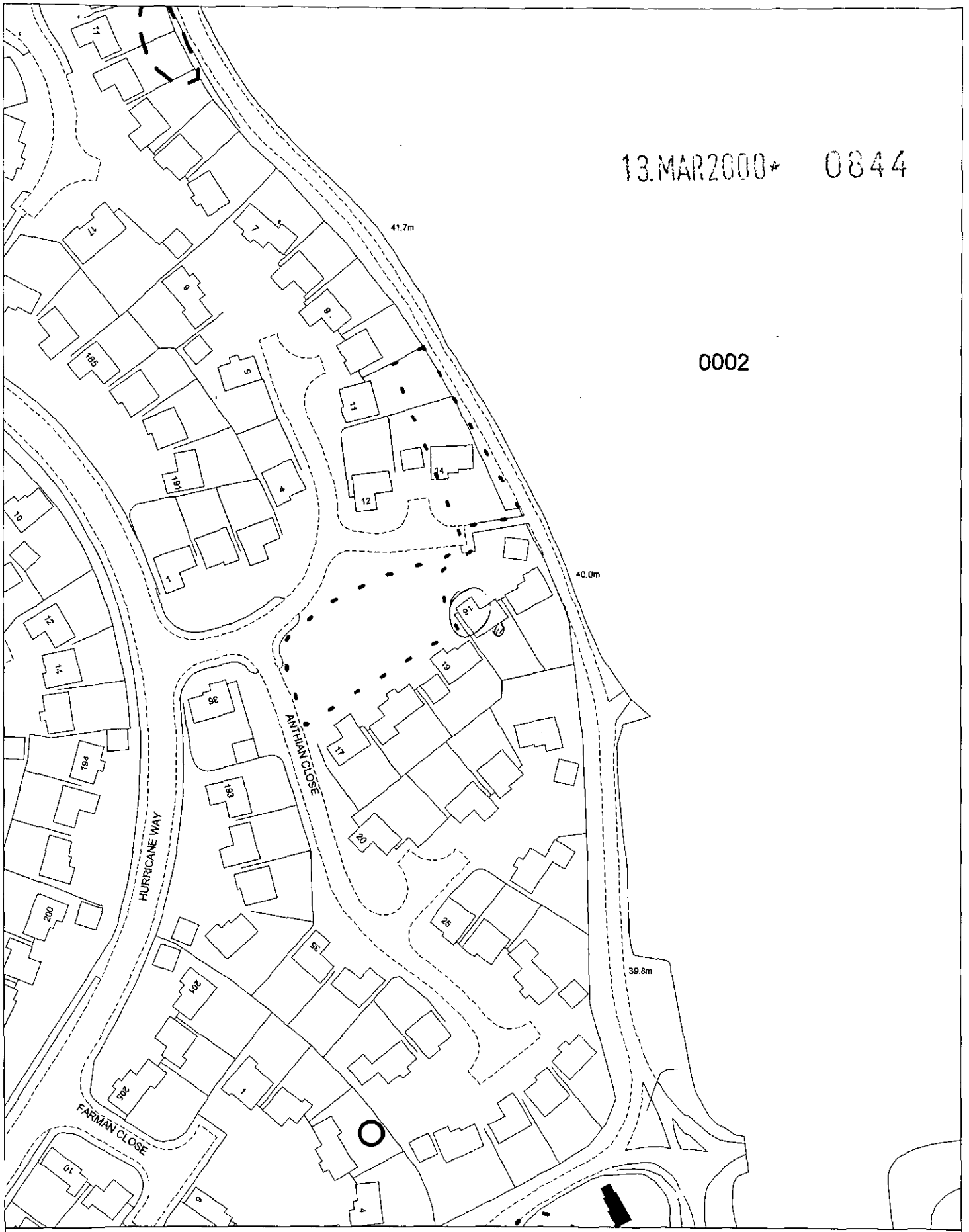
13.MAR2000* 0844

0002



Site Plan, Scale: 1 to 1250

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