left card 3.45pm 18/5 ✓
revised plans? ✓

APPLICATION NO:
F/2000/1191

LOCATION:
34 Manor Road, Wokingham.

APPLICANT:
s D J & N J Race C/O Burnhouse Conservatories

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

EARLIEST DATE FOR DECISION: **13/05/2000**
28 day members exp: 17/05/2000
APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

D J & N J Race
C/O Burnhouse Conservatories
Cowburn Street
Heywood
Lancs
OUO 2AJ

Application Number: F/2000/1191

Parish: **WOKINGHAM**

Location: **34, Manor 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 work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing submitted to the Local Planning Authority on 01/06/00 showing windows in the side elevations.

Condition
4. The windows in the side elevation facing 36 Manor Road shall be fixed shut and shall not at any time be glazed other than with obscure glass.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 05/06/2000

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1191

Applicant : D J & N J Race C/O Burnhouse Conservatories.

Location : 34, Manor Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
	✓	2/5

Yes 11/5

Date of Neighbour Notifications : —

Date of Site Visit : 23/5

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

WOK TC: 18/5 - no objection

Neighbours/BN: 30/5 - 36 Manor Rd (no objections)

Revised plan rec: 1/6/2000.

Planning Issues : (I'd say)

1) Impact upon neighbouring props

2) Impact upon the street scene.

Application Number: F/2000/1191

Appraisal :

1) Impact upon neighbouring properties
The proposed development is for a single storey rear extension forming a conservatory.
It will be 5.04m by 2.8m, 2.4m to eaves & 3.3m to the ridge. It will be app 0.5m from the boundary with Nº 1 & along the boundary with Nº 36.
Revised plans submitted on 1 June 2000 show small windows inserted in both the side elevations.
A letter was received from 36 Manor Rd stating they had no objections to the conservatory being along the boundary nor the windows. (A condition has been added to ensure these will be fixed shut & obscurely glazed)
∴ there will be no detrimental impact to neighbouring properties by overlooking, overshadowing nor overbearing.

2) Impact upon the streetscene.
Materials will match existing.
It is considered that the proposed development would not be detrimental to the streetscene.

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

Application Number F/2000/1191
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
(3)	SC04	SR04	PERMISSION
			~~DRA~~ DRAWING
			1 JUNE 2000
			WINDOWS IN THE SIDE ELEVATIONS.
(4)		SR24	The windows in the side elevation facing
			36 Manor Road shall ~~not be~~ be fixed
			shut and shall not at any time be
			glazed other than with obscure glass.

John Mitchell
5/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 34 Manor Road Wokingham.

APPLICATION NUMBER: F/2000/1191

OFFICER: Natalie Brown

DATE OF SITE VISIT: 23/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 11/5 on lamp-post

2. DESCRIPTION OF SURROUNDINGS

Residential –
detached + semi-D (diff styles for each housing type)
+ terraced.

3. DESCRIPTION OF SITE/BUILDING

End terrace.
Brick wall at rear of garden.
Patio area in front house.

conservatory will not be full width & not encroach –

4. RELATIONSHIP TO ADJOINING PROPERTIES

End terrace – joined to No 36.

Boundary with No 36 fence 1.8m will come down – walk along boundary will be.
tall hedging thereafter.

Garage of 1 Pine Crest Rd along boundary – path inbetween.
Part brick wall & 1.8m fencing

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING n/a.

LEVELS

BOUNDARY TREATMENT as above

OTHERS

?? Revised plans with fan light windows at top of wall along boundary – no. 36 no objections?

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 APR 2000	
Officer: NAB	Application No. F/2000/1191

Map No. 91 Site 0.03

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: 34 MANOR ROAD

Parish: WOKINGHAM

Ward: Evendons 19.4.2000

Applicant: D & N RACE

Fee Received 95-00 (S) 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 : 19.4.2000 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 + 29, 29a + 36 manor Rd
1, 3 + 5 pine croft Rd
3 + 4 croft close

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1191

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/1191
34, Manor 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1191**
34, Manor 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 Morgan

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1191

CONFIDENTIAL

Councillor King
1 Winkfield Close
Wokingham
RG41 2EZ

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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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6492

Date: **19 April 2000**

My ref: F/2000/1191

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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Yours faithfully

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Case officer: **Natalie Brown** Application Number: **F/2000/1191**
34, Manor 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 Hudson

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

Received by Wokingham District Council

Application No: F/2000/1191

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

Location:
34, Manor Road, , Wokingham.

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

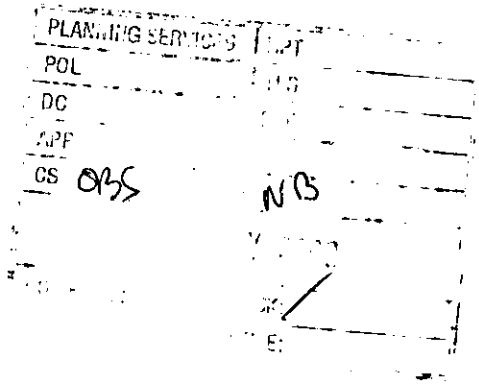
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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 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 13/05/2000. 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



36 Manor Road
Wokingham
Berkshire

23.500

N Brown
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Sirs

Re: Planning Application Number: F/2000/1191
34 Manor Road, Wokingham

Our neighbours who live at 34 Manor Road have asked us to write to you after an inspection by yourself of their proposed site for a conservatory.

Please take this letter as confirmation that, we have no objection to the fence on our boundary being removed and replaced with a wall, which will replace the boundary fence. Any fence that will need replacing after the conservatory is built to connect to existing panels will be arranged by Mr and Mrs Race.

We are aware that this wall will form part of their conservatory and that it has windows on top of the walls and a glass roof coming from that.

We hope this is satisfactory but should you need any other confirmation, please do not hesitate to contact us.

Yours faithfully

MR D. CROFT 25th MAY 2000

Mrs J. CROFT " " "

PLA
POL
DC
ASP
CS
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1191

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

Site Address: 34, Manor Road, Wokingham.

Applicant: D J & N J Race C/O Burnhouse Conservatories

Your observations are required in respect of this application by **13/05/2000**

No objection

SIGNED: _____ **DATE:** 11/05/00

CLERK TO Wokingham Town Council

Environmental Services

For office use only.
Application number: [illegible] 191

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	DJ + NJ RACE
	Address and postcode	34 MANOR ROAD WOKINGHAM BERKSHIRE RG41 4AR
	Phone number	0118 9892861
	Agent's Name	BURNHOUSE CONSERVATORIES
	Address and postcode	COLBURN ST HEYWOOD LANCS OL10 2AJ
	Phone number	01706 366655
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.	As 1 above
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY

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 UPVC CONSERVATORY BROWN STOCK BRICK TO MATCH HOUSE	
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: 3	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 RACE.

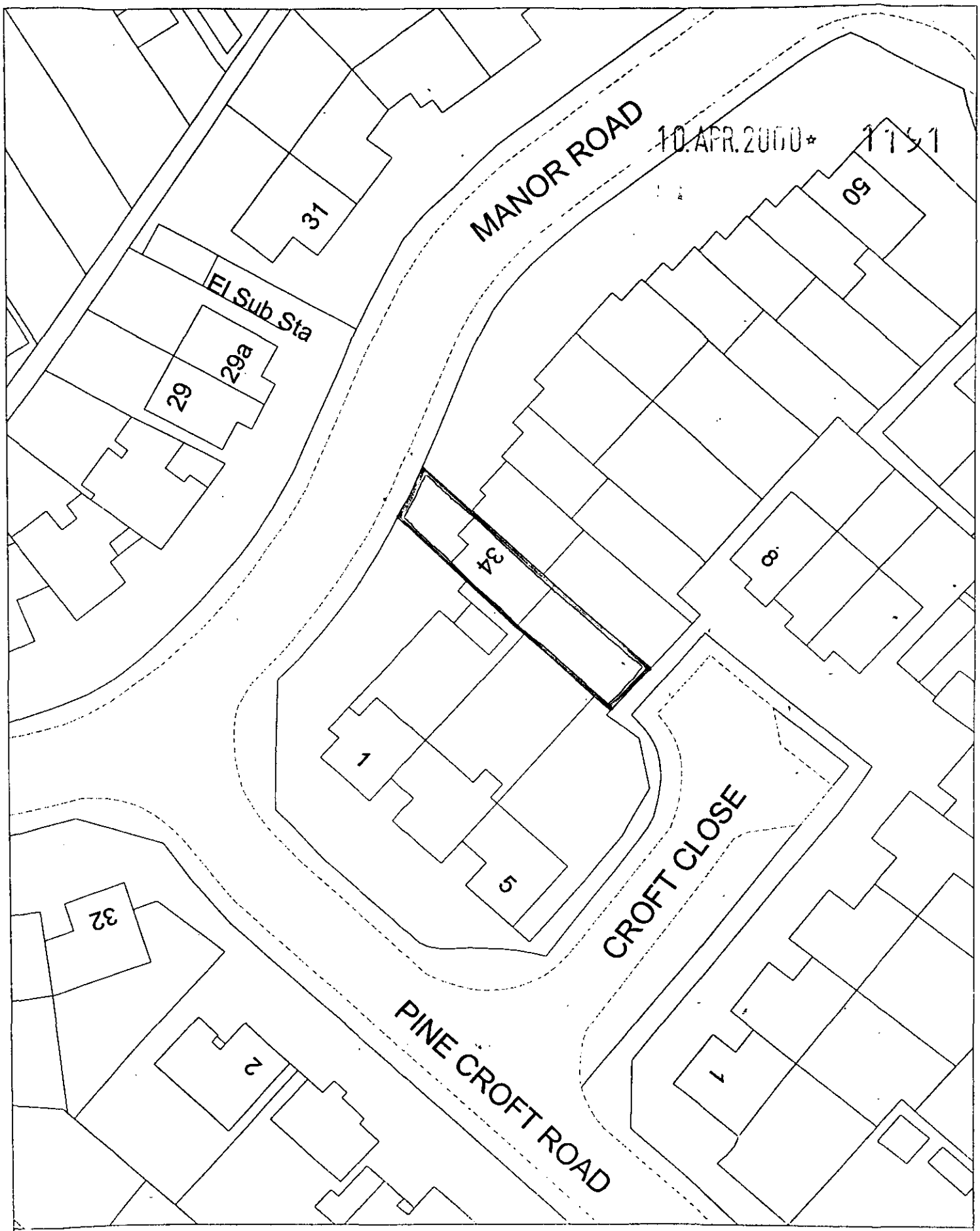
Date 5·4·00.

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

34 MANOR ROAD

Plot 45

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
B/37/65		'65	Dwellinghouse	27.5.65			
	BR 11392		CONSERVATORY (MR. P. PEARSON)		20.7.99 AM		



Site Plan, Scale: 1 to 500

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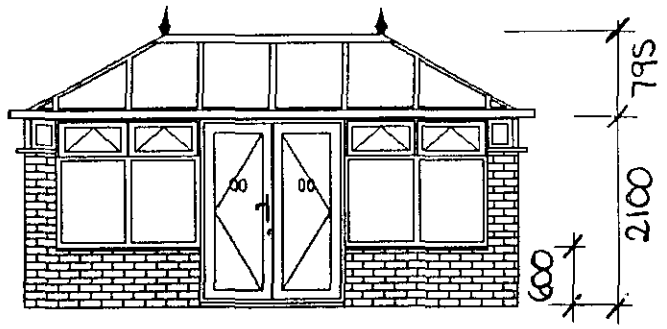
Date 29 February 2000

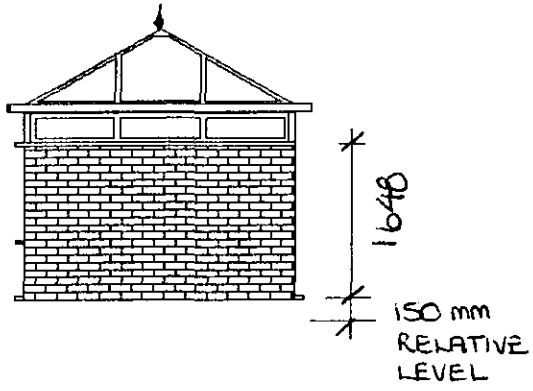
N
W E
S

By Hand. 3/05/2000.

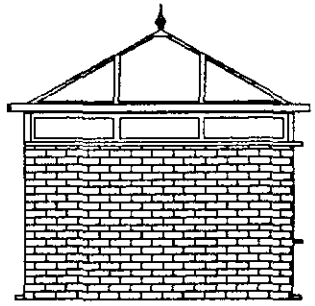
F.A.O. N. Brown
REF: F/2000/1191 - Rec



View 1



View 2



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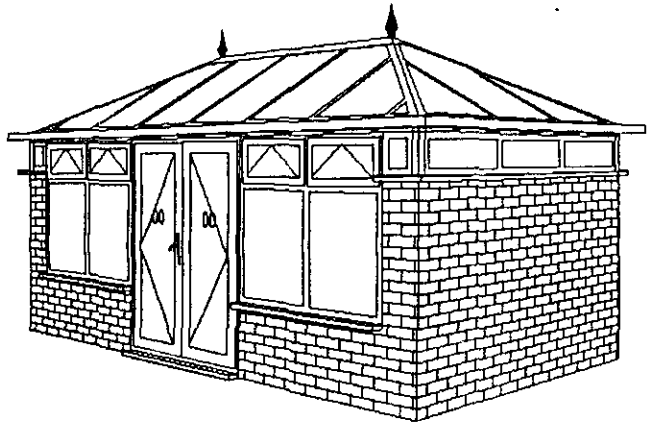
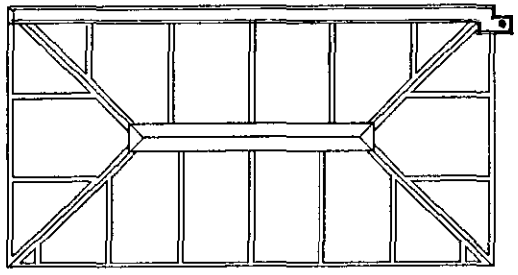


View 4



View 5

WHITE DOUBLE EDWARDIAN CONSERVATORY
CLEAR POLYCARBONATE ROOF SHEETS
LEFT HAND DOOR TO OPEN OUT FIRST
FOUR TOP OPENING WINDOWS
INTERNAL WINDOW CILL
BOX GUTTER.

REVISED PLAN

APPROVED

PLANNING
POL
DO
APP
CS
01 JUN 2000
COPIES TO:
ACK:
FILE:

T 30061

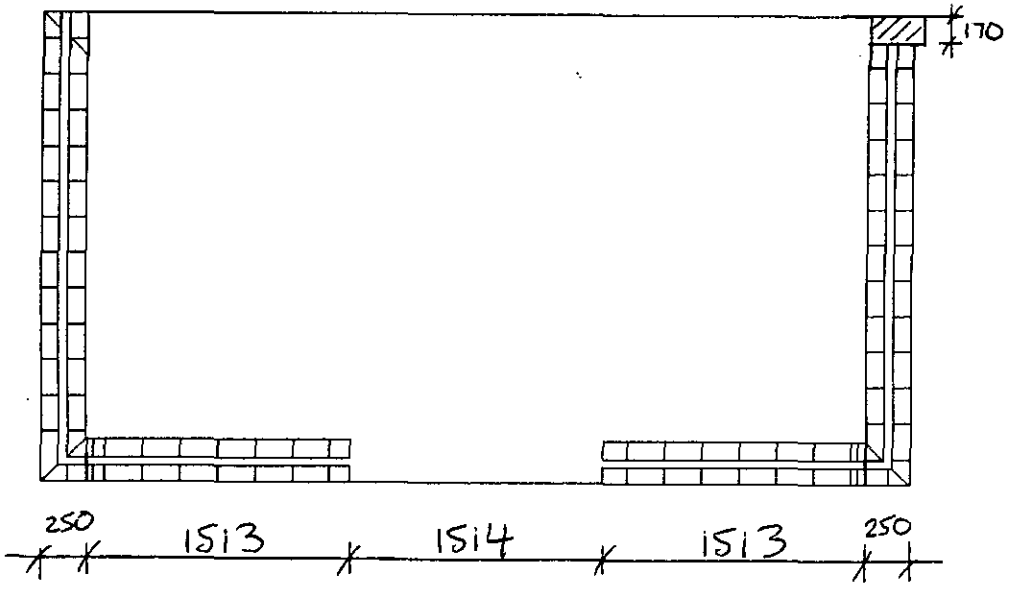
PREPARED FOR : MR-MRS RACE
34 MANOR ROAD
WOKINGHAM
BERKS RG41 4AR

PREPARED BY : BURNHOUSE CONSERVATORIES
DOOR OPENINGS VIEWED FROM OUTSIDE

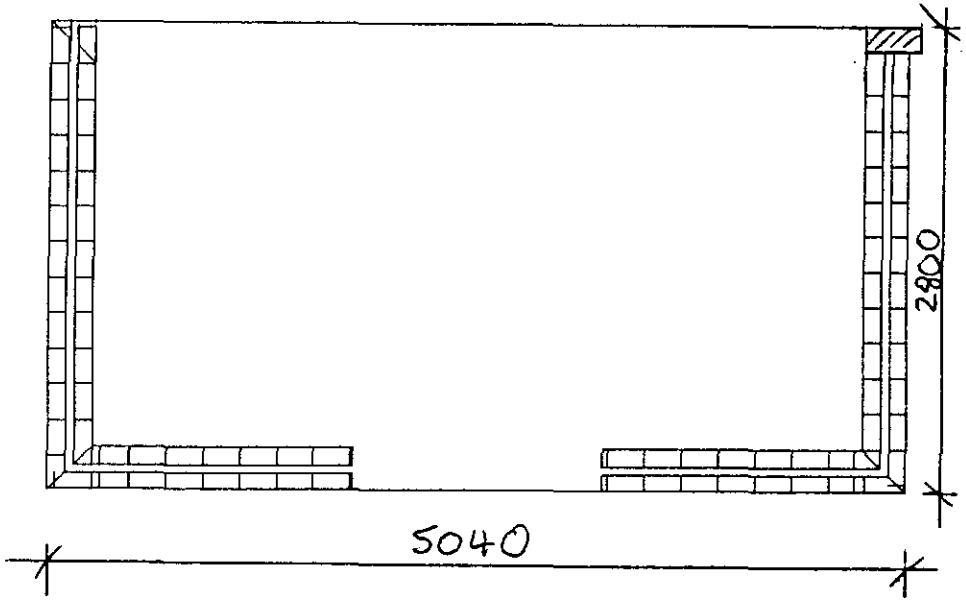
SCALE : 1: 49
DATE : 1 MAR 2000
DRAWING NO : 1303-1

Produced using CONCAD Software (C)

DO NOT SCALE - Dimensions if shown are for INFORMATION ONLY



Brick Work Splay Dimensions



REVISED PLAN

Brick Work Overall Dimensions

PREPARED FOR : MR-MRS RACE

PREPARED BY : BURNHOUSE CONSERVATORIES

SCALE : 1: 28

DATE : 29 FEB 2000

DRAWING NO : 1303/2

Produced using CONCAD Software (C)

DO NOT SCALE - Dimensions if shown are for INFORMATION ONLY