

APPLICATION NO:
F/2000/1309

LOCATION:
38 Blagrove Lane, Wokingham.

APPLICANT:
Mr & Mrs M Kelman C/O Mr R Skinner

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

EARLIEST DATE FOR DECISION: **02/06/2000**

APPLICATION EXPIRY DATE: **13/06/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Kelman
C/O Mr R Skinner
25 Oxenden Road
Tongham
Farnham
Surrey
GU10 1AR

Application Number: F/2000/1309

Parish: **WOKINGHAM**

Location: **38, Blagrove Lane, 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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The windows in the side elevation of the proposed develoment facing 40 Blagrove Lane 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. In the interests of the amenities of the occupants of this property and other properties nearby.

Informative

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations and roof overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/06/2000

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.

Application Number F/2000/1309
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	THE
(3)	~~SC20~~	SR24	~~HIGH~~ WINDOWS IN THE SIDE ELEVATION OF THE PROPOSED
		DEVELOPMENT	FACING 40 BURGROVE LANE SHALL BE FIXED
			~~SHUT~~ SHUT & SHALL NOT AT ANY TIME BE
			GLAZED OTHER THAN WITH OBSCURE GLASS.
	IN06		

John Mercer
9/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 38 Blagrove Lane Wokingham. APPLICATION NUMBER: F/2000/1309	OFFICER: Natalie Brown DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - 30/5. stake in f. garden.

2. DESCRIPTION OF SURROUNDINGS
(established) residential - similar design (detached).
Integral garages

3. DESCRIPTION OF SITE/BUILDING
patio area & lawn - shrubs etc in garden.
Blagrove Drive at rear.
conservatory inside along boundary with N° 40 (letter to confirm no encroachment).

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached
2s. side of N° 36 is along boundary. (path between N° 36 & garage of N° 38)
N° 40 has a side conservatory (doesn't project beyond rear f'line of N° 40)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Na.

LEVELS - Properties are staggered in height as move up road
ie 38 is higher than 36; 40 is higher than 38 etc.

BOUNDARY TREATMENT
1.8m fence surrounding

OTHERS

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1309

Applicant : Mr & Mrs M Kelman C/O Mr R Skinner.

Location : 38, Blagrove Lane, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 18/04/2000

Earliest Date for Decision : 02/06/2000

Latest Consultation Date/Site Notice Expiry Date : 02/06/2000

Application Expiry Date: 13/06/2000

Consultation Responses :

WOK TC: 26/5 - no objections

Neighbours/SN: none received.

Planning Issues : (ID'd sett).

1) impact upon neighbouring properties
2) impact upon the street scene

Application Number: F/2000/1309

Appraisal :

DEVELOPMENT : Single storey rear extn forming a conservatory. It will be the full width of the main dwelling i/l ≈ 6.2m & would protrude ≈ 2.46m beyond the rear b'line & be 2.2m to eaves & 2.8m to ridge & be along the boundary with Nº 40 (letter to confirm no encroachment our information will be added re encroachment).

1) Impact upon neighbouring properties
(No objections received). Would be along the boundary with Nº 40 – Nº 40 is set app 4m away from the boundary (1.8m surrounding).
Houses along the road are also staggered in height i/e Nº 38 is higher than Nº 36 & Nº 40 is higher than Nº 38.
There will be small high windows for the conservatory along the boundary - To be conditioned to be fixed shut & obs. glazed.
It is not considered that the proposed development would have any detrimental impact upon neighbouring properties.

2) Impact upon the street scene.
Bricks will match those of the main dwelling
∴ No detrimental impact upon the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 APR 2000	Map No. 82 Site 0.03
Officer: MAB / Application No. F/2000/1309	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: ~~98~~ 38 BLAGROVE LANE

Parish: WOKINGHAM Ward: Evendons 9.5.2000

Applicant: MR/MRS KELMAN

Fee Received 95-00 Required ..... Additional ..... Refund .....
(S)

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	Possible Encroachment?	9.5.2000	✓ 23/5
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.5.2000 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+ 36+40 Blagrove Lane ✓

..... 35+37 " Drive.

Received by Wokingham District Council

Application No: F/2000/1309

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

Location:
38, Blagrove Lane, , 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 02/06/2000. 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

09 May 2000

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

Tel: (0118) 974 6492

Date: **09 May 2000**

My ref: F/2000/1309

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1309
38, Blagrove Lane, , 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1309**
38, Blagrove Lane, , 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 Marinos

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

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

Tel: (0118) 974 6492

Date: **09 May 2000**

My ref: F/2000/1309

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
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John Mitchell

John Mitchell
Development Control Manager

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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 Morgan

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

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

Tel: (0118) 974 6492

Date: **09 May 2000**

My ref: F/2000/1309

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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38, Blagrove Lane, , 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**********

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/2000/1309

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

Site Address: 38 Blagrove Lane, Wokingham.

Applicant: Mr & Mrs M Kelman C/O Mr R Skinner

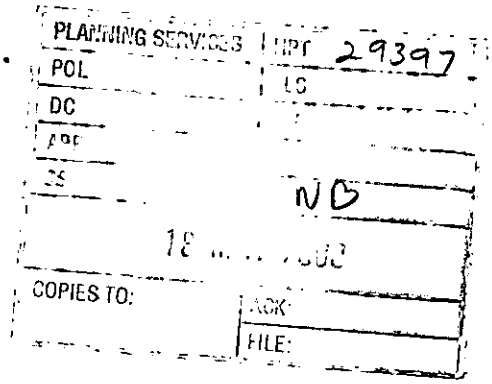
Your observations are required in respect of this application by **02/06/2000**

No objections

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

CLERK TO Wokingham Town Council

Wokingham D.C.
P.O. Box 157,
Shute End,
Wokingham
Berks.
RG40 1WR



25, Oxenden Rd.,
Tongham.
Farnham,
Surrey.
GU10 1AR
13.5.2000

Planning Dept.
Ref. Natalie Braun F/2000/1309

Dear Sir,

Planning app. no. F/2000/1309
Proposed conservatory
38, Blagrave Lane, Wokingham

Thank you for your letter of 9th May 2000
I confirm that no part of the proposed development encroaches onto, over or under the neighbouring property.

Yours faithfully.

R. Skinner.

38 BLAGROVE LANE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/16/65			Lawrence Weaver / Res Dw	27/5/65c			
B/68/65			do D&V hse & garage	27/1/66c			
42133			S/St. EXTENSION (THOMAS KELLMAN)	8.2.96 GA			
97/658837/F			〃 〃	8897 GA			
= AP97/6332			〃 〃		1.8.97 APP		

38 BLAGROVE LANE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/16/65			Laurence Weaver/ Res Dev	27/5/65c			
B/68/65			do DEV hse & garage	27/1/66c			
42133			S/ST. EXTENSION (MRS MRS KELMAN)	8.2.94 G/A			
97/65837/F			" "	8.8.97 G/A			
FP 97/6532			" "		1.8.97 APP		

Environmental Services

For office use only.
Application number: 18.APR.2000* 1309

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. M. KELMAN,
	Address and postcode	38, BLAGROVE LANE, WOKINGHAM RG41 4BA
	Phone number	890561
2	Agent's Name	MR. R. SKINNER,
	Address and postcode	25, OXENDEN RD, TONGHAM, FARNHAM, SURREY GU10 1AR
	Phone number	01252 - 333291
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.	38, BLAGROVE LANE, WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF CONSERVATORY AT 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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TINTED POLYCARBONATE ROOF WHITE PLASTIC FRAMING BRICKS 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: 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.

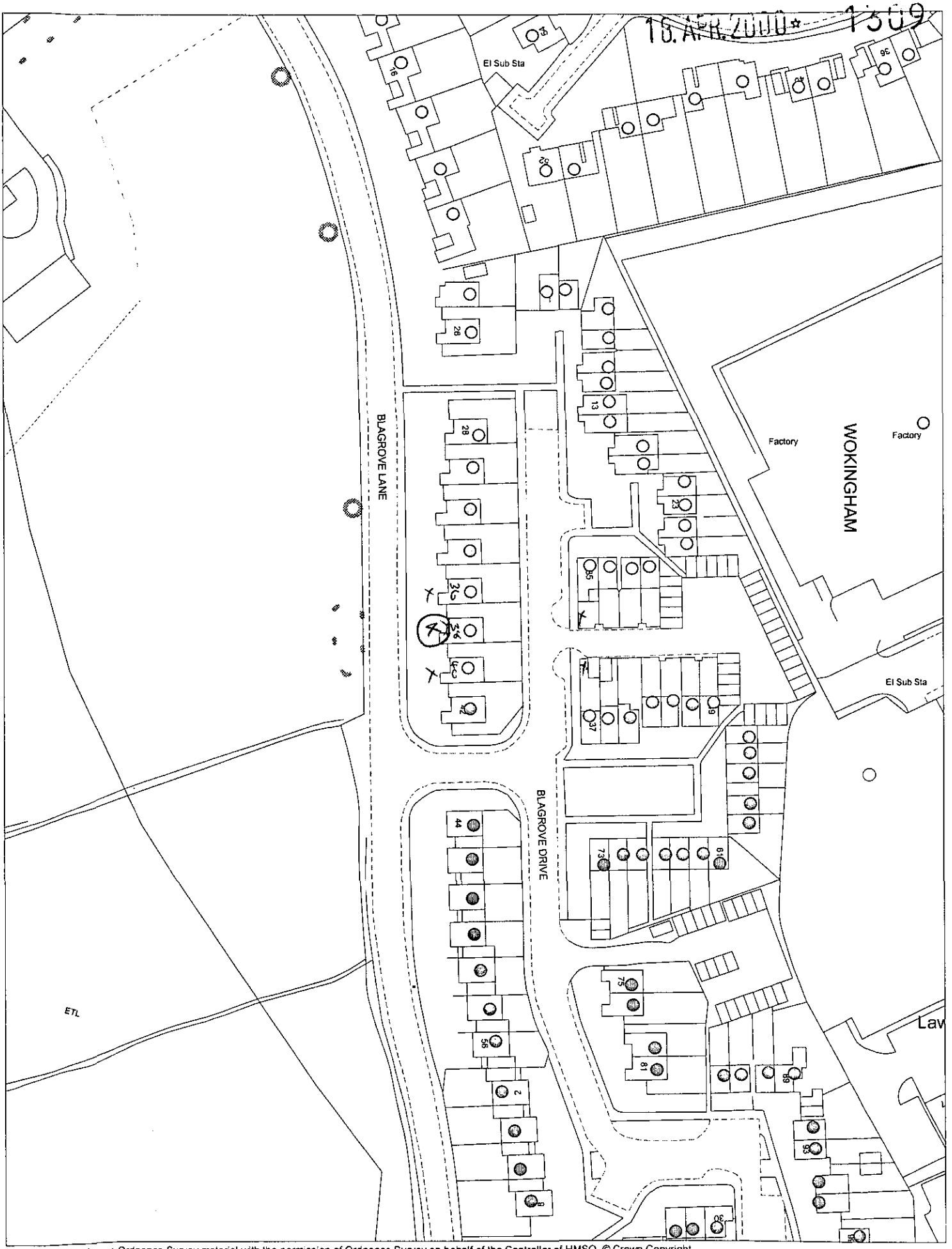
Your signature: R. Stevens

on behalf of Mr. & Mrs. M. KELMAN

Date 14.4.2000

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

16 APR 2000 1309



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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

Scale: 1 : 1250

N
W E
S