APPLICATION NO:

F/2000/2798

LOCATION:

26 Luckley Wood, Wokingham.

APPLICANT:

Mr & Mrs Mc Donnell C/O Thames Valley Windows

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **15/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **Helen Pollock**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mc Donnell
C/O Thames Valley Windows
Unit 44
Longshot Lane
BRACKNELL
Berkshire
RG42 1RL

Application Number: F/2000/2798

Parish: **WOKINGHAM**

Location: **26 Luckley Wood, 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies STV1, SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 22/12/2000

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 : Helen Pollock

Application Number : F/2000/2798

Applicant : Mr & Mrs Mc Donnell C/O Thames Valley Windows.

Location : 26, Luckley Wood, , 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 : 13/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application will have expired on: 08/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Wokingham T.C: 'No objection'

No Neighbour Comments received.

Planning Issues :

Application Number: F/2000/2798

Appraisal :

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

Application Number F/2000/2798
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

Application Number: F/2000/2798

Appraisal:

Development

The proposed development is for a single storey rear extension to form a conservatory. It would be 4.8m in length, and 4.4m in depth. It would have a pitched roof, 2.1m to eaves and 3.3m to the ridge.

The property is detached, with a 1.8m fence along its boundary with No.27, which is elevated from No.26 by around 0.5m. There is a low fence and open communal land to the rear and a 1m high hedge to the boundary with No.25. The conservatory would be 0.35m inside the existing side building line that faces the neighbouring property (27), and 2m from the boundary.

1) Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory is single storey, set away from the boundaries and the closest neighbouring property is raised from the proposal so there is no possibility of overlooking or overshadowing.

2) Impact upon the character of the streetscene.

The conservatory would not be visible from Luckley Wood and the materials used would match those of the existing dwelling. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

RECORD OF SITE VISIT

SITE ADDRESS: 26 Luckley Wood Wokingham.

APPLICATION NUMBER: F/2000/2798

OFFICER: Helen Pollock

DATE OF SITE VISIT: 22/11

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS Residential, 1960's detached dwellings, very green + pleasant.

3. DESCRIPTION OF SITE/BUILDING 1960's detached dwelling. Previously extended, situated in a good sized plot with open land to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES n° 25 would not be effected as the conservatory would be largely shielded by an existing section of hse + is ≈15m away from the dev. n° 27 has a garage along the boundary at a higher level than n° 26

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS n° 27 ≈ ½m higher than 27 ∴ no over looking from 26.

BOUNDARY TREATMENT TO n° 27 garage wall + 1.8m Standard fencing + hedge. n° 25 no impact. Low open fence to rear, on to open communal land + fields.

OTHERS

Received by Wokingham District Council

Application No: F/2000/2798

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

Location:
26, Luckley Wood, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. 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

21 November 2000

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

COPIES TO: | ACK: | FILE:

Case officer: Helen Pollock

Application Number: F/2000/2798

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

Site Address: 26 Luckley Wood, Wokingham

Applicant: Mr & Mrs McDonnell C/O Thames Valley Windows

Your observations are required in respect of this application **by 15/12/2000**

No objection

SIGNED: _____ **DATE:** 13/12/2000

CLERK TO Wokingham Town Council

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2798

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2798
26, Luckley Wood, , 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2798**
26, Luckley Wood, , 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 Wyatt

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

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

Tel: 0118 974 6480

Date: **21 November 2000**

My ref: F/2000/2798

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2000/2798**
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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 Green

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~01 NOV 2000~~ Valid 13 NOV 2000	Map No. 83. Site 011
Officer: HP	Application No. F/2000/2798

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: 26 LUCKLEY WOOD

Parish: WOKINGHAM Ward: Wescott 21.11.2000

Applicant: MR/MRS McDONNELL

returned - sent in error. received 13/11

Fee Received 225-00 (S) Required 95-00 Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required 13 NOV

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	other elevation. on page but not clear	phoned new one to follow. 10/11	
6	Floor plans			13 NOV 2000
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 : 21.11.2001 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas : .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

no pre-apps .....
.....
.....

NEIGHBOURS:

S/N - 15, 16, 25 + 27 Luckley Wood .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 26 LUCKLEY WOOD PARISH WOKINGHAM

PLOT No. 26 ORD. SHEET No SU 8067/81

BUILDER 83

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/12/65	Luckley School Ltd.	O/App. res dev	25.2.65	N/A R
0/46/65	Luckley School Ltd.	O/App. res dev	29.7.65	N/A R
0/47/71	Church Society	" "	24.11.71	N/A R
0/50/73	Church Society	" "	16.8.73	N/A C
02145	Church Society	" "	20.3.75	N/A Ref
02943	"	Access	10.7.75	N/A C
04763	Renway Construction Co Ltd.	Detached Hse & Garage	8.7.76	N/A C
BR. 4791	" "	" "	2.8.76	App. N
BRA 1553	MR. McDONNELL	PLAYROOM EXTENSION	~~14.10.86~~ 20/10/86	~~Ref~~ App
32710	"	Study & Porch.	07/03/89	C
BRA 6678	"	STUDY & PORCH	23.1.89	App
38881	"		28.2.92	C
BRA 11197	"	1st FLOOR EXT.	4.2.92	App

DATE OF COMPLETION

MINISTRY DECISION 0/47/71 Appeal Granted 29.3.73.

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
13.NOV.2006* 2798

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 MCDONNELL
	Address and postcode	26 LUCKLEY WOOD WOKINGHAM BERKS RG41 2EW
	Phone number	01189 78056
2	Agent's Name	THAMES VALLEY WINDOWS
	Address and postcode	UNIT 44 LONGSHOT LANE BRACKNELL BERKS RG42 1RL
	Phone number	01344 869400
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.	6 x ELEVATION DRAWINGS 6 x 1:1250 6 x 1:500
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A 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.	WOODGRAIN UPVC / MATCH EXISTING BRICKWORK POLYCARBONATE 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	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: Julian Stephen

on behalf of THAMES VALLEY WINDOWS

Date 31-10-00

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

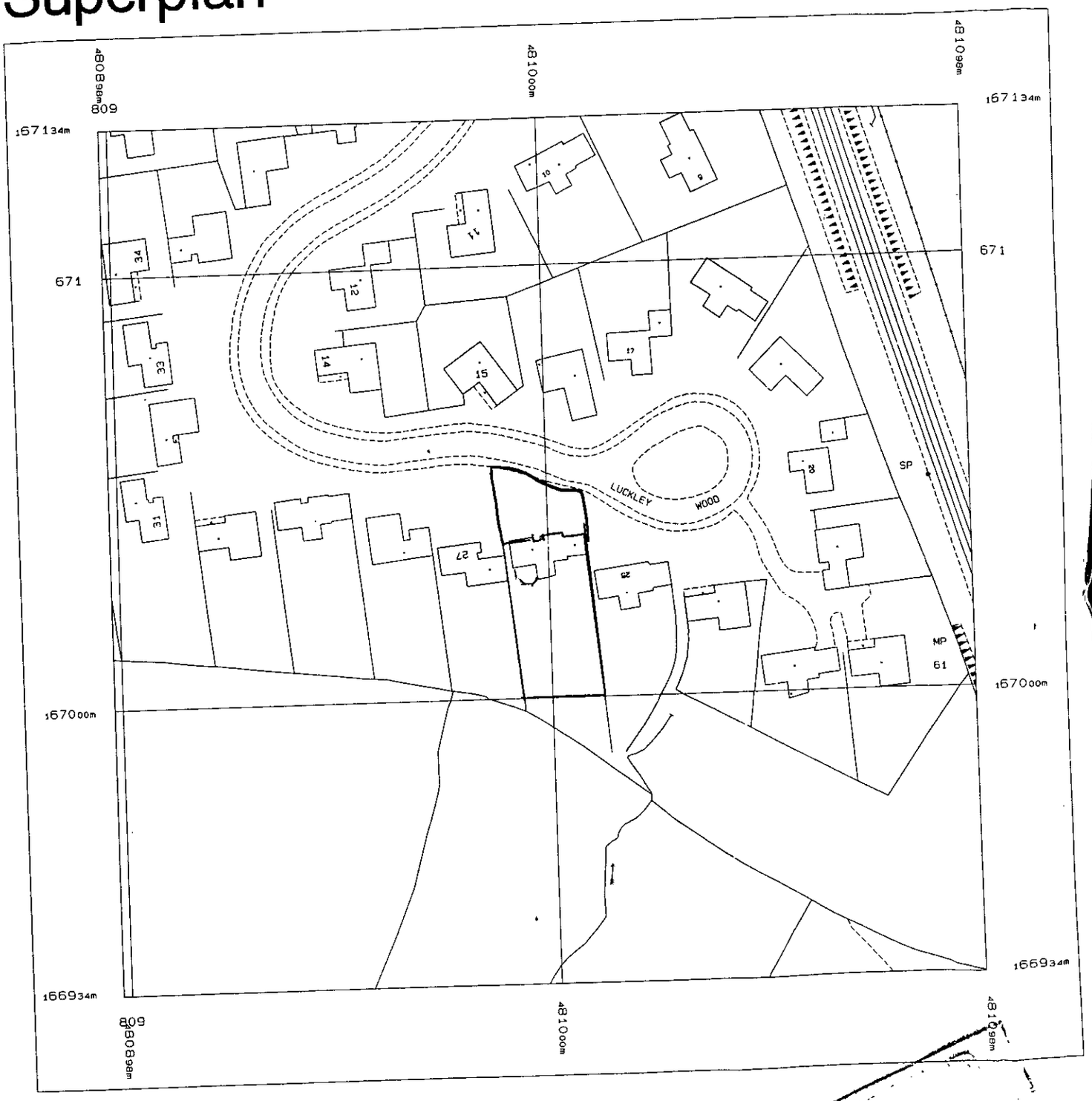
13.NOV.2000* 2798

Ordnance Survey®

Superplan®

Planning Extract - 1

Site-centred



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National Grid sheet reference at centre of this Superplan: SU8067SE

The representation of a road, track or path is no evidence of a right of way.



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Development Control Section, Environmental Services, Wokingham District Council.
8 November 2000 Scale: 1 : 1250

N
W E
S

1 : 500

13.NOV.2000* 2798

