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SYSTEMS LTD

APPLICATION NO:
F/2000/1763

LOCATION:
204 Reading Road, Wokingham.

APPLICANT:
Mr Mrs Harley

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

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Harley
204, Reading Road
Wokingham
Berkshire
RG41 1LH

Application Number: F/2000/1763

Parish: **WOKINGHAM**

Location: **204, Reading 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.

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: 24/07/2000

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 late.
Approval 24/07/00
please file.
AJThorley

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 25th July 2000

Location: 204 Reading Road Wokingham

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

Application Number: F/2000/1763

In response to your consultation dated 23rd June 2000 for the above application, the landscape comment is as follows:

The applcation is acceptable. The conservatory would not be visible from the road and is not too close to the neighbouring properties.

Patricia Green

Patricia Green
Landscape Consultant

Received by Wokingham District Council

Application No: F/2000/1763

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

Location:
204, Reading 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

Application Number F/2000/1763
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: 204 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/1763

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS Residential, on busy Reading Road, 2 storey semi detached + detached houses, mixed designs + sizes, enclosed front + rear gardens, own drives ~~+ separate~~ detached / integral garages

3. DESCRIPTION OF SITE/BUILDING Extended to side with utility room.
2 storey semi detached house, 1950's? house, converted garage, driveway at front room for 3/4 cars, Red brick, white painted casement windows wooden + red clay tile roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan.

5. SITE CONSTRAINTS

TREES — None / except tree in rear garden which is not affected.

ACCESS/PARKING — 2 As existing at front, garage previously was converted to room.

LEVELS — No change

BOUNDARY TREATMENT — No 206 set back, 1.8m high ch fence.

OTHERS — Rear boundary too far, 1.8m high fence not affected.

— No. 202, semi detached neighbour, 1.5m high fence, with privet hedge on top / to a height of 2.3m.

Extended to rear by 3.9m projection with a single storey extension / conservatory similar to proposal

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

Tel: 0118 974 6441

Date: **23 June 2000**

My ref: F/2000/1763

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1763
204, Reading 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1763**
204, Reading 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**********

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

Tel: 0118 974 6441

Date: **23 June 2000**

My ref: F/2000/1763

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1763**
204, Reading 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 Marinos

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

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

Tel: 0118 974 6441

Date: **23 June 2000**

My ref: F/2000/1763

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

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204, Reading Road, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1763**
204, Reading 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**********

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1763

Applicant : Mr Mrs Harley .

Location : 204, Reading Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		4/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4/7/2000

Date Registered : 16/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 11/08/2000. 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 :
Neighbours : None received
Wokingham Town Council : No Objections.

Planning Issues : (Identified Settlement)
1) Impact on neighbours
2) Impact on streetscene

21/07/2000

Application Number: F/2000/1763

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a 2 storey, semi detached house to form a conservatory. It will be 'L' shaped in design and constructed with brick to below window level.

It will be 5.8 metres wide and protrude from the rear elevation via the lounge area by 4.3 metres. The proposed eaves height of the pitched roof will be 2.4 metres with a ridge height of 3.4 metres. The proposed conservatory is located 1.5 m away from the western boundary, and 2.6 m away from the eastern boundary.

No.206, to the west, 2-storey, detached house, footprint set back by 8 metres from rear building line of No. 204. Due to the position of this property and distance away, behind a 1.8m high fence and No.204's single storey utility room, it is considered that the amenity of the occupiers of this property would not be adversely affected.

No.202, to the east, 2 storey, semi detached neighbour. The main windows in the house face the rear garden. Extended to the rear (south-west wards) by approximately 3.9 m, with a single storey, pitched roof conservatory.

The footprint of the conservatory is positioned a similar distance away as that of the proposed, behind a 1.5 m high fence with a privet hedge on top to a height of 2.3 m. Due to the boundary treatment and distance away it is considered that the occupants of this property would not be overlooked.

No.89, & No. 91. Windmill Avenue, to the south, due to the position and distance away the occupants of these properties will not be affected – no adverse impact.

2) Impact on street scene /visual impact.

Materials will match existing. The conservatory will not be visible from the road (the roads are not visible from the plot due to the house walls and the boundary treatments), therefore no impact upon the visual amenity of the area.

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 JUN 2000
Officer: AT	Application No. F/2000/1763

Map No. 68 Site 0:08

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: 204 READING ROAD

Parish: WOKINGHAM Ward: Evendons
23.6.2000

Applicant: MR/MRS HARLEY

Fee Received 95-00 (7) 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 : 23.6.2000 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 (BABTIE) .....
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 + 202, 206, 209 + 211 Reading Rd.
89+91 Windmill Ave.

PLANNING SERVICES	
POL	
DC	
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1763

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

Site Address: 204 Reading Road, Wokingham.

Applicant: Mr & Mrs Harley

Your observations are required in respect of this application by **17/07/2000**

No objections

SIGNED: _____ **DATE:** 17/07/00

CLERK TO Wokingham Town Council

Environmental Services

For office use only. Application number: 16. JUN. 2000* 1763

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 HARLEY
	Address and postcode	204 READING ROAD WOKINGHAM BERKS RG41 1LH
	Phone number	01189 786158
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	204 READING ROAD WOKINGHAM BERKS RG 41 1LH
4	Give brief details of the proposal for example, two storey side extension. About the application	WHITE UPVC CONSERVATORY ONTO BRICK BASE
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, WINDOWS POLYCARBONATE ROOF MATCHING FACE BRICKS
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:	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

Date 14 June 00

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

ADDRESS 204 READING ROAD PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP94/3187	MR. J. HARTLEY	GARAGE CONV.	3.2.95	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16. JUN. 2000* 1763

16. JUN. 2000 ☆ 1763



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Development Control Section, Environmental Services, Wokingham District Council.

19 June 2000

Scale: 1 : 1250

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