K SYSTEMS LTD

APPLICATION NO:
F/2000/1764

LOCATION:
14 Orchard Close, Wokingham.

APPLICANT:
Mrs J King C/O G Stone

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

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

APPLICATION WILL HAVE EXPIRED ON:
11/08/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J King
C/O G Stone
40 Oakhill
Epsom
Surrey
KT18 7BT

Application Number: F/2000/1764

Parish: **SHINFIELD**

Location: **14, Orchard Close, Spencers Wood, Reading.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the side (north).

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. To safeguard the amenities of neighbouring residents and the locality.

Informative

1. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

2. 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
Development Control Manager
Date: 28/07/2000

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.

Application Number F/2000/1764
Conditions/Reasons ~~for~~ Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC08	SR05	in the side (north)
IN04			
IN06			

RECORD OF SITE VISIT

SITE ADDRESS: 14 Orchard Close Wokingham.

APPLICATION NUMBER: F/2000/1764

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Residential - two-storey, mainly semi's

3. DESCRIPTION OF SITE/BUILDING

two-storey chalet style semi with single storey rear extension

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 12 has a small lean-to conservatory, slightly shorter than the ext^n at No 14, adjacent to boundary

5. SITE CONSTRAINTS

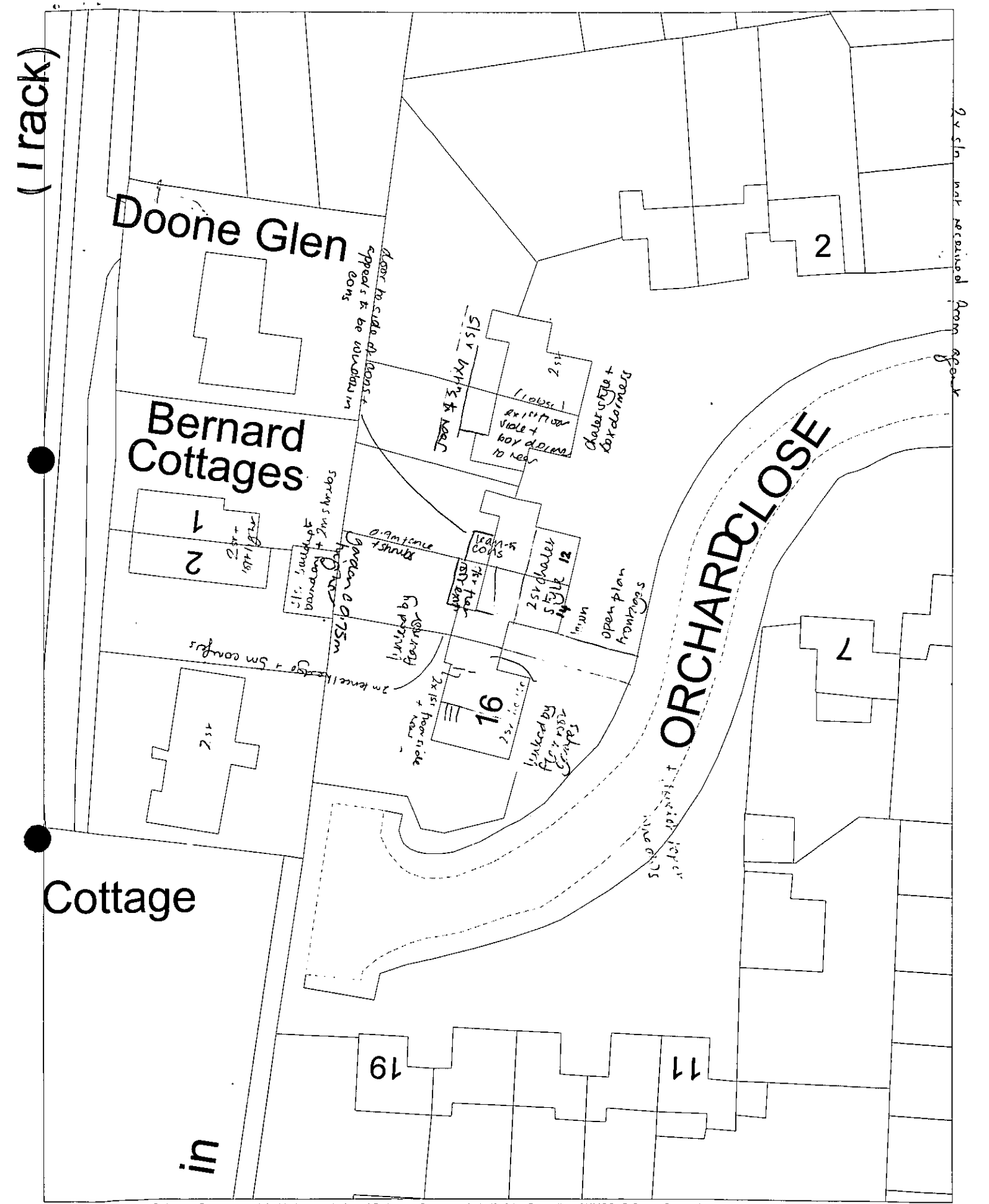
TREES /

ACCESS/PARKING no change

LEVELS lawn c 0.75 higher than house patio

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1764

Applicant : Mrs J King C/O G Stone.

Location : 14, Orchard Close, , ~~Wokingham~~ Shinfield.
Proposal : Proposed single storey rear extension to dwelling to from conservatory

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 18 July 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 :

none received.

Planning Issues :

Identified Settlement
neighbours / streetscene

Application Number: F/2000/1764
14 Orchard Close, Spencers Wood

Appraisal: The proposal is for a rear extension to form a conservatory, on a patio area, which is at the same level as the dwelling. There is already a single-storey extension, adjoining the boundary with 12 Orchard Close. This has a depth of about three metres and is 2.9 metres high. The proposed conservatory would also be adjacent to this boundary. It would be 2.8 metres deep giving a combined depth of about 5.8 metres. However, the solid flank wall of the conservatory would be only 2.2 metre high, with a pitched, glazed roof, with a maximum height of 3.1 metres and No 12 has a glazed lean-to close to the boundary. Due to its low height the structure would not significantly increase the overshadowing and overbearing impact on No 12. Therefore, it is not considered that the proposal would have an adverse impact on the adjoining property. It would be 4.8 metres from the boundary with 16 Orchard Close and nine metres from the rear boundary - the dwellings to the rear are at the higher level. Hence the amenities of these neighbours would not be affected.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1764

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

Location:
14, Orchard Close, , Spencers Wood Shinfield.

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 Emy Circuit 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

28 June 2000

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

Tel: (0118) 974 6479

Date: **28 June 2000**

My ref: F/2000/1764

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/1764
14, Orchard Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to from 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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1764**
14, Orchard Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to from conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6479

Date: **28 June 2000**

My ref: F/2000/1764

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **28 June 2000**

My ref: F/2000/1764

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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: **Emy Circuit** Application Number: **F/2000/1764**
14, Orchard Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to from conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2000/1764

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

Location:
14, Orchard Close, , Wokingham.

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

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Head Planning and Transportation

23 June 2000

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

Tel: (0118) 974 6479

Date: **23 June 2000**

My ref: F/2000/1764

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/2000/1764
14, Orchard Close, , Wokingham.
Proposed single storey rear extension to dwelling to from conservatory

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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14, Orchard Close, , Wokingham.
Proposed single storey rear extension to dwelling to from 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 6479

Date: **23 June 2000**

My ref: F/2000/1764

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
DX: 33506 – Wokingham

Dear Councillor

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14, Orchard Close, , Wokingham.
Proposed single storey rear extension to dwelling to from conservatory

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1764**
14, Orchard Close, , Wokingham.
Proposed single storey rear extension to dwelling to from 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: 16 JUN 2000	Map No. 86 Site 003
Officer: EAC / Application No. F/2000/1764	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: 14 ORCHARD CLOSE

Parish: SHINFIELD Ward: Wescott
23.6.2000

Applicant: MRS J KING

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (2) 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 + 7, 12 + 16 ORCHARD CLOSE ✓

1 + 2 BERNARD COTTAGES - RECREATION LANE

40 Oakhill
Epsom
Surrey
KT18 7BT

12/6/00

RE: 14 Orchard Close, Spencers Wood

Dear Sir, Please find enclosed a Town Planning application to erect a rear conservatory at the above, together with a cheque for £95 being the application fee for the same. I trust everything is in order but do not hesitate to contact me if you require any further information

Yours Sincerely
Gary Stone

For Mrs J. King.

16.JUN.2000* 1764

Environmental Services

For office use only.
Application number: 16. JUN. 2000* 1764

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	MRS J. KING
	Address and postcode	14 ORCHARD CLOSE SPENCERS WOOD RG 7 1EJ
	Phone number	
	Agent's Name	G STONE
	Address and postcode	40 OAKHILL EPSOM SY KT18 7BT
	Phone number	07974 253148
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.	14 ORCHARD CLOSE SPENCERS WOOD RG 7 1EJ.
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR 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.	ROOF : CLEAR D/G UNITS FRAMES : - WHITE UPVC WALLS. RED BRICK TO MATCH EXTG	
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: 3
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 MRS KING.

Date 12/6/00

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

14 ORCHARD CLOSE

ADDRESS

PARISH SHINFIELD

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/289/60				C
23/62				C/
BC21973	MR. L. KING	DORMER + REAR EXTENSION	13.1.84	APP N/A

DATE OF COMPLETION

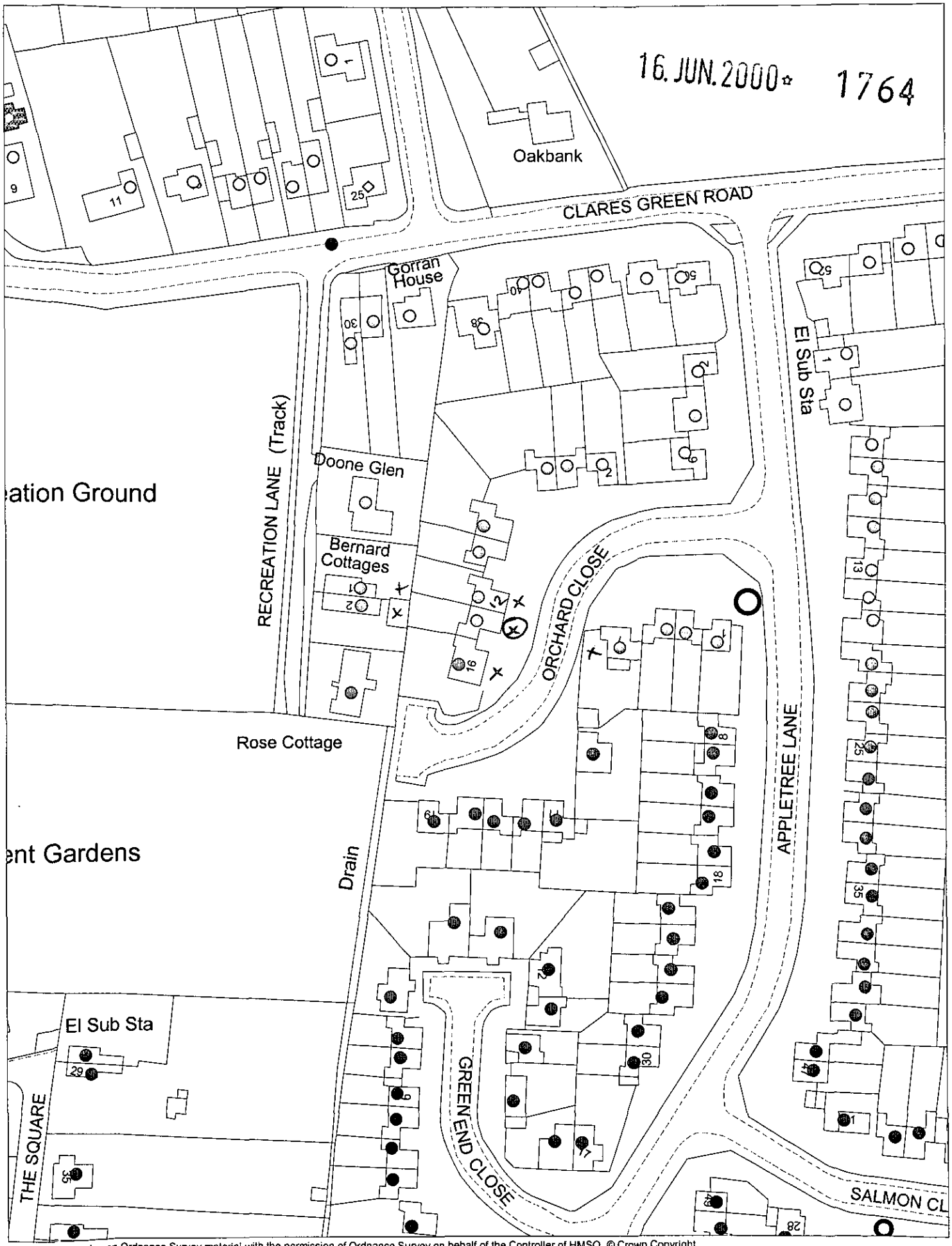
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

16. JUN. 2000* 1764



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Development Control Section, Environmental Services, Wokingham District Council.
20 June 2000

Scale: 1 : 1250

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