APPLICATION NO:

F/2002/8140

LOCATION:
29 Blackwater Close, Spencers Wood Reading.

APPLICANT:
Mr R Reid C/O George W Coote

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

EARLIEST DATE FOR DECISION: **04/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 31/01/2003

CASE OFFICER: **Daniel Gigg**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Reid
C/O George W Coote
Splash Home Improvments
35 Boulton Road
Reading
Berks
RG2 0NH

Application Number: F/2002/8140

Parish: **SHINFIELD**

Location: **29, Blackwater 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 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. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.

Informative
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, eaves and gutters, 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.

Informative
3. The applicant is reminded that this approval 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.

Informative
4. 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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

Notice checked by: _____

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 : Daniel Gigg

Application Number : F/2002/8140

Applicant : Mr R Reid C/O George W Coote.

Location : 29, Blackwater Close, Spencers Wood, Reading.
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 : 06/12/2002

Earliest Date for Decision : 04/01/2003

Latest Consultation Date/Site Notice Expiry Date : 04/01/2003

This application will have expired on: 31/01/2003. 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 :

Countryside Officer - Great Crested Newts informative

Planning Issues :

Impact upon Character of the area

" " neighbouring properties

Application Number: F/2002/8140 – 29 Blackwater Close, Spencers Wood.

Appraisal:

Proposed Development

The proposed development is a single storey rear extension to form a conservatory. It will project 3.5m, be 4.5m in width and have a maximum height of 3.3m.

The site lies in the identified settlement.

The proposed falls to be assessed against policies in the South East Area Local Plan (adopted) and Wokingham District Local Plan (as proposed to be modified).

1. Impact upon neighbouring properties

The impact on the neighbouring properties needs to be assessed in terms of overlooking, overbearing and overshadowing.

In terms of overlooking, there will be no adverse impacts given that views out from the conservatory will be screened. The boundary treatment is as follows:-

- The flank wall of a garage of 3m in height to the ridge of the roof and a 1.8m high close boarded fence; and
- A 1.8m high close boarded fence that projects approximately 3.6m from the rear wall of the property.

There will be no adverse impacts in terms of overbearing or overshadowing given the level of screening and the fact that the conservatory is a lightweight single storey structure.

2. Impact upon the character of the area

The majority of the conservatory will be screened from the street and as such is not considered to have any adverse impacts on the street scene. Further, the conservatory will be a simple design in keeping with the design of the dwelling and the materials would match the existing property.

8140

Approval: ✓ ~~**Refusal:**~~

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

Informatives for approvals	
1	**If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.**
2. N06	
3. **N04**	
4. **N16**	

Loddon Area Local Plan	
South East Area Local Plan	**SBE1, SBE2**
Wokingham District Local Plan	**WOS3, WBE1**
Green Belt Local Plan	
Berkshire Structure Plan	**EN1**
Minerals Local Plan	

pp J.S. Andrewartha

23/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 29 Blackwater Close
Spencers Wood Reading.

APPLICATION NUMBER: F/2002/8140

OFFICER: Daniel Gigg

DATE OF SITE VISIT: 7/1/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Semi detached properties

3. DESCRIPTION OF SITE/BUILDING

Detached property
Brick built
Concrete tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

N boundary - Land raised by 30cm then 1.8m high fence
W boundary - 1.8m high close boarded fence and garage of neighbouring property
S - 1.8m high close boarded fence projecting approx 6m from rear wall. Then land rises and boundary is a 1.5m high close boarded fence

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A

Daniel Gigg

From: Andy Glencross
Sent: 13 December 2002 13:46
To: Daniel Gigg
Subject: PA F/2002/8140 29 Blackwater Close Spencers Wood

Hi Daniel

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number: F/2002/8140

Case Officer : DANIEL GIGG

Valid Date : DPG 6.12.02

Map No : 86

Site Area : 0.02

Received Date: 06/12/2002

Level : Delegated Application

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

Location : 29, Blackwater Close, Spencers Wood, Reading.

Parish : SH **Ward : SHI** 11.12.02 73.

Applicant : Mr R Reid C/O George W Coote.

Fee Required: ~~£110~~ 00 **Fee Received:** ~~£110~~ 00 (B) restrictive condition

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures
(Newts)

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..S/N..&...See.map:.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		2LARCHSIDE CLOSEREADING	RG7 1DS
		4LARCHSIDE CLOSEREADING	RG7 1DS
		11LARCHSIDE CLOSEREADING	RG7 1DS
		15LARCHSIDE CLOSEREADING	RG7 1DS
		26LARCHSIDE CLOSEREADING	RG7 1DS
		28BLACKWATER CLOSEREADING	RG7 1DT
		29BLACKWATER CLOSEREADING	RG7 1DT

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

Tel: 0118 974 6296

Date: 11 December 2002

My ref: F/2002/8140

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8140
29, Blackwater Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Daniel Gigg** on **0118 974 6296** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8140**
29, Blackwater Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Pollock

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

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

Tel: 0118 974 6296

Date: 11 December 2002

My ref: F/2002/8140

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Daniel Gigg** Application Number: **F/2002/8140**
29, Blackwater Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Patman

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

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

Tel: 0118 974 6296

Date: 11 December 2002

My ref: F/2002/8140

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/8140
29, Blackwater Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Daniel Gigg** Application Number: **F/2002/8140**
29, Blackwater Close, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bryant

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

Received by Wokingham District Council

Application No: F/2002/8140

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

Location:
29, Blackwater Close, Spencers Wood, Reading.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8140 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Daniel Gigg P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

11 December 2002

Environmental Services

For office use only.
Application number: 06.12.2002 8140

Householder planning application form

06 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

8140

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 Address and postcode Phone number	MR R. REID 29 BLACKWATER CLOSE SPENCERS WOOD READING RG7 1QT
2	Agent's Name Address and postcode Phone number	GEORGE W COOTE SPLASH HOME IMPROV^TS 35 BOULTON ROAD READING BERKS RG2 0NH 0118 9313333
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.	29 BLACKWATER CL. SPENCERS WOOD, READING
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY ON REAR ELEVATION

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.	YELLOW BRICK TO MATCH & TIMBER EFFECT PVC FRAMING	
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: N/A	Proposed: N/A
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.		
	REMOVAL OF P.D. RIGHTS OFF THE PROPERTY.		
	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 R. REID.

Date 6/12/02

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

ADDRESS 28/29 [redacted]CKWATER CROSS PARISH SWINFIELD

PLOT No. 66/65 ORD. SHEET No. SU 7166 86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33707	LOVELL	S/DET. HOUSES	31.8.89	CLA
BRA 8103	"	"	16.11.89	APP
F/2002/8140	Mr. R. Reid	S/SH/R - Conserv.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Paing - No 29 conservatory · Mr King 21/11/02 PPreq

DRAINAGE

091074