SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0574

LOCATION:
23 Bluebell Meadow, Winnersh Wokingham.

APPLICANT:
Mr & Mrs A Gilbert C/O Greg Farrell

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **04/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Gilbert
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Application Number: F/2000/0574

Parish: **WINNERSH**

Location: **23, Bluebell Meadow, Winnersh, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension.**

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. 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 first floor level and above north-east elevation.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. All new external works 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 safeguard the amenities of neighbouring residents and the locality.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 16 May 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/2000/0574
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC08	SR05	first floor level and above North-east elevation.
3	SC23	SR06	Parking and garaging
4	SC53	SR12	works.

RECORD OF SITE VISIT

SITE ADDRESS: 23 Bluebell Meadow Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0574

OFFICER: Joss Miller

DATE OF SITE VISIT: 21/2/00

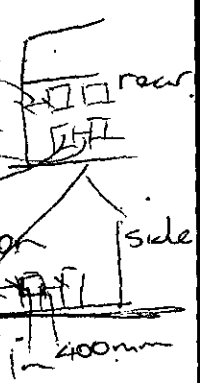
1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp-post

2. DESCRIPTION OF SURROUNDINGS

Modern estate of detached houses

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile



4. RELATIONSHIP TO ADJOINING PROPERTIES

21, 2 bed windows to rear and 2 downstairs
21, ground floor windows & 1 door at side elevation
25. 2/s extn other side of bldg. conservatory - no windows to side neighbour at an angle
Bungalow to rear.

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING 4 spaces

LEVELS ~

BOUNDARY TREATMENT 1.8m timber fence on all sides.

OTHERS ~

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0574

Applicant : Mr & Mrs A Gilbert C/O Greg Farrell.

Location : 23, Bluebell Meadow, Winnersh, Wokingham.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 21/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/2/00

Date Registered : 08/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 04/04/2000

Consultation Responses :
Highways – Conditions
Dinnerth PC – No comments

Planning Issues :
Effect on street scene & neighbouring properties WBC1.
Identified settlement.

Application Number: F/2000/0574

Appraisal :

This application is for a first floor side extension and single storey rear extension.
Neighbours.
No 21 is approx 4m from the extension with a secondary window to the side extension. There is a 1.8m fence on the boundary. There is a large dormer window on the front extension which reduces the impact on the neighbouring window. The extension is 2m further back than No 21. The roof is hipped back at the rear of the extension therefore minimising the impact on the neighbouring property. All other neighbours are a sufficient distance for any impact to be minimised.
* from the 2 storey side extension and single storey rear extension.
Street scene.
The new roof is approx. 1m lower than that of the main ridge. It is hipped away from the street with a large dormer window therefore reducing the bulk of the extension. The single storey rear extension cannot be seen from the street scene. These issues result in any impact on the street scene being minimised.

There is sufficient parking on site to satisfy highway requirements.

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

Tel: (0118) 974 6463

Date: 3/5/00

My ref: F/2000/0574

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

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: F/2000/0574
23 , Bluebell Meadow, Winnersh, Wokingham.
Proposed first floor side extension to dwelling and single storey rear extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 15/5/00

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0574**
23 , Bluebell Meadow, Winnersh, Wokingham.
Proposed first floor side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 3/5/00

My ref: F/2000/0574

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 3/5/00

My ref: F/2000/0574

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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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Proposed first floor side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

26795

FROM: Joss Miller

DATE: 18 February 2000

WINNERSH PARISH CONSULTATION SHEET

22 FEB 2000

Application Number: F/2000/0574

Proposal: Proposed first floor side extension to dwelling and single storey rear extension..

Site Address: 23 , Bluebell Meadow, Winnersh, Wokingham.

Applicant: Mr & Mrs A Gilbert C/O Greg Farrell.

Your observations are required in respect of this application **by 13/03/2000** .

No comments

PLAN
POL
DC
APP
CS
COPIES TO:
ACK:
FILE:

8/3 CO received.

SIGNED: _____ DATE: 07.03.00

CLERK TO

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 18 February 2000

Application Number: F/2000/0574

Proposal: Proposed first floor side extension to dwelling and single storey rear extension..

Site Address:
23 , Bluebell Meadow, Winnersh, Wokingham.

Applicant:
Mr & Mrs A Gilbert C/O Greg Farrell.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Sc 23- Parking & Garaging (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

24-2-00

Received by Wokingham District Council

Application No: F/2000/0574

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension.

Location:
23 , Bluebell Meadow, Winnersh, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2000	Map No. 54 Site 0.10
Officer: JM / Application No. F/2000/0574	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

08.FEB.2000* 0574

Description:

(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 23 BLUEBELL MEADOW

Parish: WINNERSH Ward: Winnersh 18-2-2000

Applicant: MR/MRS GILBERT

Fee (5) Received 95-00 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 : 18.2.2000 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

(but there is a pre-app sent in by Greg Farrell about 1st floor extension at no 25, Bluebell Meadow)

NEIGHBOURS: S/N + 15 & 19 Bluebell Meadow.

ADDRESS 23 BUSHELL MEADOW PARISH WINNERSH

PLOT No. 21 ORD. SHEET No. SU 7871 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20494	LORDON ESTATES	O/L.	15-12-85	R
25285	BRYANT	ERECT HOUSE & GARAGE	9-7-66	CIA
BRA4329	"	"	11-9-68	APP
29466	"	VAR. OF CONSENT	20-1-68	CIA

DATE OF COMPLETION

MINISTRY DECISION 20494 - APPEAL ALLOWED - 28-11-85

SPECIAL ORDERS TPO 168

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.FEB.2009* 0574

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 Address and postcode Phone number	Mr & Mrs A. Gilbert 23 Bluebell Meadow Winnersh Reading RG41
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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.	As applicant
4	Give brief details of the proposal for example, two storey side extension. About the application	Sun Room - first floor extension
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.	Brickwork to match existing
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: 4	Proposed: 5
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 Mr & Mrs Gilbert

Date 4/2/2000

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