EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0640

LOCATION:
April Folly Merryhill Green Lane, Winnersh Wokingham.

APPLICANT:
D Murrell C/O Building Sevices

PROPOSAL:
Proposed two storey front extension to dwelling and single storey side extension

EARLIEST DATE FOR DECISION: **23/03/2000**

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

D Murrell
C/O Building Sevices
5 Latimer
Bracknell
Berks
RG12 7LG

Application Number: F/2000/0640

Parish: **WINNERSH**

Location: **April Folly, Merryhill Green Lane, Winnersh, Wokingham.**

Proposal: **Proposed two storey front extension to dwelling and single storey side 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. 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 east elevation.

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.

John Mitchell

John Mitchell
Development Control Manager
Date: 30th 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.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 25 October, 2000
My ref. BC/DC/2000/0640
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr D Murrell
c/o Building Services
5 Latimer
Bracknell
Berkshire, RG12 7LG

Dear Mr Murrell

PLANNING PERMISSION 2000/0640
SITE: APRIL FOLLY, MERRYHILL GREEN LANE, WINNERSH

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0640 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

JOSS MILLER
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0640	JM
BUILDING CONTROL NUMBER.	FP 2000/1084	Howard
~~APPLICANT~~/AGENT	Building Services	
ADDRESS OF SITE	April Folly. Merryhill Green Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey front ext. s/s side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	769/1	769/1
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	7/9/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0640

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0640
April Folly, Merryhill Green Lane, Winnersh, Wokingham.
Proposed two storey front extension to dwelling and single storey side 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 22/5/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0640**
April Folly, Merryhill Green Lane, Winnersh, Wokingham.
Proposed two storey front extension to dwelling and single storey side 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.

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0640

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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John Mitchell pp

Head of Planning and Transportation

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Case officer: **Joss Miller** Application Number: **F/2000/0640**
April Folly, Merryhill Green Lane, Winnersh, Wokingham.
Proposed two storey front extension to dwelling and single storey side extension

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

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: 10/5/00

My ref: F/2000/0640

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2000/0640
April Folly, Merryhill Green Lane, Winnersh, Wokingham.
Proposed two storey front extension to dwelling and single storey side extension

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐ under de~~legated 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 22/5/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0640**
April Folly, Merryhill Green Lane, Winnersh, Wokingham.
Proposed two storey front extension to dwelling and single storey side extension

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0640

Applicant : D Murrell C/O Building Sevices.

Location : April Folly, Merryhill Green Lane, Winnersh, Wokingham.

Proposal : Proposed two storey front extension to dwelling and single storey side extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/00

Date Registered : 18/02/2000

Earliest Date for Decision : 23/03/2000

Latest Consultation Date/Site Notice Expiry Date : 23/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :
Highways - No objections
Winnersh PC - flat roof might not be appropriate.

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

Application Number: F/2000/0640

Appraisal :

This application is for a two storey front extension and single storey side extension.

Street scene.
The houses along the opposite side of the road have a straight building line. However, the building line on the side of the applicant is very erratic, Therefore, any impact will be minimised

Neighbours.
The front extension will be extended forward 1.8m from the front footprint of the house. The roof will have a gable end extended 0.9m at the original ridge height and the remaining 0.9m will be reduced in height by .5m. White cottage is stepped back from the applicant by approx. 6m and is set at an angle. It's a sufficient distance from the proposal for any adverse impact to be minimised. The extension will be partially obscured from Kasur by the main footprint of the applicant's dwelling so any impact will be minimised. The other neighbours are a sufficient distance from the front and rear extns for a distance to be minimised. The rear extn. will be partially obscured by the main footprint for the impact on White Cottage to be reduced The rear extn. will be partially obscured from Kasur by a 2m fence. Therefore any impact on neighbours, regarding overbearing, sunlight and privacy issues will be reduced.
The proposal is satisfactory with regard to highway policies.

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

Application Number F/2000/0640
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC08	SR05	No windows, ecrot elevation.

RECORD OF SITE VISIT

SITE ADDRESS: April Folly Merryhill Green Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0640

OFFICER: Joss Miller

DATE OF SITE VISIT: 6/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post on front boundary

2. DESCRIPTION OF SURROUNDINGS
Detached and semi-detached houses on both sides of roads

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
White cottage - stepped back from applicant substantially and at an angle
Kasur - side windows towards rear.

Very crooked street scene.

5. SITE CONSTRAINTS

TREES 1 birch.

ACCESS/PARKING 3 spaces.

LEVELS -

BOUNDARY TREATMENT 1m fence at front of applicant → W Cott.

OTHERS - 2m fence to side of Kasur
2m hedge at front of Kasur.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 28 February 2000

Application Number: F/2000/0640

Proposal: Proposed two storey front extension to dwelling and single storey side extension

Site Address:
April Folly, Merryhill Green Lane, Winnersh, Wokingham.

Applicant:
D Murrell C/O Building Sevices.

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

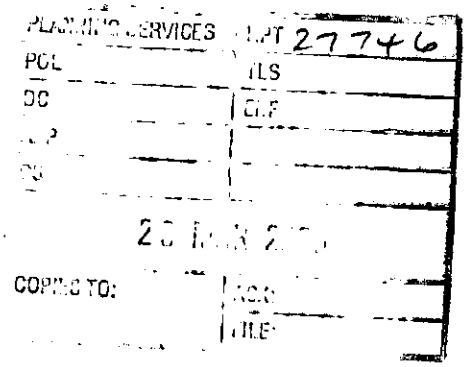
✓ below as applicable;

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).

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

10-3-00

T. White
5 Latimer
Bracknell
Berkshire
RG12 7LG
Home Phone 01344 456494



Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

For attention Joss Miller

27 March 2000

Dear Sir,

April Folly, Merryhill Green Lane, Winnersh. Ref F/2000/0640

Further to your letter I can confirm that no part of the proposed work will encroach upon the neighbouring property.

Yours faithfully,

T. White

FROM: Joss Miller

DATE: 28 February 2000

1 MAR 2000

WINNERSH PARISH CONSULTATION SHEET

26793

Application Number: F/2000/0640

Proposal: Proposed two storey front extension to dwelling and single storey side extension.

Site Address: April Folly, Merryhill Green Lane, Winnersh, Wokingham.

Applicant: D Murrell C/O Building Sevices.

Your observations are required in respect of this application **by 23/03/2000** .

The Committee **COMMENTED** that:

1 A flat roof might not be appropriate

SIGNED: _____ DATE: 07.03.00

Clerk To Winnersh Parish/Town Council.

DELEGATED

Received by Wokingham District Council

Application No: F/2000/0640

Proposal:
Proposed two storey front extension to dwelling and single storey side extension

Location:
April Folly, Merryhill Green Lane, 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

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 23/03/2000. 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: 18 FEB 200

Officer: JM | Application No. F/2000/0640

Map No. 54 Site 0.04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION

Location: APRIL FOLLY MERRYHILL GREEN LANE

Parish: WINNERSH Ward: Winnersh ✓ 29.02.00

Applicant: D MURRELL

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

Enforcement (9) 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	letter needed re single storey extn.	28/02	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 29.02.00 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:

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.....

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NEIGHBOURS:

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(1) APRIL FOLLY

ADDRESS MERRYHILL GREEN LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7871 SW

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11598	HOLDERS OF EST. OF MR. E. BARNETT	O/L. 3 DWELLINGS & GARAGES	22.11.79	N/A RLE
14228	"	O/L. 1 HOUSE & GARAGE	23.10.80	N/A CLA
15670	MR. D. MUNNELL	"	4.6.81	N/A RLE
16274	"	DET. HOUSE & GARAGE	24.9.81	N/A RLE
16720	"	"	17.12.81	N/A CLA
16534	"	CARAVAN	19.11.81	N/A RLE
16535	"	O/L	19.11.81	N/A RLE
BR 16113	"	DET. HOUSE & GARAGE	10.2.82	APP N/A
21711	"	GARAGE TO KITCHEN, KITCHEN TO DINING ROOM	26.7.90	N/A CLA
BR 23269	"	"	20.8.82	APP N/A
BRA 926	"	BEDROOM & UTILITY	~~23.7.86~~ 1.8.86	~~RLE~~ APP
27475	COMPLETION	2/ST EXTENSION	15587	CLA

MINISTRY DECISION 11598 - APPEAL DISMISSED - 22.8.80

SPECIAL ORDERS

DRAINAGE

BRA 2969 " 2/ST. EXT./BAY WINDOW 22-6-87 RLE

18.FEB.2000* 0640

1764

(2) APRIL FOLLY

ADDRESS MERRYHILL GREEN LANE PARISH WINNERSH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
AIA 313	MR. & MRS. D. MUNNELL	GARAGE, BR/UTILITY/ 2 BEDS. OVER & BAY WINDOW	11.8.87	APP
BRA 10382	"	GARAGE EXT.	21-6-91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

16.FEB.2000* 0640

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	D MURRELL
	ADDRESS	APRIL FOLLY
		MERRYHILL GREEN LANE
		WINNERSH
	POST CODE	RG41 5JT Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	BUILDING SERVICES
	ADDRESS	5 LATIMER
		BRACKNELL
	POST CODE	RG12 7LG Tel. No. 01344 456494
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	APRIL FOLLY
		MERRYHILL GREEN LANE
		WINNERSH
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY FRONT EXTENSION
		SINGLE STOREY SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / (NO)
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
BRICK to MATCH EXISTING
TILE to MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? (YES) NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / (NO)
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? (YES) / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF D Murrell

DATE 17 FEB 2000