APPLICATION NO:
F/2002/8015

LOCATION:
563 Reading Road, Winnersh Wokingham.

APPLICANT:
MR P GUPTA C/O Peter H Watkins

PROPOSAL:
Proposed first floor side extension with car port under.

EARLIEST DATE FOR DECISION: **15/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/01/2003

CASE OFFICER: **Phillip Taylor**

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/8015**
CASE OFFICER: **Phillip Taylor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Gupta
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berks
RG30 6AL

Application Number: F/2002/8015

Parish: **WINNERSH**

Location: **563, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed first floor side extension with car port under.**

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.

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 with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle

parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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. This permission relates to the application as amended with revised plans number 22177:A submitted to the Local Planning Authority on 19 December 2002, showing reduced rear projection and does not approve the proposals as originally submitted.

Informative
3. 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.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/01/2003

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.

Tel: (0118) 974 6446 (Direct Line)
Fax: (0118) 974 6484
Email: Eleanor.Smith@wokingham.gov.uk
Date: 24 November 2004
My ref: ES/BP/F/2002/8015
Your ref:

Mr S Gupta,
563 Reading Road,
Winnersh,
Reading,
Berkshire,
RG41 5HJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Gupta,

PROPOSED ALTERATION TO APPLICATION F/2002/8015 563 READING ROAD, WINNERSH.

I refer to your plans received by the Local Planning Authority on the 20th October 2004 with reference to the above. As discussed on the 10th November with Mr Gupta (senior) at the Council offices, I can confirm that the revisions as outlined in your letter cannot be passed as a minor amendment as the alterations would result in an increase in volume. If you wish to proceed with the revised plans you will need to submit a new planning application. Please find enclosed the relevant application forms for your use.

Should you require any further information, please contact Eleanor Smith on the above direct dial number.

Yours faithfully,

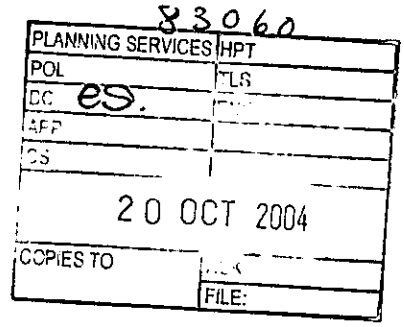
B POLNIK (MRS)
Development Control

10/11/04 - Spoke to Mr Gupta (Senior) and informed him planing permission is required for the amendment.

"Nishpal"
563 Reading Road
Winnersh, Wokingham
Berks. RG41 5HJ

Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WW

83060



URGENT - DELIVERED BY HAND

20 October 2004

Dear Sir / Madam

APPLICATION NUMBER: F/2002/8015 – "MINOR AMENDMENT"
FIRST FLOOR SIDE EXTENSION WITH CAR PORT UNDER

Further to my telephone conversations yesterday with Duty Officers Emy Circuit and Elaine Vashy, please find enclosed accurate drawings for the proposed extension of our property at 563 Reading Road, Winnersh.

Background

We received planning approval for the originally submitted drawings on 10 January 2003. Building work actually commenced on site in September 2004. I only realised that there was an error in the original drawings within the last few days. Having consulted our builder (Mr M Bohan) and the Building Control Surveyor, Andy Brett who was on site for a routine inspection yesterday, I spoke with the above mentioned Duty Officers at the planning department.

Issue

The original drawings by Peter Watkins show that the proposed extension is to end 2 meters inside from the rear of the existing property. Back in 2002, Mr Watkins had explained to us that this was because planning regulations require such an extension to be built within a 45 degree angle from the neighbour's property. However, it is clear that Mr Watkins has not accurately drawn the length of our existing property: it had been shown to be 15.2m long whereas it is in fact 16.2m long.

Therefore, the extension should have been shown to be 13.2m long as opposed to 12.2m long as it was always intended that we maximised the length of the extension while remaining within the planning regulations and the "45 degree rule."

Revised drawings

We have tried to contact Mr Watkins but understand that he has now retired and moved away from the Reading area.

As advised by Elaine Vashy, I have attempted to correct the drawings by showing the actual position of the existing dwelling, garage, man-hole, etc and then the revised length of the

extension represented by blue dotted lines. Clearly, consequential minor adjustments to the roofing and drainage lines shown on the original drawings will also need to be made (ie the span of each of the hipped roofs will be 6.6m instead of 6.1m). As the foundations and piers as shown on the original drawings have already been built, our builder proposes to construct an additional pier 1m long at the rear of the extension and to re-site the existing lintel.

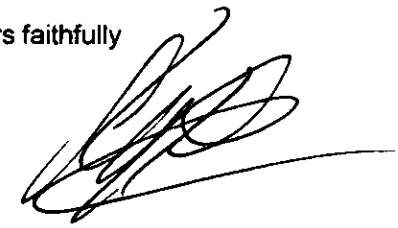
After consulting with a colleague, Emy Circuit advised me that, while this represented an increase in the volume of the extension, under the circumstances this should be considered as a "minor amendment."

Request

As building work has commenced, labour hired and materials purchased we would be most grateful if this matter could receive your urgent attention. If you would so wish, we would be very happy for you to visit the site at your earliest convenience to confirm the size of the existing property and that the length of the originally intended extension to finish 2m within the existing property line would not breach the "45 degree rule."

I look forward to hearing from you shortly.

Yours faithfully



Simon Gupta

Tel: 07720 558988

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Basia Polnik
From: Emy Circuit
Tel: (0118) 974 6479
Date: 19 October 2004
Subject: F/2002/8015, 563 Reading Road, Winnersh

Basia,

- Mr Gupta phoned while I was on duty this morning. He has planning permission for a first-floor side extension, which is now under construction but has come across a problem with the approved drawings: the depth of the existing house was shown to be one metre less than it actually is (this is supported by the OS, which shows it to be deeper than the application drawings). Thus, although the extension was correctly shown as set back two metres from the front and rear of the existing house its overall depth was shown to be one metre less than he intended to build it and if built to the depth shown it would actually be set back three metres at the rear (because he has started from the front). I have discussed it with Shaun and concluded he should submit accurate drawings so we can consider whether we can treat the correction as a minor amendment. I told Mr Gupta that we might need to make a site visit and that an increase in volume would usually need a new application but we would consider whether it might be acceptable as a minor amendment in this case due to the circumstances – from the file looks as if Philip assessed it on the basis of a two metre set back so the impact on the neighbours will probably be ok but the impact in terms of the ridge/roof slope will also need to be considered.

- Mr Gupta can be contacted on 977 0464. He is getting revised drawings but would quite like someone to visit as soon as possible because he is keen to resolve it.

Emy

He brought in an amended plan + cover letter this morning (20 Oct) - at some point he will need to buy copies as this was his only one.

Left msg for Mr. Gupta 22/10/04 - need elevation to show how he is going to alter the roof to allow for the extra bulk. Then we will be able to make an assessment on whether a new app is needed.

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

finalized

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	P/2002/8015 PT
BUILDING CONTROL NUMBER.	FX 2004/5633. Andy Brett.
APPLICANT/~~AGENT~~	Mr P. Gupta.
ADDRESS OF SITE	563 Reading Road WINNERSH
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	PW 22177A	PW 22177A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/9/04	

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	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8015

Applicant : MR P GUPTA C/O Peter H Watkins.

Location : 563, Reading Road, Winnersh, Wokingham.
Proposal : Proposed first floor side extension with car port under.

Site Notice Displayed ? :

YES	NO	DATE
.	✓	26/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/11/02

Date Registered : 18/11/2002

Earliest Date for Decision : 15/12/2002

Latest Consultation Date/Site Notice Expiry Date : 15/12/2002

This application will have expired on: 13/01/2003. 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 :

Railtrack - No objections
Town Council - overdevelopment of the site
Countryside Officer - Newt informative

Planning Issues :

Impact upon Character of the area, Neighbouring properties + Highways

Policy : LBE1, LBE2
WOS3, WBE1
ENC

Application Number: F/2002/8015

Appraisal

The application proposes a two storey side extension to this large detached house set within the Winnersh Identified Settlement. The extension would have the 1st floor raised on piers to allow vehicle to pass underneath and access the garage. the roof would have a double pitch with a central drainage valley. The roofs would be fully hipped and set 1.6m lower than the main roof. Windows would only be inserted in the front and rear elevations. A carport is also proposed, which would connect the extension to the garage.

Impact on Neighbouring Properties

No.565 is set roughly in line with the application property and is separated by a passage way, a 2.5m fence and the driveway of No.563. The two storey element of the extension would project 1.25m past the rear of No.565. Such a small overlap is not considered to overbear or overshadow No.565 especially as there is only a single (secondary) living room window inserted into the side wall. The extension would project no further forward of No.565 at the front.

Impact on the character of the area

The extension would be visible from the Reading Road. However the dwelling is set back from the highway and behind No.561 added to which the front garden is 18.0m deep. The extension is not considered to adversely harm the streetscene.

Highway

Four parking spaces are available on the front driveway and access to the rear garage will be maintained.

√ Approval

Application Number F/2002/8015
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	insert : 1st floor side elevation of the extension
4	C049	R049	
5	C122	R122	
			Informative -
			If great crested newts are encountered at
			any point during development then all
			works must stop immediately and local
			English Nature office and WDC must
			be informed

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16, NO2 insert: Plans 22177 A showing reduced rear projection 19/12/02

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO53, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Bridewell
(Development Control Manager)

Date: 11/01/03

RECORD OF SITE VISIT

SITE ADDRESS: 563 Reading Road Winnersh Wokingham. APPLICATION NUMBER: F/2002/8015	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING V. large conservatory / pool
detached dlgge.
3.0m + 1.1m gap 565 | | | 563

4. RELATIONSHIP TO ADJOINING PROPERTIES
565 - only one side window (GF) toward rear of side
living room - secondary window. Patio door at front
x1 1st floor side window - WC

5. SITE CONSTRAINTS projection past rear of 565 3.0m?
large patio area
2.5m trellace

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.7m wall

OTHERS

Date: 31 December 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8015

Location: 563, Reading Road, Winnersh, Wokingham.

Proposal: Proposed first floor side extension with car port under.

Applicant: MR P GUPTA C/O Peter H Watkins.

Case Officer: Phillip Taylor

The new plans show the following: Set back at the rear of the two storey side extension. Drawing no: PW 22177 A.

Comments are required by 10/01/2003.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6442.

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8015 Date Rec. 19/12/02

Location: 563 Reading Road Winnersh

Parish: Winnersh

Applicant: Mr P Gupta

Description of attached plans: Show [illegible] the [illegible] side [illegible].

Drawing No's: PW 22177 A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: N° 565 Reading Road Winnersh

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER PT

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

RAILTRACK

Southern
Railtrack PLC Network Rail group of companies

64576

PT

2002

27th December 2002

Mr Phillip Taylor
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157 Shute End, Wokingham
Berkshire RG40 1WR

Your ref: F/2002/8015
Our ref: WINNERSH/W/MM

Dear Sir,

TOWN & COUNTRY PLANNING ACT.
Proposed first floor side extension with car port under.
563 READING ROAD, WINNERSH, WOKINGHAM.

I acknowledge receipt of your letter dated 22nd November 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction and after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you would include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Regional Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager. Mercury House, Ist Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel; 0207 902 3290. Fax; 0207 902 3632

04/22

Phillip.

Revised side extension as discussed.

I have removed the "Covered Area" from the plan

Regards

Pete Watt

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Outside Parties Section, 1st Floor South, Mercury House, 109 – 119 Waterloo Road, London SE1 8UL.
Date : October 2001

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

Issued by : Railtrack PLC Outside Parties Section, 1st Floor South, Mercury House, 109 – 119 Waterloo Road, London SE1 8UL.
Date : October 2001

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method

Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by : Railtrack PLC Outside Parties Section, 1st Floor South, Mercury House, 109 – 119 Waterloo Road, London SE1 8UL.
Date : October 2001

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Issued by · Railtrack PLC Outside Parties Section, 1st Floor South, Mercury House, 109 – 119 Waterloo Road, London SE1 8UL.
Date October 2001

FROM: Phillip Taylor

DATE: 22 November 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8015

Proposal: Proposed first floor side extension with car port under..

Site Address: 563, Reading Road, Winnersh, Wokingham.

Applicant: MR P GUPTA C/O Peter H Watkins.

Your observations are required in respect of this application **by 15/12/2002** 2002

The Committee **OBJECTED** to this application on the following grounds:

1 This would be over-development of the site

SIGNED: _____ DATE: 27.11.02.

Clerk To Winnersh Parish/Town Council.

Phillip Taylor
From: Andy Glencross
Sent: 29 November 2002 11:41
To: Phillip Taylor
Subject: PA F/2002/8015 563 Reading Rd Winnersh

Hi Phillip

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/2002/8015	Map No : 53
Case Officer : PT	Site Area : 0.18
Valid Date : 18/11/02	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed first floor side extension with car port under.

Location : 563, Reading Road, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : MR P GUPTA C/O Peter H Watkins.

Fee Required: £110 Fee Received: £110 (2)

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 Landfill Site 250 m

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 (A Glencross)
Great Crested Newts.

NEIGHBOURS

Site Notice + See Map.

.....

.....

No pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Landfill Site 250m.

Railtrack Southern.

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

.....

.....

.....

.....

.....

.....

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8015

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8015
563, Reading Road, Winnersh, Wokingham.
Proposed first floor side extension with car port under.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8015**
563, Reading Road, Winnersh, Wokingham.
Proposed first floor side extension with car port under.
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 E Siggery
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8015

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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 Bray

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

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

Tel: (0118) 974 6442

Date: 22 November 2002

My ref: F/2002/8015

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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_____

_____

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 Ball

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

Received by Wokingham District Council

Application No: F/2002/8015

Proposal:
Proposed first floor side extension with car port under.

Location:
563, Reading Road, 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 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/2002/8015 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2002. 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

22 November 2002

Organisation_Name	Building_Name	address1	Postcode
		5THE OLD APPLE YARDWOKINGHAM	RG41 5RT
		561READING ROADWOKINGHAM	RG41 5HJ
		563READING ROADWOKINGHAM	RG41 5HJ
		565READING ROADWOKINGHAM	RG41 5HJ
		2GREENACRES AVENUEWOKINGHAM	RG41 5SX
		562READING ROADWOKINGHAM	RG41 5HA
		9VERBENA CLOSEWOKINGHAM	RG41 5ST
		10VERBENA CLOSEWOKINGHAM	RG41 5ST
		11VERBENA CLOSEWOKINGHAM	RG41 5ST
		12VERBENA CLOSEWOKINGHAM	RG41 5ST
		14VERBENA CLOSEWOKINGHAM	RG41 5ST
		15VERBENA CLOSEWOKINGHAM	RG41 5ST
AXSIS CONSULTANTS LTD		564READING ROADWOKINGHAM	RG41 5HA
HOLTERN LTD		564READING ROADWOKINGHAM	RG41 5HA

9A, Verbena Close

Neighbours list F/2002/8015

Environmental Services

For office use only. Application number: 18.NOV.2002 8015

Householder planning application form

8015

WOKINGHAM UNITARY
Aiming for Excellence

18 NOV 2002

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. P. GUPTA
	Address and postcode	563 READING ROAD WINNERS RG41 5HA
	Phone number	9586488
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	9423696
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.	563 READING ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTN. O/CAL PORT
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.	CONC. ROOF TILES & BRICK TO MATCH
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: 5	Proposed: 7
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.	£110-00	
	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.

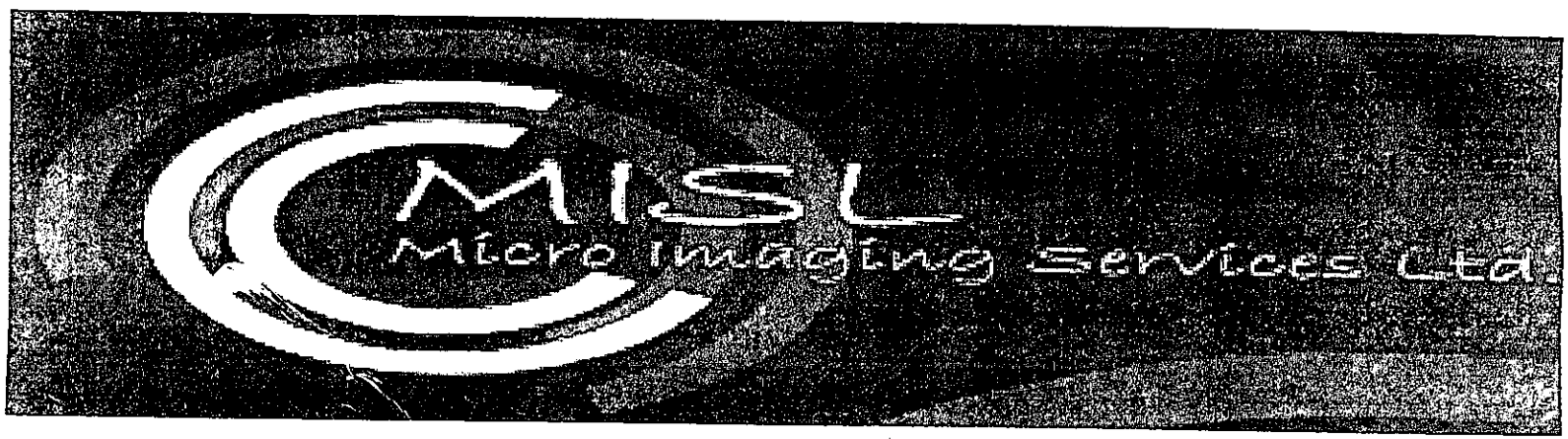
Your signature: [signature]

on behalf of Md. Gupta

Date 11-11-2002

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1)

ADDRESS 563 READING ROAD PARISH WINNERSH

PLOT No. Old Rectory ORD. SHEET No. SU 4471 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
09341	A. COTTERELL	POOL COVD. CABANA, UTILITY ROOM & ENT. PORCH	26.10.78	N/A	C/A
BR 9823	"	"	29.11.78	APP	N/A
22672	MR. A BUTTA	ALTS. & EXTS.	13.12.84	N/A	REF
22937	"	2/ST. EXTENSION	30.1.85	N/A	C/A
BR 24008	"	ALTS. & EXTS.	12.3.85	REF	N/A
BR 24405	"	"	28.3.85	APP	N/A
BR 24786	"	HOUSE AT REAR	6.6.85	APP	N/A
23940	"	DEM. FRONT PORTION OF DWELLING; 2/ST. EXTENSION	14.8.85	N/A	REF
24437	"	"	9.10.85	N/A	C/A
BRA 904	"	GARAGE	05.6.86	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

(2)

ADDRESS 563 Reading Road PARISH Winnersh

PLOT No. ORD. SHEET No. SU 7711 (53)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38492	MR. A BUTTA	CONSERVATORY/SWIMMING POOL ENCLOSURE	7.1.92	C/A
F/95/36642	"	INT. ALTS.	28.6.95	APP
F/2002/8015	"	1st FL S Ext. / Car Port under		

MINISTRY DECISION

SPECIAL ORDERS

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	Motte

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo (scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary ..... Electoral Division
Ward Boundary ..... Ward
Boro Const Bdy ..... Constituency
Euro Const Bdy ..... (County Borough or European)
Und ..... Undefined
CB ..... Centre of Bank
CD ..... Centre of Ditch
CR ..... Centre of Road
CS ..... Centre of Stream
Def ..... Defaced
FF ..... Face of Fence
FW ..... Face of Wall
SR ..... Side of River
TB ..... Top of Bank
TkH ..... Track of Hedge
RH ..... Root of Hedge

Other Information

Chy ..... Chimney
El P ..... Electricity Pillar or Pole
ETL ..... Electricity Transmission Line
FB ..... Foot Bridge
FS ..... Flagstaff
GP ..... Guide Post
GVC ..... Gas Valve Compound
LB ..... Letter Box
Meml ..... Memorial
MHW ..... Mean High Water
MLW ..... Mean Low Water
NTL ..... Normal Tidal Limit
P ..... Post or Pole
PC ..... Public Convenience
PH ..... Public House
PO ..... Post Office
PW ..... Place of Worship
TCB ..... Telephone Call Box
Tk ..... Tank or Track
(um) ..... Unmade
W ..... Weir

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/