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 planning permission is required for the amendment.

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

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

83060

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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.

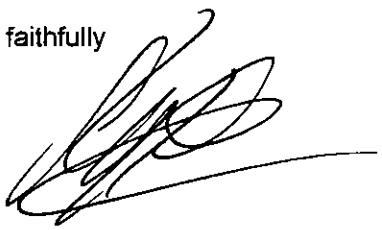
After consulting with a colleague, Emy Circuit advised me that, while this represented an increase in the volume of the extension, under the circumstances this should be considered as a "minor amendment."

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