APPLICATION NO:
F/2001/5550

LOCATION:
142 Woodward Close, Winnersh Wokingham.

APPLICANT:
Mr & Mrs James C/O Greg Farrell

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
13/02/2002
Lisha Expiry 5/2/2.

CASE OFFICER: **Elaine Vashi**

Louise Smith
APPROVED

560

D.2.

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2001/5550

Parish: **WINNERSH**

Location: **142, Woodward Close, Winnersh, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling.**

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 level or above in the north-west facing 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
□ou 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 Policies LO3 and EN1
Loddon Area Local Plan Policies LBE1, LBE2, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Informative
You are advised to contact Railtrack (Engineering Manager) Mercury House, 1st Floor South, 109 - 119 Waterloo Road, LONDON SE1 8UL to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the Safety of the operational railway at all times.

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5550	Louise Smith
BUILDING CONTROL NUMBER	H 2002/2843	Central
~~APPLICANT~~/AGENT	Greg Carrell.	
ADDRESS OF SITE	142 Woodward Close WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	James 01B	James 01A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/3/02	

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 : ~~Elaine Vashi~~ Louise Smith.

Application Number : F/2001/5550

Applicant : Mr & Mrs James C/O Greg Farrell.

Location : 142, Woodward Close, Winnersh, Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 14/1/2.....

Date Registered : 19/12/2001

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 13/02/2002. 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 :

Highways - conditional approval.
Parish Council - no comments.

Planning Issues :

Identified settlement
Impact of Streetscene
Impact on Neighbours
Parking + Highways.

Application Number: F/2001/5550 – 142 Woodward Close

Appraisal:

Development
The site is a two storey detached dwelling, situated within the identified settlement of Winnersh.

The proposed development is for a two-storey rear extension to the dwelling. It would project 3.4m to the rear and cover the full width of the dwelling. A hipped roof would be formed in the rear elevation, with eaves and ridge height corresponding to the existing.

1. Impact upon neighbouring properties
   With regard to overlooking, no adverse effects are considered for the windows in the rear elevation. The additional high level window in the side elevation is not felt to provoke a great degree of overlooking into the neighbour's hallway and toilet windows.

   No 143 has an existing single storey rear extension, however, the development proposed here would not subtend the 45° angle with regard to this neighbour's rear windows. Similarly, no adverse overshadowing effects are considered for the side hallway and toilet windows of this neighbour, as there is sufficient distance between the neighbours and the highly pitched garage adds massing to the 2m-boundary fence.
   The extension would be parallel with the rear wall of No 141. There is 2.8m between these two dwellings and it is therefore expected that overshadowing would occur to a degree, but as non-habitable rooms are being considered it is not significant enough to warrant a refusal. No letters of objection have been received from the neighbours.

   With regards to the neighbour at No 141, it is not felt that the development would present an additional overbearing influence than that which is already present.

2. Impact upon the character of the area
   Although the dwelling is clearly visible from the approach to this residential close, the extension would be screened to the rear of the property and is therefore not felt to threaten the character of the area or exert an overbearing influence on the streetscene.

3. Impact upon highway safety (parking provision)
   The proposed development would convert this three bedroom property to that of a four. The additional parking space required by this would however, be

met by the existing driveway and garage. Highways have no objects to the development assuming that these spaces are retained.

Approval:	**Refusal:**
✓	

Application Number F/2001/5550
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: first floor North-West facing elevation of the extension
4	C049	R049	
5	C122	R122	
Inf			
2			You are advised to contact Railtrack (Engineering Manager), Mercury House, 1st Floor South, 109-119 Waterloo Road, London SE1 8UL to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of the operational railway at all times

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT5 LT6 LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: L03 EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 7.2.02

NOTE OUTLINE OF NEIGHBOURING PROPERTIES FRONT ELEVATIONS.

Similar extensions? - see No 151 - existing design

RECORD OF SITE VISIT

Laddon Area LP. Id'd Sett

SITE ADDRESS: 142 Woodward Close Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5550

OFFICER: ~~Elaine Vashi~~ LOUISE SMITH

DATE OF SITE VISIT: 14/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

No 145 has had single storey front extension
No 143 " " single storey rear extension

Residential culdersac - 2 storey detached dwellings - red brick brown concrete roof tile
symmetrical estate Bulky double ggs - pitched roofs

3. DESCRIPTION OF SITE/BUILDING

2 storey detached, porch canopy rear conservatory
- steeply pitched shared gge
bushes in front gdn.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Rear - cross hatch fence - tall conifers beyond
No 143 side - gge then 2m ab fence } shrubs/hedges to rear end 1m above fence
No 141 side - 2m ab fence.

5. SITE CONSTRAINTS

Set in view as approach this culdersac.

TREES Not applic.

ACCESS/PARKING 3 spaces

LEVELS Same.

BOUNDARY TREATMENT as above

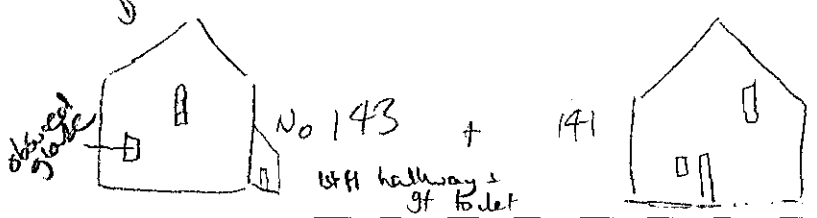
OTHERS

143 look at rear ext plans to see windows

same windows as 142 facing this elevation

MARK ON NEIGHBOURS SIDE ELEVATION WINDOWS.
+ see if they are habitable rooms or not.

+ if main light source.



Date: 28 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5550

Location: 142, Woodward Close, Winnersh, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs James C/O Greg Farrell.

Case Officer: Louise Smith

The new plans show the following: Revised rear elevation - gable end to half hip in rear. Drawing no:JAMES:01A.

Comments are required by 07/02/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

(RING ONE)

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

App No. 2001 (Planaps) / SSSO (Ludhouse) Date Rec. 23/1/2

Location: 142 Woodrow Close

Parish Winnersh

Applicant: Mr + Mrs James.

Description of attached plans Revised rear elevation — gable end to half hip in rear.

Drawing No's: SAMES : 01 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.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: 143 + 141

_____ 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

New Description _____

CASE OFFICER LS.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

PLANNING SERVICES	HPT 52192
POL	TLS
DC EN	ENF
APP	
CS	
JAN 2002	
COPIES TO:	ACK
	FILE:

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Elaine Vashi

REVISED PLAN
5550

22nd January 2002

Your Ref: F/2001/5550

Dear Sir

Re: 142 Woodward Close, Winnersh, Wokingham, Berks.

Please find enclosed four copies of revised plans showing alterations to the roof as discussed. As you will see I have used a half hip detail which looks considerably better than that of a full hip and I trust these amendments meet with your approval.

Yours faithfully

Greg Farrell

RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES	RPT 51992
DC KV	ENF
APP	
CS	
18 JAN 2002	
COPIES TO:	ACK:
	FILE:

15th January 2002

Louise

F A O ~~Elaine Vashi~~
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Y/r EVASHI/F/2001/5550
O/r WINNERSH/W/MM04

Dear Mrs Vashi,

TOWN & COUNTRY PLANNING ACT.
Proposed two storey rear extension to dwelling
142 WOODWARD CLOSE, WINNERSH, WOKINGHAM

I acknowledge receipt of your letter dated 8th January 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 but 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 could 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
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3290, Fax: 0207 902 3632

Ask Basia re
what do
with
information
advice
Railtrack

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.

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.

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 radius. 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 miss-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.

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

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 08 January 2002

Application Number: F/2001/5550

Proposal: Proposed two storey rear extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
142, Woodward Close, Winnersh, Wokingham.

Applicant:
Mr & Mrs James 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).

C049, R049
C122, R122.

Signed: _____ **Print name:** AE 10/01/02

ADDRESS 58-151 Woodward Close PARISH Winnersh

PLOT No. Site 2 - Winnersh Farm ORD. SHEET No. SU. 7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22653	BCC.	O/L.	3-6-86	CLA
31730	MERON	94 DET. HOUSES & GARAGES	26-10-88	CLA
BRA6367	"	"	12-12-88	APP
F/2000/0437	Mr. Faherty 143	S/st rear extension		
FP/2000/0597	Mr. + Mrs. Dunlop	Loft conversion	23.5.00	APP
F/2001/5550	Mr. + Mrs. James	2 St/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION PD. Eng. Ms A. Stanton. Conservatory. 16/4/99. No 78

SPECIAL ORDERS DD Eng - Brown - Brick wall 13/1/00

DRAINAGE PD Eng - No. 143 - Beckett - S/St/R - 17/1/00

091074 PD Eng - 113 - Knight - 31/1/00
PD Eng - No 101 - Mr Bailey - Conservatory - 07/06/00

Environmental Services

For office use only
Application number: 5550

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 JAMES 142 WOODWARD CLOSE WINNERSH WOKINGHAM
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	2 STOREY REAR 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.	BRICK & TILES 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: 3	Proposed: 4
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 JAMES

Date 13/12/01

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

Date: 28 January 2002

29 JAN 2002

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2001/5550

Location: 142, Woodward Close, Winnersh, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr & Mrs James C/O Greg Farrell.

Case Officer: Louise Smith

The new plans show the following: Revised rear elevation - gable end to half hip in rear. Drawing no:JAMES:01A.

Comments are required by 07/02/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

No comments

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

07 FEB 2002

COPIES TO:	ADM
	FILE

Received by Wokingham District Council

Application No: F/2001/5550

Proposal:
Proposed two storey rear extension to dwelling.

Location:
142, Woodward Close, 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/2001/5550 to enable the library staff to locate the correct information.

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

Head Planning and Transportation

08 January 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5550
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6451

Date: **08 January 2002**

My ref: F/2001/5550

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5550
142, Woodward Close, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.

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

If you have any questions please do not hesitate to contact **Elaine Vashi** on **(0118) 974 6451**.

Yours faithfully,

Elaine Vashi

Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5550**
142, Woodward Close, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: (0118) 974 6451

Date: **08 January 2002**

My ref: F/2001/5550

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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
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Elaine Vashi

Development Control Officer

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Case officer: **Elaine Vashi** Application Number: **F/2001/5550**
142, Woodward Close, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6451

Date: **08 January 2002**

My ref: F/2001/5550

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor 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
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DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5550
142, Woodward Close, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.

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Yours faithfully,

Elaine Vashi

Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5550**
142, Woodward Close, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Application Number : F/2001/5550	Map No : 60
Case Officer : EV	Site Area :
Valid Date : 19-12-01	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 142, Woodward Close, Winnersh, Wokingham.

Parish : WI Ward : WIN 8-1-02 B.

Applicant : Mr & Mrs James C/O Greg Farrell.

Fee Required: £95 Fee Received: £95

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	Are there any further bedrooms in the loft conversion?		

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 8.1.02 -B

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) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

(Railtrack) Southern Region ✓

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-apps

Environmental Services

For office use only.
Application number 15 DEC 2001 * 5550

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 JAMES 142 WOODWARD CRESCENT WINNERSH WOKINGHAM
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	2 STOREY REAR 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	BRICK & TILES 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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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 James

Date 18/12/01

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

ADDRESS 58-51 WOODWARD CLOSE PARISH WINNERSH

PLOT No. SITE 2 - WINNERSH FARM ORD. SHEET No. SU. 7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22653	BCL.	O/L.	3.6.86	CLK
31730	MERON	94 DET. HOUSES & GARAGES	26.10.88	CLK
BRA6367	"	"	12.12.88	APP
F/2000/0437	Mr. Faherty 143	s/st rear extension		
FP/2000/0597	Mr. & Mrs. Dunlop	Loft conversion	23.5.00	APP
F/2001/5550	Mr. & Mrs. James	2 St/R Ext.		

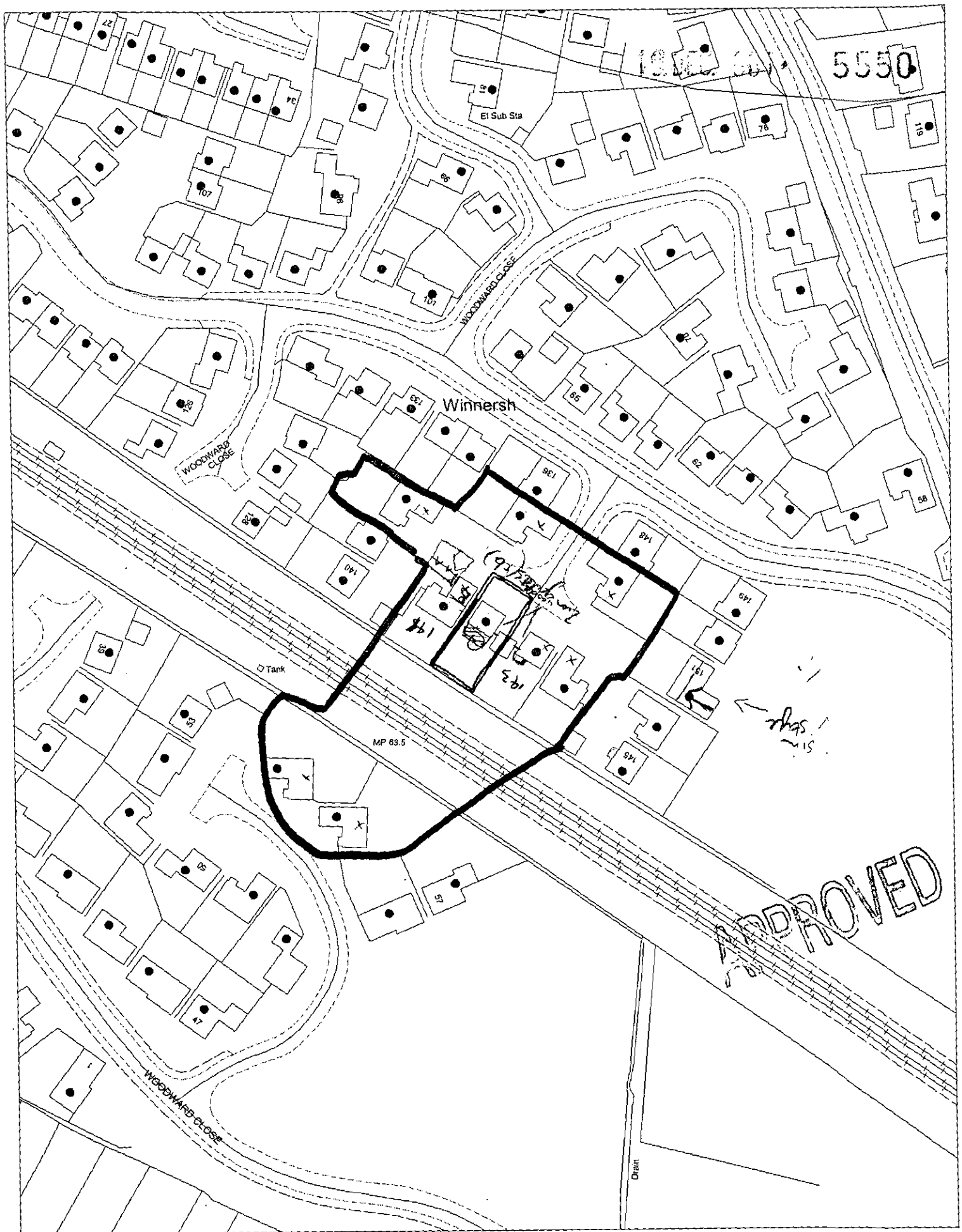
DATE OF COMPLETION

MINISTRY DECISION PD. Eng. Ms A. Stanton. Conservatory. 16/4/99. No. 78

SPECIAL ORDERS DD Eng - Brown - Brick wall 13/1/00

DRAINAGE PD Eng - No. 143 - Beckett - s/st/R - 17/1/00

091074 PD Eng - 113 - Knight - 31/1/00
PD Eng - No 101 - Mr Bailey - conservatory - 07/06/00



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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2002

Scale: 1 : 1250

N
W E
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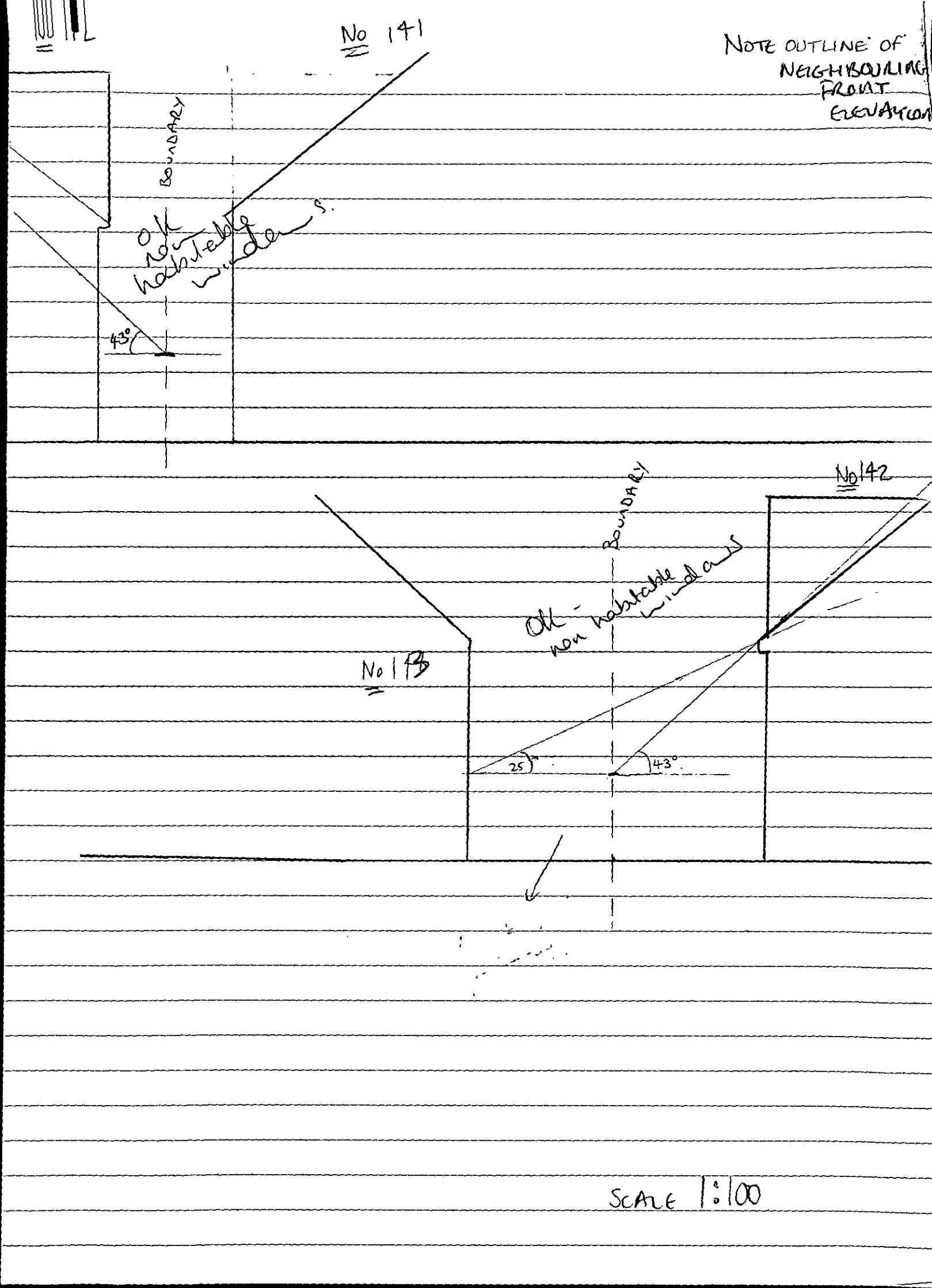
No 141
NOTE OUTLINE OF NEIGHBOURING FRONT ELEVATION
BOUNDARY
OK non habitable windows
43°
No 142
BOUNDARY
OK non habitable windows
No 143
25°
43°
SCALE 1:100