APPLICATION NO:
F/2001/3170

LOCATION:
Lyndhurst Old Forest Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Sherring C/O Simon Dickerson

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **11/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/03/2001

CASE OFFICER: **Patrick Haran**

APPROVED

RAILEX
Marbleboard

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sherring
C/O Simon Dickerson
Anglian Home Improvements
Cons Admin Department
PO BOX 65
Norwich
NR6 6EJ

Application Number: F/2001/3170

Parish: **WINNERSH**

Location: **Lyndhurst, Old Forest Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Informative
1. 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 LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/02/2001

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.

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/3170

Applicant : Mr & Mrs Sherring C/O Simon Dickerson.

Location : Lyndhurst, Old Forest Road, Winnersh, Wokingham.

Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/02/01

Date Registered : 12/01/2001

Earliest Date for Decision : 11/02/2001

Latest Consultation Date/Site Notice Expiry Date : 11/02/2001

This application will have expired on: 09/03/2001. 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 :

WINNERSH PARISH COUNCIL - NO COMMENTS.

NEIGHBOUR RESPONSES - NONE

Planning Issues :

① IMPACT ON NEIGHBOURING PROPERTIES

② STREETSCENE

③ DEVELOPMENT PLAN CONTEXT

④ H/WAYS

APPROVED

Application Number: F/2001/3170

Appraisal:

IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

The proposal under consideration is for a single storey rear extension to form a conservatory. If approved, the extension would project approx. 3 metres from the rear building line of the existing dwelling and, at a width of approx. 6.8 metres, would incorporate approx. half the rear wall of the house. There are no neighbours to the rear of the property and the boundary lines to the West and East are clearly defined by a 2 metre high hedge extending some 10 metres toward the rear boundary. The proposal would reach a ridge height of approx. 2.8 metres. This would be built off an existing flat roof of the same height and would fall away from the existing building to a height of approx. 2.4 metres. An existing garage would obscure the proposal from the neighbouring property to the West and, there being no windows in the side elevation of the property to the East, it is not considered that overlooking would present a problem. Being of single storey construction and facing to the North, the proposal would not have a significant impact on the amount of light entering the property to the West and, due to its siting, massing and bulk, the proposal would not be of an overbearing nature.

IMPACT ON STREET SCENE

The proposal would not be visible from the street. Being to the rear of the property and obscured by an existing garage it is considered that there would not be an adverse impact on the streetscene.

DEVELOPMENT PLAN CONTEXT

Within identified settlement bounded to NW by Green Gap/Wedge.

HIGHWAYS

There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.

Recommendation: Approval: ✓ ~~**Refusal:**~~

APPROVED

Application Number F/2001/3170
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	5 YRS
2	[illegible]	[illegible]	[illegible]

RECORD OF SITE VISIT

SITE ADDRESS: Lyndhurst Old Forest Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3170

OFFICER: Patrick Haran

DATE OF SITE VISIT: 10/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - ON TREE TO FRONT BOUNDARY

2. DESCRIPTION OF SURROUNDINGS SHERWOOD - RED BRICK BUNGALOW
CHIMES - BROWN BRICK 2 STOREY
DETACHED DWELLINGS - OPEN GROUND TO REAR

3. DESCRIPTION OF SITE/BUILDING SINGLE STOREY BUNGALOW
DORMER & EXTENSION TO REAR

4. RELATIONSHIP TO ADJOINING PROPERTIES DETACHED - NOTHING TO REAR

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING - CHANGE K TO FRONT

LEVELS

BOUNDARY TREATMENT - 2M HEDGE

OTHERS - SOAKAWAYS ?

APPROVED

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3170
CASE OFFICER: Patrick Haran

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

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

Tel: 0118 974 6482

Date: **18 January 2001**

My ref: F/2001/3170

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

Dear Councillor

Application Number: F/2001/3170
Lyndhurst, Old Forest Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3170**
Lyndhurst, Old Forest Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: 0118 974 6482

Date: **18 January 2001**

My ref: F/2001/3170

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

John Mitchell
Development Control Manager

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Proposed single storey rear extension to dwelling to form conservatory.
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 6482

Date: **18 January 2001**

My ref: F/2001/3170

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3170**
Lyndhurst, Old Forest Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

Received by Wokingham District Council

Application No: F/2001/3170

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
Lyndhurst, Old Forest 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2001. Written comments submitted will become available for public inspection.

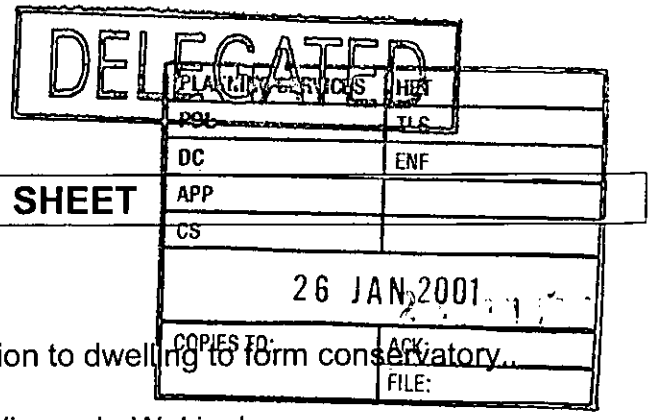
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

18 January 2001

FROM: Patrick Haran

DATE: 18 January 2001



WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3170

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: Lyndhurst, Old Forest Road, Winnersh, Wokingham.

Applicant: Mr & Mrs Sherring C/O Simon Dickerson.

Your observations are required in respect of this application **by 11/02/2001** .

No comments

SIGNED: _____ DATE: 24.01.01

Clerk To Winnersh Parish/Town Council.

PA



Royal Mail

We were unable to deliver this item because

- [ ] address was gone away
- [ ] addressee unknown
- [ ] no answer
- [ ] refused
- [ ] address incomplete
- [ ] not called for
- [ ] address inaccessible

no such address in

date 25/01/01 initials NLD

badge number

P3960/97/302543

Tel. 0118 974 6482

Date: 18 January 2001

Your Ref:

My Ref: Patrick Haran
F/2001/3170

The Owner/ Occupier
Pavillion
Old Forest Road
Winnersh
Wokingham
Berkshire

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 Sir/Madam

Application Number: F/2001/3170

Site Address: Lyndhurst, Old Forest Road, Winnersh Wokingham.

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3170** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Patrick Haran**, on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

PH



NOT
TOUTLEY COTTAGE
TOUTLEY RD.

Royal Mail

We were unable to deliver this item because

- [ ] addressee has gone away
- [ ] no answer
- [x] addressee unknown
- [ ] address incomplete
- [ ] refused
- [ ] address inaccessible
- [ ] not called for

no such address in

date 25/1/01 initials ND

badge number P3960/97/302543

Tel. 0118 974 6482

Date: 18 January 2001

Your Ref:

My Ref: Patrick Haran
F/2001/3170

The Owner / Occupier
TOUTLEY COTTAGE
OLD FOREST ROAD
WINNERSH
WOKINGHAM
BERKSHIRE
RG411HY

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JAN 2001

Officer: PH | Application No. F/2001/3170

Map No. 60 Site 013

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: LYNDHURST OLD FOREST ROAD

Parish: WINNERSH Ward: WINNERSH 18.01.01

Applicant: MR/MRS SHERRING

Fee Received 95-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Environmental Services

For office use only.
Application number: 12.JAN.2001* 3170

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 SHERRING. LYNHURST, OLD FOREST ROAD, WINNERSH; WOKINGHAM BERKSHIRE, RG41 1HY
2	Agent's Name Address and postcode Phone number	SIMON DICKERSON ANGLIAN HOME IMPROVEMENTS CONS ADMIN DEPT, PO BOX 65 NORWICH NR6 6EJ 01603 420775.
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.	LYNDHURST, OLD FOREST RD WINNERSH, WOKINGHAM, BERKSHIRE RG41 1HY
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT PVCu CONSERVATORY TO REAR OF PROPERTY.
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.	WALLS: WHITE PVCu FRAMES / DOUBLE GLAZING ROOF: CLEAR TOUGHENED GLASS.
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

12.JAN.2001* 3170

"LYNDHURST,"

ADDRESS Old FOREST ROAD PARISH WINNERSH

PLOT No. 3 ORD. SHEET No. SU.7970 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
654/53	Mrs. M.C. Higgs	Outline	8.12.53	N/A C/A
522/54	Mr. E.J. Marsden	Detached House	13.7.54	App. App.
675/54	Mr. S. Lunch	Detached Bungalow	14.9.54	App. C/A
22/55	"	Garage	8.2.55	App. App.
1071/55	"	Garage	10.1.56	App. N/A
1013/72	Mr Carlisle	Extens & Addits	6.7.72	— C/A
*BR 5724	"	EXTENSION TO GARAGE	11.12.76	App. N/A
39612	MR. SHERRING	S/St. Ext	22.7.92	C/A
96/64463/F	"	REPL. GARAGE WITH PITCHED ROOF	28.11.96	C/A
97/5367/F	"	S/ST. & DORMER EXTS	7.5.97	C/A
FP97/6734	"	"	27.8.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 5724 - CANCELLED BY W.D.C. - 20.12.79 Pd. Eng - Pitched Roof - 9.9.96

DRAINAGE

12.JAN.2001* 3170

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

10th January 2001

AM 99/04362 Sherring

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT:LYNDHURST OLD FOREST ROAD WINNERSH WOKINGHAM BERKSHIRE RG41 1HY

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including cheque for £95.00. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

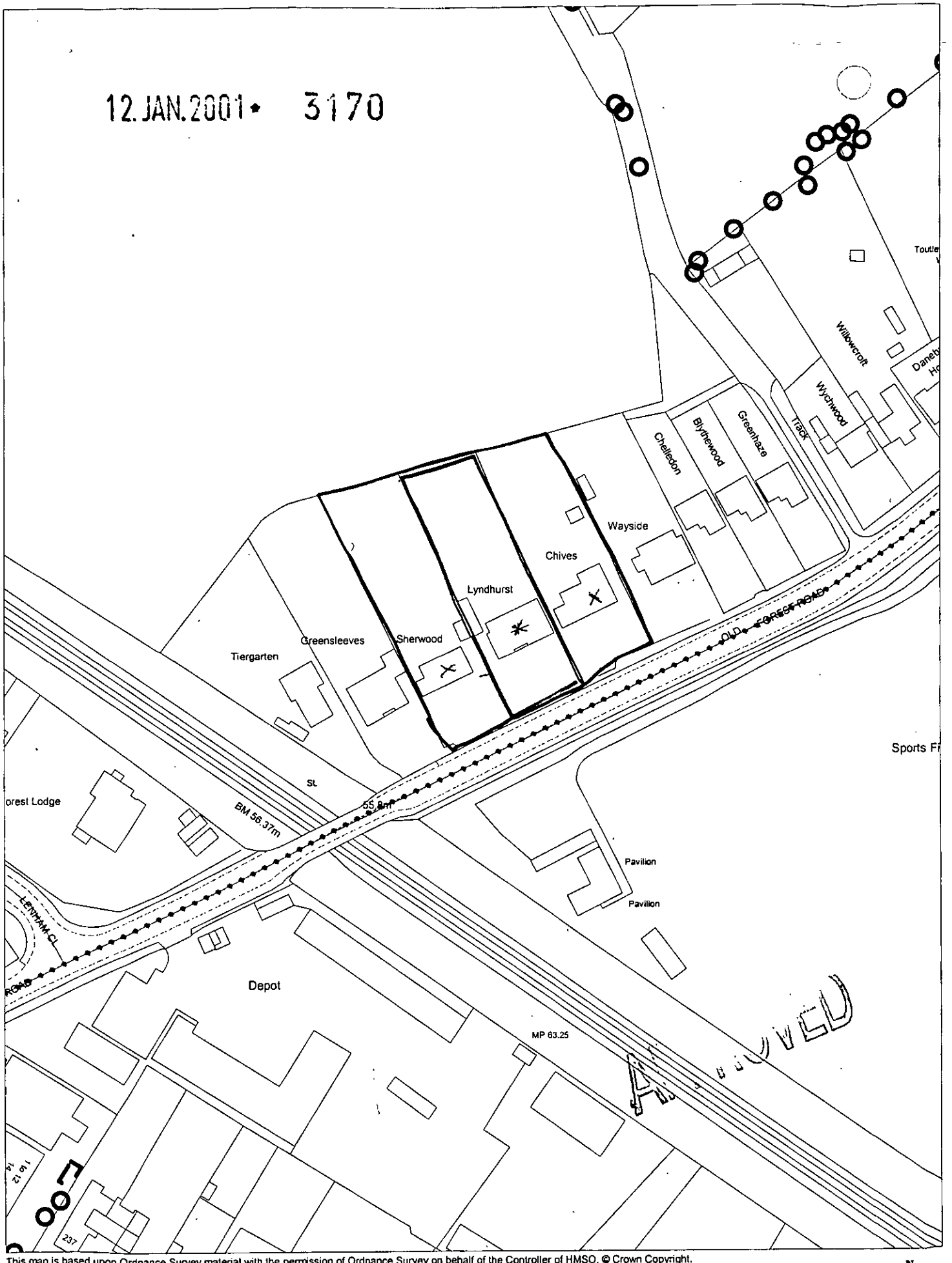
Thanking you for your assistance in this matter,

Yours sincerely,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PA1

12.JAN.2001 • 3170



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Development Control Section, Environmental Services, Wokingham District Council.

17 January 2001

Scale: 1 : 1250

N W E S

Ordnance Survey®

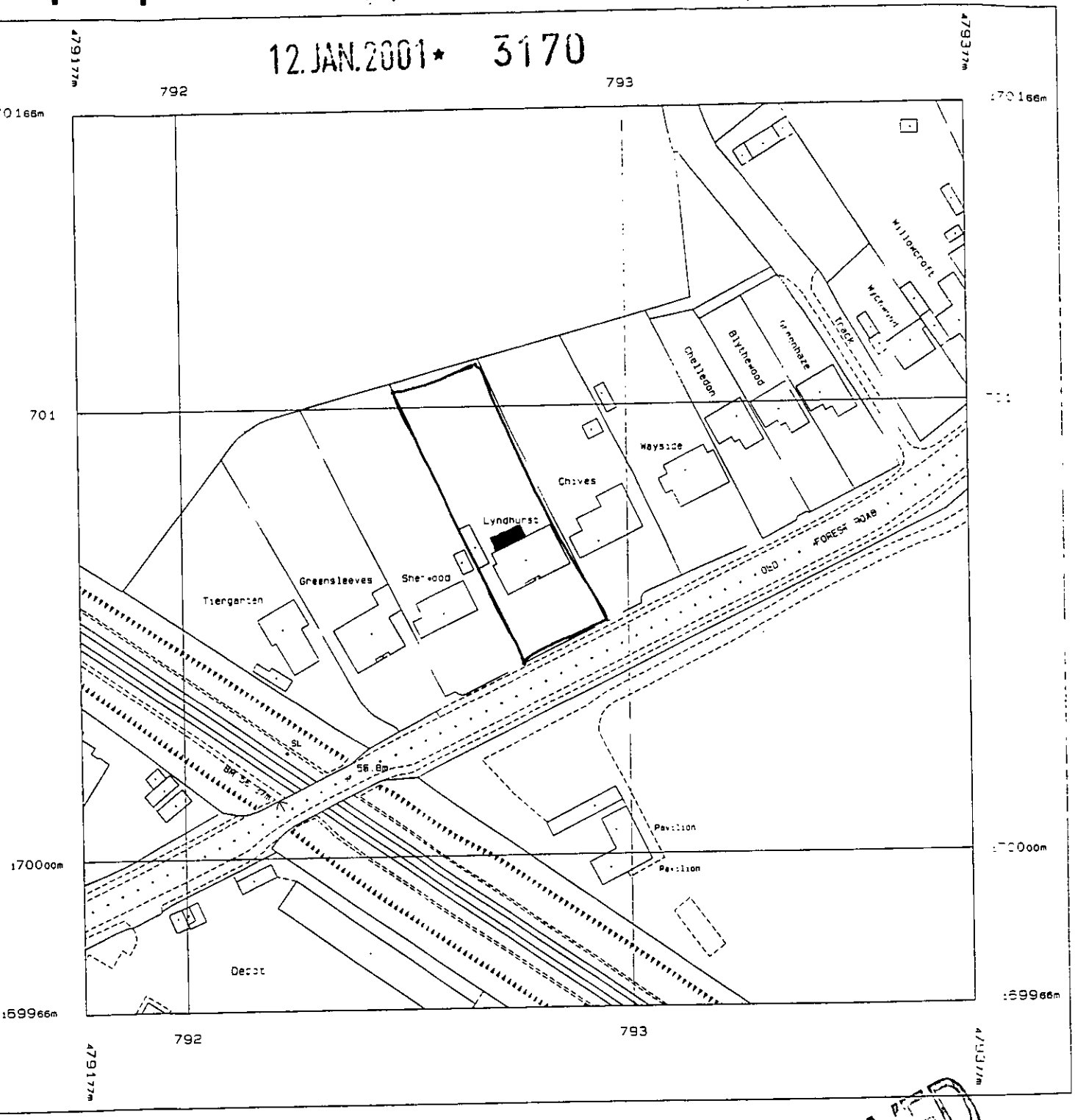
Superplan®

22 DEC 2000

Planning Extract - 1

Site-centred

12.JAN.2001* 3170



APPROVED

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the national mapping agency of Great Britain.

Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7970SW

The representation of a road, track or path is no evidence of a right of way.

Superplan product does not contain recorded map information.

Centre Coordinates: 479277 170066

Supplied by: National Map Centre

Serial Number: 40951

12.JAN.2001* 3170

