SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3193

LOCATION:
6 Lockyer Close, Winnersh Wokingham.

APPLICANT:
Mr R Diossy C/O Peter Holmes

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **16/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **Karen Wildsmith**

(KW)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Diossy
C/O Peter Holmes
24 Reel Close
WINDSOR
Berkshire
SL4 3NP

Application Number: F/2001/3193

Parish: **WINNERSH**

Location: **6 Lockyer Close, Winnersh, Wokingham**

Proposal: **Proposed two storey side 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 flank walls of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The rear ensuite bathroom window in the upper elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

John Mitchell
Development Control Manager
Date: 14/05/2001

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.

Tel. 0118 974 6430 (Direct Line)
E-mail: Karen.Wildsmith@wokingham.gov.uk
Date. 2 August, 2001
My ref. BC/DC/F/2001/3193

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr R Diossy
c/o Peter Holmes
24 Peel Close
Windsor
SL4 3NP

Dear Sirs

PLANNING PERMISSION F/2001/3193
SITE: 6 LOCKYER CLOSE, WINNERSH, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number F/2001/3193 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

KAREN WILDSMITH
Planning Officer

Finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3193	KW.
BUILDING CONTROL NUMBER	BN2001/1141	Brian
~~APPLICANT~~/AGENT	Peter Holmes	
ADDRESS OF SITE	6 Lockyer Close WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

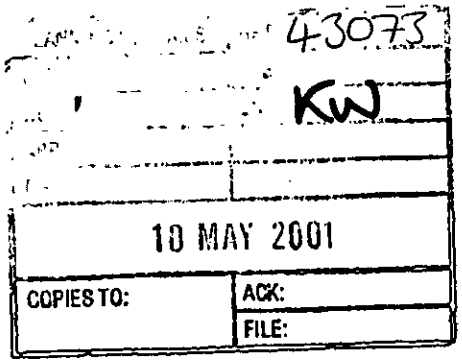
DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	02
ELEVATIONS	01	01
FLOOR PLANS	-	-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	6/2/01	

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	

Miss Karen Wildsmith,
Planning Enforcement,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.



8th May 2001

Dear Miss Wildsmith,

Re: Planning Application Number F/2001/3193

I am pleased to enclose colour copies of the parking arrangements as discussed and faxed this afternoon.

Thank you.

Regards,

Pete Holmes

c.c.

HARLSON FANTASY
24 Peel Close, Windsor, Berkshire. SL4 3NP.
Tel / Fax : 01753 620951, Mobile : 07721 422554
E-Mail : Pete@harlson-fantasy.freeserve.co.uk

Received by Wokingham District Council

Application No: F/2001/3193

Proposal:
Proposed two storey side extension to dwelling.

Location:
6, Lockyer 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. 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 Karen Wildsmith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/02/2001. 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

23 January 2001

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

Tel: 0118 974 6502

Date: **23 January 2001**

My ref: F/2001/3193

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3193
6, Lockyer Close, Winnersh, Wokingham.
Proposed two storey side 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 **Karen Wildsmith** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3193**
6, Lockyer Close, Winnersh, Wokingham.
Proposed two storey side 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 6502

Date: **23 January 2001**

My ref: F/2001/3193

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Karen Wildsmith** Application Number: **F/2001/3193**
6, Lockyer Close, Winnersh, Wokingham.
Proposed two storey side 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 6502

Date: **23 January 2001**

My ref: F/2001/3193

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/2001/3193
6, Lockyer Close, Winnersh, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Karen Wildsmith** Application Number: **F/2001/3193**
6, Lockyer Close, Winnersh, Wokingham.
Proposed two storey side 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**********

WORK SHEET FOR : Karen Wildsmith

Application Number : F/2001/3193

Applicant : Mr R Diossy C/O Peter Holmes.

Location : 6, Lockyer Close, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		1/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/01/2001

Earliest Date for Decision : 16/02/2001

Latest Consultation Date/Site Notice Expiry Date : 16/02/2001

This application will have expired on: 12/03/2001. 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 :

Highways : Would prefer parking for 3 vehicles on the site - only two proposed as only room for 2.

Winnersh Parish Council : No comment

Andy Glencross : Required further information on Great Crested Newts.

English Nature : When consulted about 'newts' - no translocation and protection license required.

Planning Issues :

Parking

Impact on Great Crested Newts

Impact on Street Scene.

Application Number F/2001/3193

Appraisal:

The application site lies within the identified settlement of Winnersh in the Loddon Area Local Plan.

The property is one of a new housing estate comprising terraced properties lying off Bearwood Path, Winnersh. Number 6 Lockyer Close lies on the edge of the housing development viewing onto a pond and further houses to the front of the property and onto further development and a caravan site to the rear.

The proposal is for an extension to the side of the house, between the house and the fence adjoining the neighbouring housing development which is also currently being built. The proposal is for a two-storey side extension including 2 additional bedrooms and additional windows to the front and rear.

The property benefits from a garage to the rear with a dedicated access road. Although there is room for a parked car in front of the garage, so providing 2 dedicated parking spaces for the property, this is below the standard normally accepted by the Highways Engineers for housing developments. However, there is no more room within the curtilage of the property. Within the housing estate there is probably room for visitor parking.

The issue of the presence of Great Crested Newts delayed the determination of this planning application. The Biodiversity officer, English Nature and Bioscan Environmental Consultancy were involved in the deliberations regarding the effect of this development upon the newts. It was decided that a translocation and protection license would not be needed from the DETR for this proposal. The housing development immediately adjacent to Lockyer Close is part of licensed works to ensure the favourable conservation status of the newts. The newts are being taken to Dinton Pastures for their new start in life.

The proposal will not have a detrimental impact upon the street scene, as it appears to be designed sympathetically within the existing development.

Recommendation: **Approval:** ☒ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/3193
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	"... flank walls of the extension hereby permitted ..."
4	C045	R045	... rear en-suite bathroom ... upper ...

RECORD OF SITE VISIT

SITE ADDRESS: 6 Lockyer Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3193

OFFICER: Karen Wildsmith

DATE OF SITE VISIT: 1/3/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Quite a new housing estate. New estate being built next to it.

3. DESCRIPTION OF SITE/BUILDING
End terrace.

4. RELATIONSHIP TO ADJOINING PROPERTIES
End terrace adjacent to edge of housing estate, where new housing estate being built.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS Large pond in front of house - home to Great Crested Newts already being translocated to Driton Pastures through a DETR license.

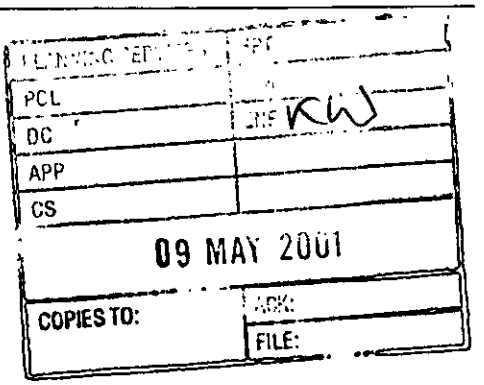
44 01282 111111

FAX

Enterprise Interiors

F/2001/3193

To:	746484
Company:	
Fax number:	+44 (01189) 746484
Business phone:	
From:	Sender
Fax number:	+44 (01282) 111111
Business phone:	
Home phone:	
Date & Time:	08/05/01 16:23:00
Pages:	2
Re:	No. 6 Lockyer Close, Wokingham.



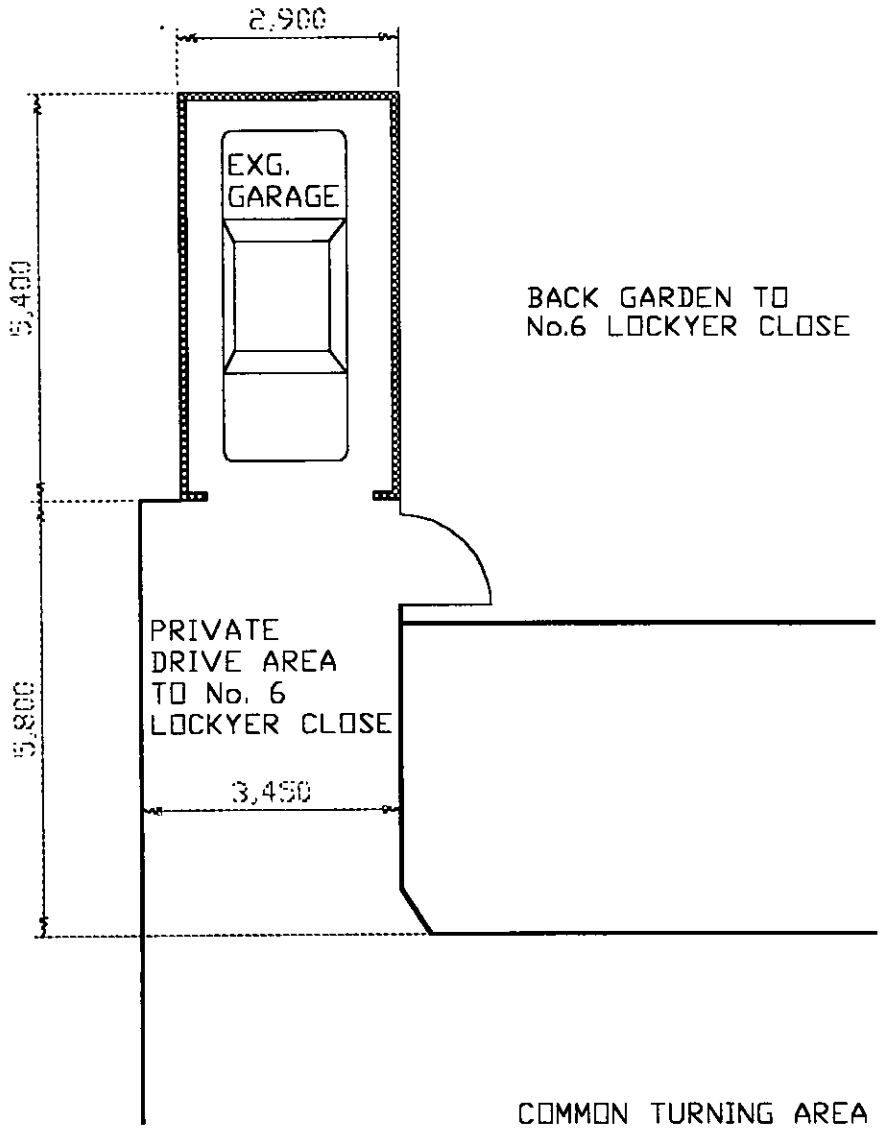
Karen,

Please find attached the existing car parking layout as discussed this afternoon.

I will also post copies to night.

Regards,

Pete Holmes



NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Mr & Mrs R. Dlossy

Project
6 Lockyer Close,
Wokingham,
Berkshire.
RG41 5RR.

Drawing Title:
Car Parking Layout

Date: Feb 2001 | Drawn by: HF

Scale: 1:100

Drg.No. 03 –

44 01282 111111

Karen Wildsmith

From: Karen Wildsmith
Sent: 25 April 2001 09:25
To: Andy Glencross
Subject: RE: Lockyer Close

Thanks Andy,

I shall recommend approval of this planning application. Regarding the newts, I don't think we can issue a condition about working through the April to August months to protect the newts. However, I shall request by letter that they work in this way. Considering the interest of English Nature and yourselves in development in this area, the builders are probably aware of the newt situation.

I appreciate that EN appear to be a bit weak with this planning application, but what can I do?

On another matter, have you heard from Lafarge Redlands about Whistley Mill? I'm surprised that they have not been in touch.

Karen

-----Original Message-----
From: Andy Glencross
Sent: 23 April 2001 17:19
To: Karen Wildsmith
Subject: Lockyer Close

Hi Karen

I have had a look at the stuff sent to us from the Bioscan and EN and although I think itis a bit weak (especially EN). There is little profit for us or the newts in pushing any harder on this one> We could ask them to carry out developement during the April-August Window when any newts would be in the pond anyway.

Let me know if you have any other thoughts on this.

Cheers

Andy

Memorandum

To: Andy Glencross

CC:

From: Karen Wildsmith

Date: 12/04/01
Re: Extension to 6 Lockyer Close, Winnersh

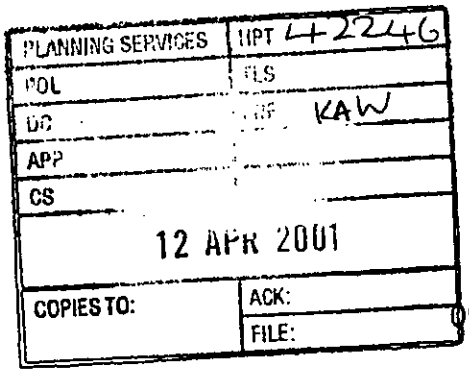
F/2001/3193

Thank you for your previous Emails about this planning application. I have enclosed a copy of "newt related" correspondence about this site. It appears that no further measure need to be taken to protect amphibians in this location.

Please could you send me a memo or Email with your comments on the letters from English Nature and Bioscan Environmental Consultants.

Karen

Miss Karen Wildsmith,
Planning Enforcement,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.



09th April 2001

Dear Miss Wildsmith,

Re: Planning Application Number F/2001/3193

I am pleased to enclose correspondence from both English Nature and Boiscan, with whom we have contracted to carry out a Newt Survey at the above planning application.

I hope the contents are self-explanatory with regard to the current planning application.

Also has there been any further response from the Highways dept. regarding the parking issue.

Thank you.

Regards,

Pete Holmes

c.c.

HARLSON FANTASY
24 Peel Close, Windsor, Berkshire. SL4 3NP.
Tel / Fax : 01753 620951, Mobile : 07721 422554
E-Mail : Pete@harlson-fantasy.freeserve.co.uk

BIOSCAN
ENVIRONMENTAL CONSULTANCY

Peterley House, Peterley Road, Cowley, Oxford OX4 2TZ
Tel: (01865) 777343 Fax: (01865) 777189 Email: bioscan@bioscan.demon.co.uk

Graham Steven.
Conservation Officer
English Nature
Thames and Chilterns Team
Foxhold House
Crookham Common
Thatcham
Berkshire
RG19 8EL

Your ref: C13:01:03
Our ref: BIZIP04/E1014/CGGSWIE1

4th April 2001

By fax and mail

Dear Graham

Proposed extension at 6 Lockyer Close, Winnersh – Application Ref: F/2001/3193

As discussed, this letter is to report on my findings at the above site, including its context that I was able to see for myself and the background information that you were able to provide.

The site is a new semi-detached house, set in a small garden less than a year since construction was completed. It is part of a new housing development off the old Wokingham Road at Winnersh and is also adjacent to ongoing construction. I understand that there may have been some confusion before as to where the site was because the planning application is to Wokingham District – the site is in the northern part of Winnersh close to Reading and the A329(M).

The location for the proposed extension is occupied by part of a turfed and mown lawn area, a small flower bed, and panels of wooden fencing. The whole garden is in a new and raw state and kept tidily managed as it develops.

Because of the very limited opportunities in this habitat for concealing amphibians and its small size, I was able to do a complete search of any likely places in the whole garden, such as under flower pots and other garden furniture and at the edges of turf with walls and fences where animals could conceivably find gaps to crawl into.

I found no amphibians within the area proposed for the extension. I did find one subadult smooth newt in a small gap between turf and the front of the house – this was the only amphibian.

The context of the site is that the house fronts with others onto a small green, otherwise wholly surrounded by houses, roads and a construction site. A substantial part of the green area is taken up by a pond. The pond water level was high today, so that most of the area within a black plastic amphibian fence set relatively close to the pond was under water. There was another amphibian fence in rather poor repair between the green and the ongoing construction site. Additional black plastic refugia are placed on both sides of the amphibian fence surrounding the pond.

Graham Steven, English Nature

I understand from the householder that the pond may be a relatively recent construction to replace another pond that was in an area now occupied by housing.

I checked the pond for amphibian activity and was quickly able to find eggs of both smooth (presumed) and great crested newts. There is a good common frog population, and local residents have been placing animals in the pond that were backing up against the outside of the amphibian fence trying to get in to breed.

I understand that these visible works are part of DETR licensed works to ensure the favourable conservation status of great crested newts. Subject to knowledge of the details of the work that I believe that you are obtaining from Peterborough, I believe that newts have been rescued from the construction site and are being translocated from the pond because when construction is complete there will not be sufficient terrestrial habitat for a population and the area is due for re-landscaping. Local opinion is that the destination is Dinton Pastures.

There are no great crested newts at present in the area proposed for development at No 6 and it appears that the existing licensed work has already moved the species inside the amphibian fence, if not to Dinton Pastures.

In these circumstances it would appear that the area proposed for extension is not suitable for great crested newts and that there are none likely to be even passing through the area if the existing licensed work is being effective. I believe that there is no need for a DETR license in connection with the proposed extension.

I also suspect that the existing licensed work will have removed the great crested newt population from the pond by the time it has finished, which would be likely to be early this summer.

Search for great crested newts described above was done under the terms of my survey license 20010405.

Could you please let me know if you concur with the above. Please get in touch if you have any queries or comments, but note that I shall be on holiday for two weeks after the end of this coming Friday.

Yours sincerely



CWD Gibson, MA, DPhil, MIEEM, Director

cc Peter Holmes

ENGLISH NATURE

Thames and Chilterns Team

Foxhold House, Crookham Common,
Thatcham, Berks. RG19 8EL
Telephone (01635) 268881 Fax (01635) 268940

Mr P Holmes
Harlson Fantasy
24 Peel Close
WINDSOR
SL4 3NP

Our ref: C13.01.03

Date: 6 April 2001

Dear Mr Holmes

PROPOSED EXTENSION AT 6 LOCKYER CLOSE, WOKINGHAM - GREAT CRESTED NEWTS

I am writing in response to a letter of 4 April from Bioscan with the results of the survey and assessment of the above site for great crested newts.

The survey indicates that the proposed development is not likely to have any adverse impacts on great crested newts. There is already a licensed translocation and protection scheme in place on land adjoining the site. This involves the capture of any great crested newts found in and around the pond and their subsequent translocation to a more suitable site nearby.

I can therefore confirm that the existing safeguards in place to protect the local great crested newt population are satisfactory and that no additional measures are required with regard to the proposed extension at 6 Lockyer Close. No licence from DETR is required in connection with this proposed development.

I hope that this is helpful. Please do not hesitate to contact me if you have any queries.

Yours sincerely

GRAHAM STEVEN
Conservation Officer

cc Dr C Gibson

100% Recycled paper

Serving the counties of
Berkshire, Buckinghamshire
and Oxfordshire

INVESTOR IN PEOPLE

Awarded for excellence

Karen Wildsmith

From: Adam Coggins
Sent: 06 March 2001 09:21
To: Karen Wildsmith
Subject: RE: 6 Lockyer Close F/2001/3193

I was waiting for you to get back to me on this one - about whether you are refusing it or not?
There is only enough space for 2 cars which falls below our standards for a 4 bedroom property.

-----Original Message-----
From: Karen Wildsmith
Sent: Monday, March 05, 2001 11:28 AM
To: Adam Coggins
Subject: 6 Lockyer Close F/2001/3193

Adam,

I gave you a copy of the reply from the agents for the above property, with a plan showing the garage and 1 additional parking space. The proposal is for an extension including an additional 2 bedrooms (so 4 in total). Have you visited the site, do you have any further comments?

Karen

Tel: (0118) 974 6430 (Direct Line)
Fax: (0118) 974 6484
Email: Karen.Wildsmith@wokingham.gov.uk
Date: 05 March 2001
My ref: F/200/3193
Your ref:

Pete Holmes
24 Peel Close
Windsor
Berkshire SL4 NP

Dear Mr Holmes,

PROPOSED 2 STOREY SIDE EXTENSION AT 6 LOCKYER CLOSE WOKINGHAM PLANNING APPLICATION NUMBER F/2001/3193

Thank you for your letter dated 13th February 2001 in reply to my letter concerning the planning application dated 2nd February 2001.

Following consultation with our countryside and biodiversity officer, I need some further information from you. I have been advised that great crested newts are known to be present in the immediate area (the pond in front of the property). This planning application will need a licence from the DETR.

English Nature (EN) do not like planning permission to be given before they give out licenses. Therefore, the applicant needs to submit a newt mitigation scheme with their application. This mitigation scheme needs to be formulated in consultation with EN and if possible agreed with them. Planning can then be given with the condition that a license will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they required, as they already have the agreement of the EN who are the statutory consultee on these matters for the DETR. It also protects the local authority from any liability from giving a planning permission that cannot be implemented.

The contact for newts at the EN Berkshire office is Graham Stevens at

Foxhold House
Crookham Common
Thatcham
Berks RG19 8EL

Tel: 01635 268881

Regarding my previous query about parking, I am still awaiting a response from our Highways Officer to your letter concerning parking at this location.

Yours sincerely,

Miss Karen Wildsmith
Planning Enforcement Team

Karen Wildsmith

From: Andy Glencross
Sent: 05 March 2001 11:12
To: Karen Wildsmith
Subject: RE: 6 Lockyer Close, Winnersh F/2001/3193

Hi Karen

The contact for newts oin the EN berkshire office is Graham Stevens he can be reached at the address below.

Foxhold House
Crookham Common
Thatcham
Berks
RG19 8EL

Tel. 01635 268881

Cheers

Andy

-----Original Message-----
From: Karen Wildsmith
Sent: 05 March 2001 10:40
To: Andy Glencross
Subject: RE: 6 Lockyer Close, Winnersh F/2001/3193

Andy,

Hi, do you have a contact name and address for English Nature?

Please let me know.

Karen

-----Original Message-----
From: Andy Glencross
Sent: 02 March 2001 17:04
To: Karen Wildsmith
Subject: RE: 6 Lockyer Close, Winnersh F/2001/3193

Hi Karen

I sent you an email on the 6/02/01 about this application. I have just re-sent it to you. Let me know if it is OK.

Cheers

Andy

-----Original Message-----
From: Karen Wildsmith
Sent: 02 March 2001 10:00
To: Andy Glencross
Subject: 6 Lockyer Close, Winnersh F/2001/3193

Good Morning Andy,

Do you have any comments on the above planning application for a side extension? You were consulted because of the presence of newts in the pond in front of the house. I visited the site yesterday, and the lady said that every now and again, someone (one of your team?) visits the pond to remove the newts to their new home.

I would like to approve the application asap, so could you please let me know if you want to make any comments.

Karen Wildsmith

From: Andy Glencross
Sent: 02 March 2001 17:02
To: Karen Wildsmith
Subject: Plannig Application F/2001/3193 Lockyer Close

Hi Karen

My comments on the above application are as follows : -

Great crested newts are known to be present in the immediate area. This planning application will require a licence from the DETR.

I have taken advice on this matter and English Nature (EN) have said that they do not like planning permission to be given with a condition attached to secure relevant licences. However the DETR prefer to see planning permision granted before they give out licences. Consequently I propose the following : -

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consulation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

I have recently visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Memorandum

To: Adam Coggins

CC:

From: Karen Wildsmith

Date: 26/02/01
Re: Extension to 6 Lockyer Close, Winnersh

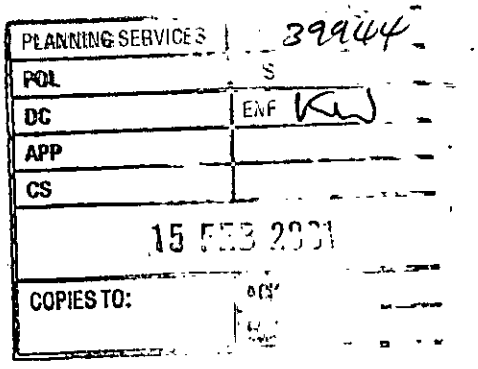
F/2001/3193

Thank you for your comments dated 26/01/01. Please find attached a 1:100 scale plan illustrating the parking. Does this satisfy your qyery?

Please could I have your comments on the amended plans.

Karen





Miss Karen Wildsmith,
Planning Enforcement,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

13th February 2001

Dear Miss Wildsmith,

Re: Planning Application Number F/2001/3193

Thank you for your comments regarding parking at the above project, as discussed by phone a couple of weeks ago, I have re-checked the property and surrounding area, and can confirm that this property has a single car garage and 1No. additional allocated parking space (directly in front of the garage).

I have consulted with my clients and they are not aware of any additional off street parking available to them, also from the layout of their property access to the rear garden would not be possible without removing the existing garage, and there is no space or vehicle access to the front of the property.

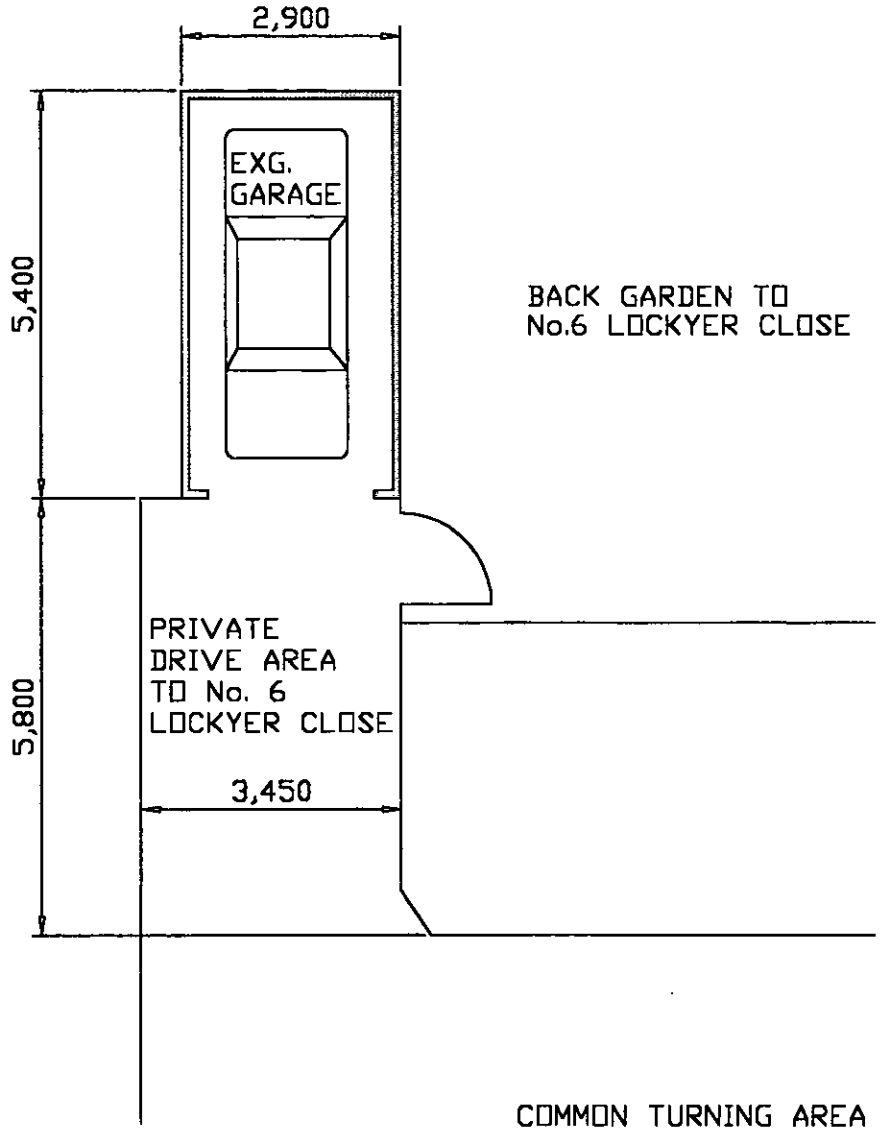
Thank you.

Regards,

Pete Holmes

c.c.

HARLSON FANTASY
24 Peel Close, Windsor, Berkshire. SL4 3NP.
Tel / Fax : 01753 620951, Mobile : 07721 422554
E-Mail : Pete@harlson-fantasy.freeserve.co.uk



NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Mr & Mrs R. Dicsey

Project
6 Lockyer Close,
Wokingham,
Berkshire.
RG41 5RR.

Drawing Title:
Car Parking Layout

Date: Feb 2001 | Drawn by: HF

Scale: 1:100

Drg.No. 03 –

FROM: Karen Wildsmith

DATE: 23 January 2001

25 JAN 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3193

Proposal: Proposed two storey side extension to dwelling..

Site Address: 6, Lockyer Close, Winnersh, Wokingham.

Applicant: Mr R Diossy C/O Peter Holmes.

Your observations are required in respect of this application **by 16/02/2001** .

No Comment

PLANNING SERVICES | HPT
POL | TLS
DC | RNF
CS | 14 FEB 2001
COPIES TO: | ACK: FILE:

SIGNED: _____ DATE: 13-2-01

Clerk To Winnersh Parish/Town Council.

Tel: (0118) 974 6430 (Direct Line)
Fax: (0118) 974 6484
Email: Karen.Wildsmith@wokingham.gov.uk
Date: 02 February 2001
My ref: F/200/3193
Your ref:

Pete Holmes
24 Peel Close
Windsor
Berkshire SL4 NP

Dear Mr Holmes,

PROPOSED 2 STOREY SIDE EXTENSION
PLANNING APPLICATION NUMBER F/2001/3193

Thank you for your planning application dated 5th January 2001 regarding the above property.

Please find enclosed a copy of the comments from our Highways officer. The extent of the driveway must be clearly marked on the planning application plan. I would appreciate it if you could send a copy of the additional plan to myself, as I shall then consult internally in the Department.

Yours sincerely,

Miss Karen Wildsmith
Planning Enforcement

HIGHWAYS CONSULTATION SHEET

From: Karen Wildsmith **Date:** 23 January 2001

Application Number: F/2001/3193

Proposal: Proposed two storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
6, Lockyer Close, Winnersh, Wokingham.

Applicant:
Mr R Diossy C/O Peter Holmes.

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).

Comment

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway must also be clearly marked on the plan.

Signed: _____ **Print name:** Adam Coggins

26/01/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 JAN 2001	Map No. 53 Site 0:02
Officer: KW / Application No. F/2001/3193	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 6 LOCKYER CLOSE

Parish: ~~WOKINGHAM~~ WINNERSH Ward: Winnersh 31.23.01.01 D

Applicant: MR R DIOSSY

Fee Received 95-00 (8) 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	Hatch extension onto block plan + show parking provision for 3 vehicles.	23.01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent :23-01-01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... No pre-apps .....

.....

- Andy Glencross, Dinton Pastures (Newts)

NEIGHBOURS:

..... S/N + see map .....

1933

ADDRESS 6 LOCKYER CLOSE **PARISH** WINNERSH

PLOT No. 11 **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/66557/F	Westbury Homes	SEMI-DET. HOUSE & GARAGE	16.6.99	CA
98/68732/A	"	ERECT 2 NON-ILL SIGNS	30.3.99	RE
C/66557/19	Westbury Homes	D TO C (19) of 66557 for the approval of external materials	22.09.99	AP
C/66557/6&10	" "	D TO C (06+10) of 66557 for the approval of Slab levels & position of Bollards	27.10.99	AP
C/66557/11	" "	D TO C (11) of 66557 for the approval of parking details during construction	01.12.99	AP
C/66557/13A, 14A	" "	D TO C (13A, 14A) of 66557, landscape scheme	27.01.00	AP
C/66557/21, 22	" "	D TO C (22, 23) of 66557, Appl of pond	06.04.00	
C/2000/0651	" "	D TO C (17) of 66557 for approval of boundary treatments	11.04.00	AP
F/1999/0254	"	Erect 5 Dwellings (Dup. 0169)	18.4.00	AP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 15.JAN.2001 * 3193

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	RICHARD DIOSSY 6 LOCKYER CLOSE, WOKINGHAM, BERKSHIRE. RG41 5RR.
2	Agent's Name Address and postcode Phone number	PETE HOLMES 24 PEEL CLOSE WINDSOR BERKSHIRE. SL4 3NP. 01753 620951
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.	6 LOCKYER CLOSE WOKINGHAM BERKSHIRE RG41 5RR
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE 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.	COMMON BRICKWORK TO MATCH EXISTING & CLAY ROOF 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: P. Hall

on behalf of MR R. Diossy

Date 8-1-01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3193**
CASE OFFICER: **Karen Wildsmith**
SECTION 106 AGREEMENT Yes ☐ No ☐

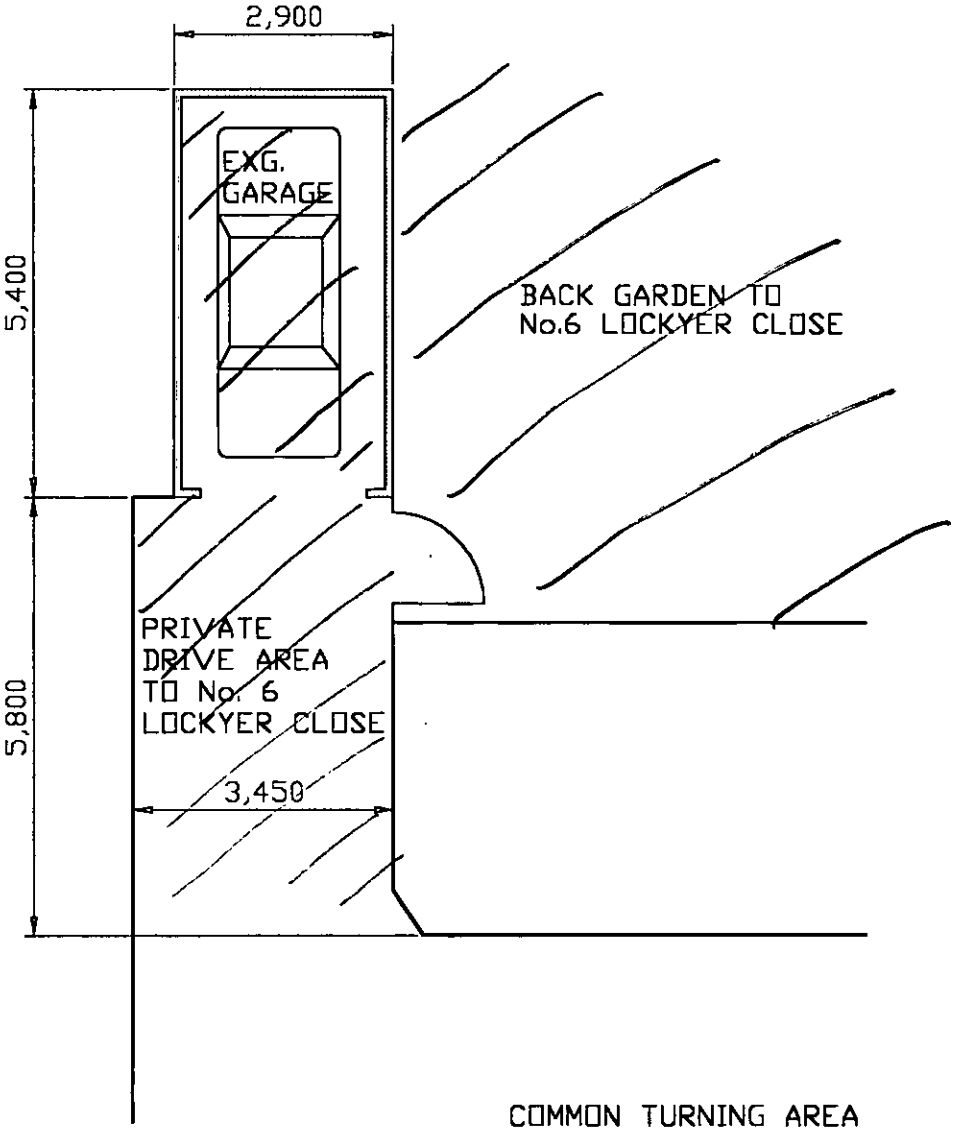
STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

18 January 2001 Scale: 1 : 1250



NOTES

rev	DESCRIPTION	DATE
-	-	-

Client:
Mr & Mrs R. Dissey

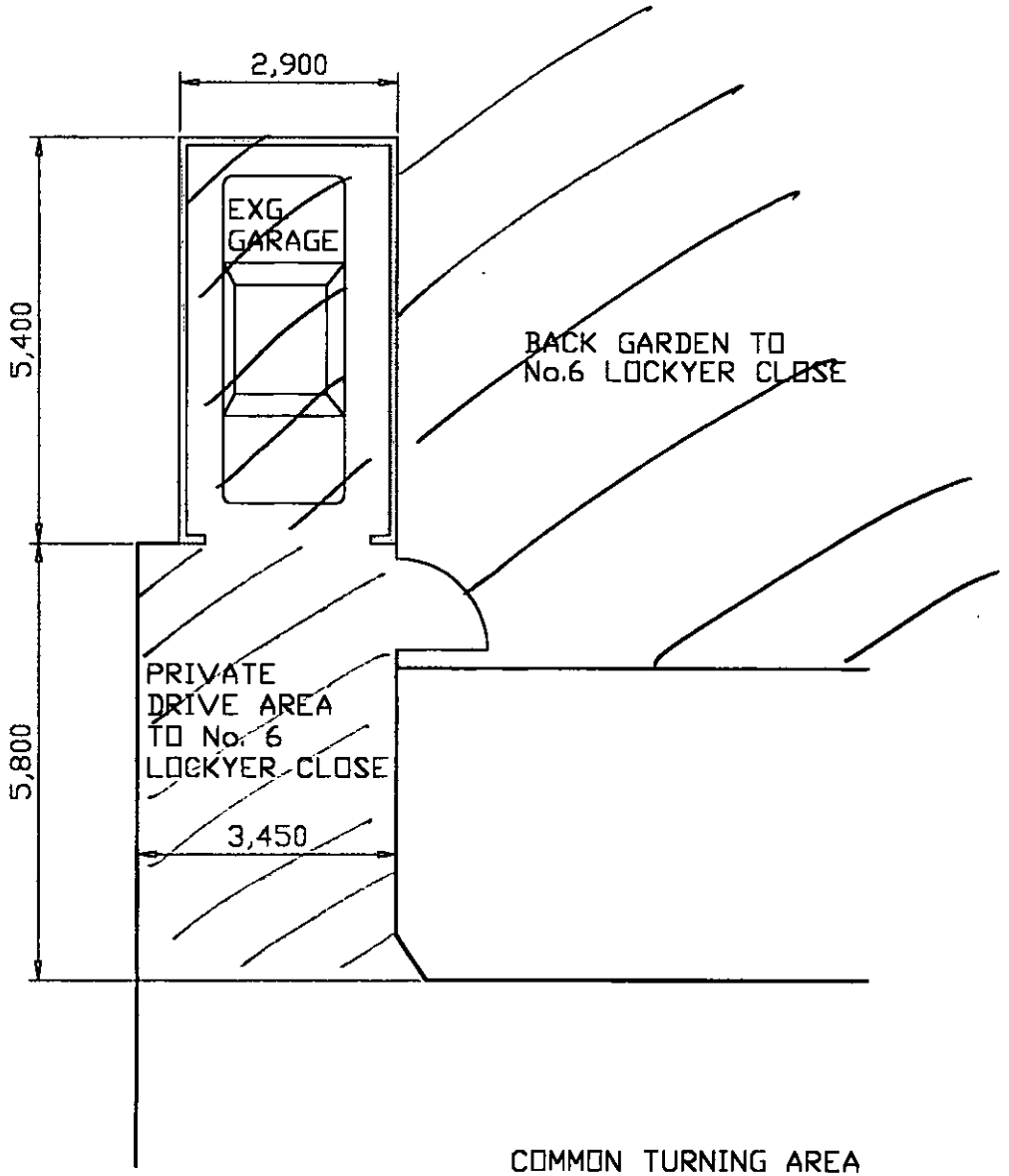
Project
6 Lockyer Close,
Wokingham,
Berkshire.
RG41 5RR.

Drawing Title:
Car Parking Layout

Date: Feb 2001	Drawn by: HF

Scale: 1:100

Drg.No. 03 -



NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Mr & Mrs R. Dicsay

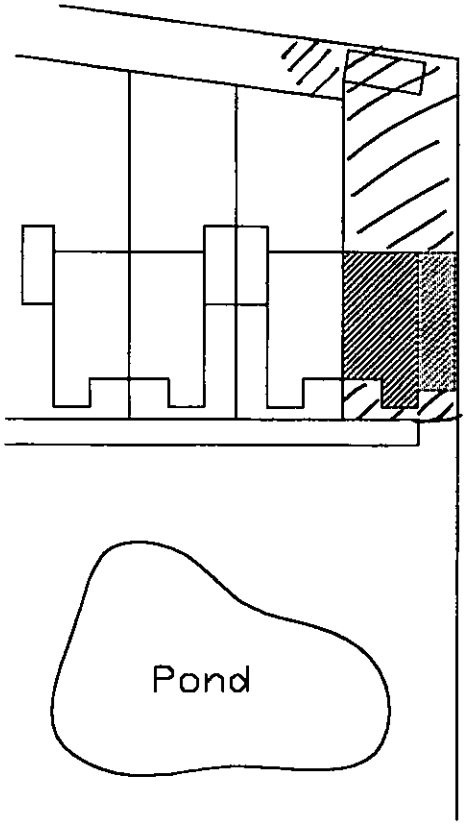
Project
6 Lockyer Close,
Wokingham,
Berkshire.
RG41 5RR.

Drawing Title:
Car Parking Layout

Date: Feb 2001 | Drawn by: HF

Scale: 1:100

Drg.No. 03 –



NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Mr & Mrs R. Dicsay

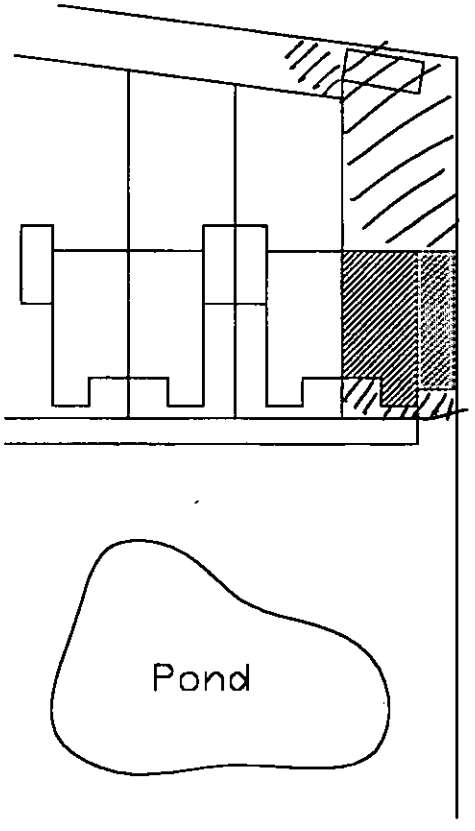
Project
6 Lockyer Close,
Wokingham,
Berkshire.
RG41 5RR.

Drawing Title:
1:500 Site Layout

Date: Jan 2001 | Drawn by: HF

Scale: 1:500

Drg.No. 02 –



NOTES

REV	DESCRIPTION	DATE
-	-	-

Client:
Mr & Mrs R. Dicasy

Project
6 Lockyer Close,
Wokingham,
Berkshire.
RG41 5RR.

Drawing Title:
1:500 Site Layout

Date: Jan 2001 | Drawn by: HF

Scale: 1:500

Drg.No. 02 –