APPLICATION NO:
F/2000/1853

LOCATION:
51a King Street Lane, Winnersh Wokingham.

APPLICANT:
Mr & Mrs A Reynolds C/O Mr C Brench

PROPOSAL:
Proposed two storey rear extension to dwelling and loft conversion.

EARLIEST DATE FOR DECISION: **29/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
22/08/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Reynolds
C/O Mr C Brench
21 Naseby Rise
Newbury
Berkshire
RG14 2SF

Application Number: F/2000/1853

Parish: **WINNERSH**

Location: **51a, King Street Lane, Winnersh, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and loft conversion.**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no windows or similar openings shall be constructed in the first floor windows and above in the north-east and south-west elevations.

Condition
5. The bathroom and bedroom windows in the south-west elevation of the proposed development shall not at any time be glazed other than with obscure glass and shall be fixed shut.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	F/2000/1853	JM
BUILDING CONTROL NUMBER.	FP 2004/5600	
~~APPLICANT~~/AGENT	Mr C. Breach.	
ADDRESS OF SITE	51A King Street Lane WINNOR SH	
DESCRIPTION OF PROPOSED WORK	loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	2004/51/W1	51/W1. Rev B
FLOOR PLANS	— —	— —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/2000	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	21/6/04.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1853
BUILDING CONTROL NUMBER.	FP/2000/0532 Paul.
~~APPLICANT~~/AGENT	Mr C Branch.
ADDRESS OF SITE	51A King Street Lane WINNERSH
DESCRIPTION OF PROPOSED WORK	2 storey rear ext & loft conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	51/WIB	51/WIB
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/6/01	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1853

Applicant : Mr & Mrs A Reynolds C/O Mr C Brench.

Location : 51a, King Street Lane, Winnersh, Wokingham.
Proposal : Proposed two storey rear extension to dwelling and loft conversion.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/7.

Date of Neighbour Notifications : 5/7.

Date of Site Visit : 17/7/00

Date Registered : 27/06/2000

Earliest Date for Decision : 29/07/2000

Latest Consultation Date/Site Notice Expiry Date : 29/07/2000

This application will have expired on: 22/08/2000. 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 :
Dinnerth PC - No comments.
Highways - Additional plans needed.

Planning Issues :
Effect on Street scene & neighbouring properties.
Identified settlement.

Application Number: F/2000/1853

Appraisal :

This application is for a 2 storey rear extension and loft conversion.

Neighbours.
No 51 is 7m from the extension and is situated to the north-east. There are no first floor windows on this side. Any impact regarding overbearing, overshadowing and privacy issues will be minimised.
No 53 has a living room window on the ground floor and a bedroom window on the first floor of the side extension. The proposal is 4.0m deep at ground floor and 2.8m at first floor. The roof is 7.2m, .7m lower than the original ridge and is hipped in on all sides. It is situated 6.0m from No 53 and to the north-east. There is a 1.5m brick wall on the boundary which will partially obscure any overlooking from the ground floor windows. The additional first floor window is to a bathroom and this is obscure glazed as is the window in the loft. Therefore any impact on No 53 regarding overbearing, overshadowing and privacy issues will be minimised.

Street scene.
The majority of the extension will be obscured from the street scene by the main footprint of the house. The design is in keeping with the original property. Therefore any impact on the street scene will be minimised.
There is sufficient parking within the curtilage to satisfy Council policies.

Recomendation : Approval: ☒ **Refusal:** ☐
(tick appropriate box)

Application Number F/2000/1853
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC23	SR06	Parking & garaging
4	SC08	SR05	first floor windows & above. north-east & south-west elevations.
5.	SC20	SR05	bathroom & bedroom windows south-west elevation. ...obscure glass and shall be fixed shut.

15/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 51a King Street Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1853

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/7/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole on front of property

2. DESCRIPTION OF SURROUNDINGS

Detached houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING

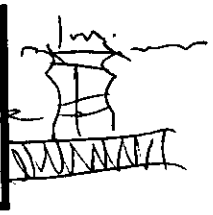
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

51. 1.8m hedge & 1m fence. Neighbours have conservatory to rear with gap in hedge

53. Living room window and bed window to side

1.8m brick wall.



5. SITE CONSTRAINTS

TREES \

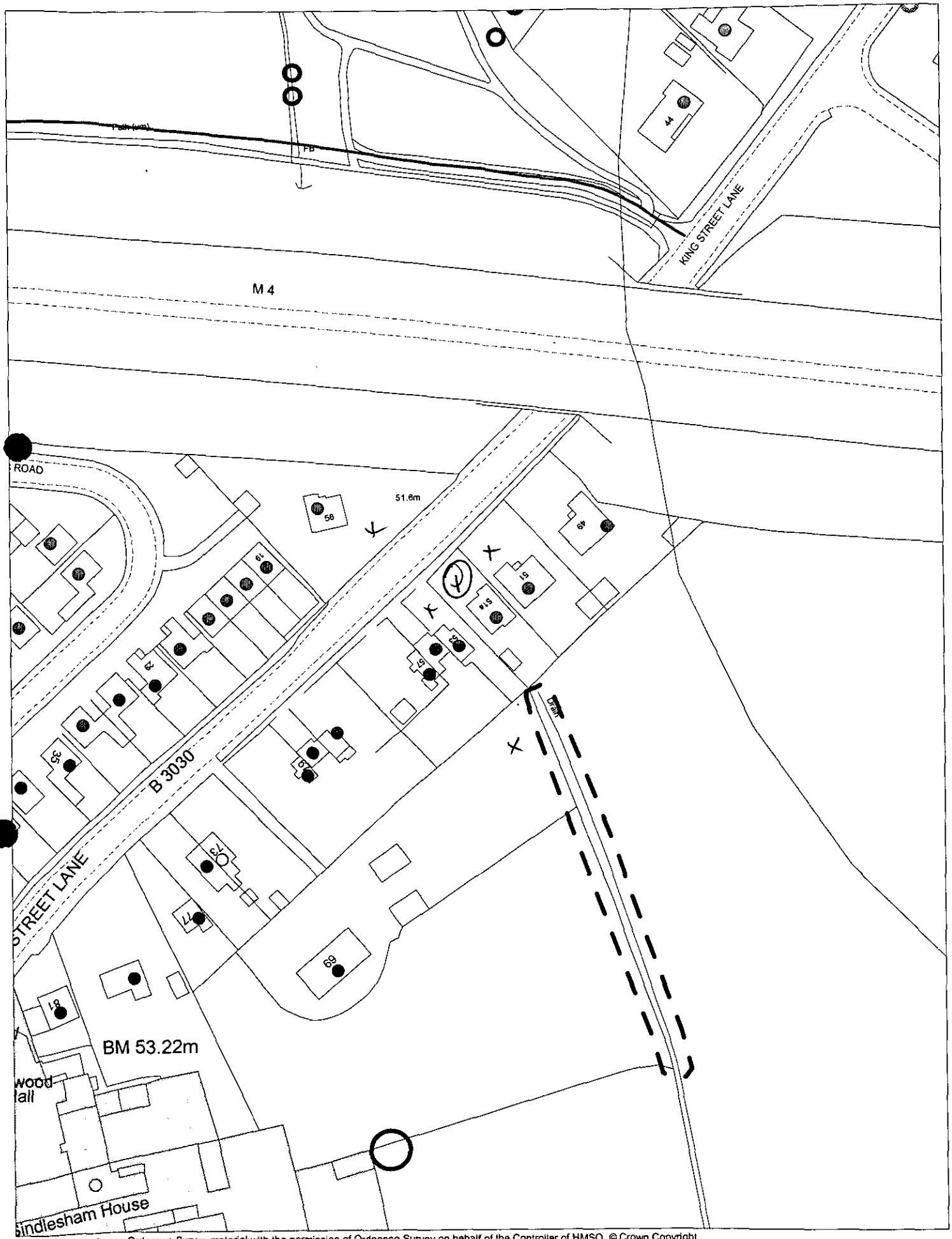
ACCESS/PARKING 3S spaces.

LEVELS \

BOUNDARY TREATMENT See above.

OTHERS \

27 JUN 2000* 1853



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

N
W E
S

FROM: Joss Miller

DATE: 05 July 2000

7 JUL 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1853

Proposal: Proposed two storey rear extension to dwelling and loft conversion.

Site Address: 51a, King Street Lane, Winnersh, Wokingham.

Applicant: Mr & Mrs A Reynolds C/O Mr C Brench.

PLANNING SERVICES
POL
DC
APP
CS
13 JUL 2000
COPIES TO:
ACK:
FILE:

Your observations are required in respect of this application **by 29/07/2000**.

No comments

SIGNED: _____ DATE: 11.07.00

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 05 July 2000

Application Number: F/2000/1853

Proposal: Proposed two storey rear extension to dwelling and loft conversion.

Parish: WINNERSH PARISH

Site Address:
51a, King Street Lane, Winnersh, Wokingham.

Applicant:
Mr & Mrs A Reynolds C/O Mr C Brench.

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 to show Parking & Turning for four vehicles within the curtilage of the ~~[illegible]~~ Property

2.4 x 4.8m (on Driveway).
2.5x 5m (Internal Garages).
2.4 x 5.5m (in front of garage doors).

Signed: _____ **Print name:** Stephanie Knowles

13/07/00.

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

Tel: (0118) 974 6463

Date: **05 July 2000**

My ref: F/2000/1853

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/2000/1853
51a, King Street Lane, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and loft conversion.

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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1853**
51a, King Street Lane, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and loft conversion.
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 6463

Date: **05 July 2000**

My ref: F/2000/1853

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1853**
51a, King Street Lane, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and loft conversion.
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 6463

Date: **05 July 2000**

My ref: F/2000/1853

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1853**
51a, King Street Lane, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

Received by Wokingham District Council

Application No: F/2000/1853

Proposal:
Proposed two storey rear extension to dwelling and loft conversion.

Location:
51a, King Street Lane, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/07/2000. 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

05 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 JUN [illegible]
Officer: JM	Application No. F/2000/1853

Map No. SG. Site ....0.04.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

27.JUN.2000* 1853

Description:
(f.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND LOFT CONVERSION

Location: 51A KING STREET LANE

Parish: WINNERSH Ward: Winnersh 5.7.2000

Applicant: MR/MRS REYNOLDS

resubmission 2000/0930 refused.

Fee Received 00-00 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	SHOW 4 PARKING SPACES.		
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 : 5.7.2000 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 (BABTIE) .....
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 .....

NEIGHBOURS: S/N + 51, 53, 56 + 69 kings street lane. ✓

21 Naseby Rise
Newbury.
Berks. RG14 2SF

26th June 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham.

27 JUN 2000 1853

Re. 51A King Street Lane Winnersh.

Dear Sirs

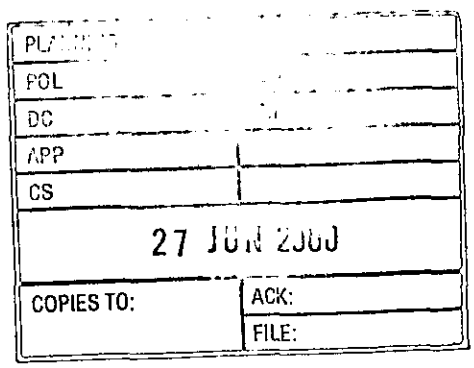
We enclose herewith an application in respect of a two storey extension to the above property. This is a new submission following a recent refusal for a similar scheme, reference no. F/2000/0930. The scheme has been reduced to accord with the recommendations of the Planning officer.

We have not included a fee as it is essentially along the same lines as the earlier scheme.

Please do contact the writer if any queries arise.

Yours sincerely

C.Brench



(1) 27.JUN.2000* 1653 E

ADDRESS 51A KING STREET LANE PARISH WINNERSH

PLOT No. NEW PROPERTY ADS. 53. ORD. SHEET No. SU.7770 59

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/291/65	Mrs. M. J. Abbey	Outline - Det. House on land at side of Oak Cott.	24.1.66	N/A Refu
12.7/72	"	Outline - Det House on land at side of Oak Cott	3 5 72	N/A. Refu
151/73	Mrs E. L Abbey	Ditto	22.2.73	N/A Refu
BR 5523	E G Irving Builders	1 det house & garage	30 9 76	Ref —
05457	"	" " OAK COTT	25 11 76	N/A Ref
06063	"	" "	12.5.77	N/A Ref
06583	"	" "	7.7.77	N/A C/D
10648	"	"	2. 8. 79	N/A R.

DATE OF COMPLETION

MINISTRY DECISION 151/73 - APPLN GRANTED - 9.1.74

SPECIAL ORDERS

DRAINAGE

(2) E

ADDRESS 51A KING STREET LANE PARISH WINNERSH

PLOT No. NEW PROPERTY ADS. 53 ORD. SHEET No. SU.7770 (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11375	MR. E. IRVING	HOUSE & GARAGE LAND ADJ	27.9.74	N/A C/A
BR. 11747	"	" " "	3. 9 79	Appp —
BR 16994	"		15.6.81	App. N/
22000	"	House + gar. land adj.	23.8.82	N/A C/
BR23600	"	OAK COTTAGE	25.10.84	APP N/
			21.12.88	C/
36788	E.G. IRVING	HOUSE & GARAGES LAND ADJ. OAK COTTAGE	ADS. 26.2.91	C/D
EP94/2814	M. REYNOLDS	DET. DWELLING & G. LAND ADJ. OAK COTTAGE	ADS. 26.8.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 27 JUN 2000 1853

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. M REYNOLDS 51A KING STREET LANE WINNERSH.
2	Agent's Name Address and postcode Phone number	MR. C. BRENCH 21 NASEBY RISE NEWBURY. RG14 2SF 01635 523865
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.	51A KING ST. LANE WINNERSH.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO REAR ELEVATION AND CONVERSION OF ROOF SPACE.
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.	FACING BRICKWORK AND PLAIN TILED ROOF 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: 4NO.	Proposed: 5NO.
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes [X]	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: C.BRENCH

on behalf of MR. &MRS REYNOLDS

Date 27th JUNE 2000

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