APPLICATION NO:
F/2002/8063

LOCATION:
8 Pheasant Close, Winnersh Wokingham.

APPLICANT:
Mr D Lilwall C/O Mr T Woosnam

PROPOSAL:
Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.

EARLIEST DATE FOR DECISION: **29/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Lilwall
C/O Mr T Woosnam
6 Pheasant Close
Winnersh
Berks
RG41 5LS

Application Number: F/2002/8063

Parish: **WINNERSH**

Location: **8, Pheasant Close, Winnersh, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.**

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.

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.

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 LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

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 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 17 March 2003
My ref. TGW/SB/F/2002/5868 & F/2002/8063
Your ref.

Mr & Mrs D Lilwall
8 Pheasant Close
Winnersh
WOKINGHAM
Berks RG41 5LS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Lilwall

PROPOSED DEVELOPMENT AT 8 PHEASANT CLOSE, WINNERSH, WOKINGHAM

I refer to the above, your letter of 20 February together with the response from the Director of Environmental Services (Acting) dated 6 March and your recent telephone call to this office.

Following on from this I have been asked to write to you further in respect of the issues raised.

As noted in the Director's letter the Council is obliged by law to make available details of applications which have been submitted for planning permission. Whilst I appreciate that unsolicited responses of the nature you have received are at most annoying and also in this case potentially misleading, due to the public nature of planning application details it is not possible for the Council to withhold details of applications it receives. Your idea of a tick box 'opt out' clause from the public disclosure of the submission whilst an interesting approach I am afraid would not be legal.

I can assure you as previously advised that the Council does not "notify" builders of individuals applications neither does it recommend particular firms.

I am afraid the practice you have drawn to our attention is not something with which I am unfamiliar and in previous cases I have forwarded a copy of the letter to our Trading Standards for investigation should it be considered to represent misrepresentation. I will do this again in this case and I trust that these further comments are of help and provide you with further reassurance of the Council's impartial position in respect of such matters.

Yours sincerely

TREVOR WATSON
Development Control Manager

cc: Trading Standards

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

11/3/03

Mrs Lillwall phoned (but she is normally at work so would like a written reply)

Letter from G P Builders does imply that they work for WDC.

There should be an "opt out" -box on PA's re do not circulate for builders to contact them

Tel: 01189 795350 or write

Tel: 0118 974 6315 (Direct Line) → 'opt out' clause needed
Fax: 0118 974 6313
Email: mark.moon@wokingham.gov.uk
Date: 6th March 2003
My ref: MM/pb/DesLetter - 20034365

WOKINGHAM UNITARY
Aiming for Excellence

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs D Lilwall
8 Pheasant Close
Winnersh
Wokingham
Berks RG41 5LS

Dear Mr & Mrs Lilwall

Thank you for your letter of 20th February 2003 with enclosed letter from Mr Partridge.

I see that Mr Partridge does not claim that the Council recommends his services, merely that it has 'notified' him of your application. My explanation of this is that Mr Partridge, like many other builders, scans the lists of planning applications made and decided and uses these to assist him in marketing his services.

The Council is obliged by law to make such lists publicly available and some individuals and organisations (including, for example, Parish Councils) request regular copies. Records of decisions made are also available on the Council's website.

It is entirely your decision who you select as a builder, and I can assure you that Wokingham District Council does remain impartial and cannot recommend particular firms.

However, helpful general advice on 'How to Choose a Builder' is available on the Building Control section of the Council's website at www.wokingham.gov.uk.

I hope this letter reassures you.

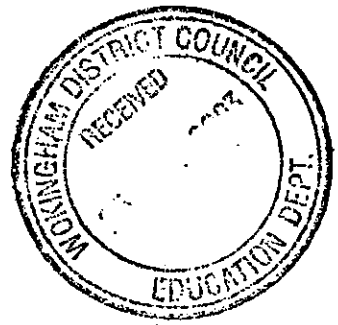
Yours sincerely

Mark Moon

Mark Moon
Director of Environmental Services (Acting)

cc: Andy Roberts, Chief Executive

MR & MRS. D. LILWALL.
8 Pheasant Close.
Winnersh.
Wokingham.
RG41-5LS.
20.02.2003.
Tel. 01189-795350.



Dear Sir/Madam,

Please find enclosed a copy of letter recieved through the post from George Partridge (builder).

I am rather shocked that he suggests that you (the Council) contacted him regarding our Planning application, which has been approved.

What is also rather alarming is the fact that we were under the impression that "WDC" has to stay impartial on such matters.

If the later is the case, should this person be acting in this manner, or is MR Partridge touting for business using your (the Council) name, as a recommendation?

We await your reply.

MR & MRS. D.J. LILWALL

20034365.

Admin

Mark — pl draft a reply to me to me. Any.

G.P. Builders

The Complete Building Service

Extensions - Renovations & Alterations - All Types Of Walling & Brickwork
Maintenance & General Repairs
All Types Of Roofing

George Partridge
5 Riding Avenue
Finchampstead
Wokingham
Berkshire. RG40 4HE

Tel: 0118 9734527 Mobile: 07956 981237
Fax: 0118 9731811

Mr D Lilwall
8,Pheasant Close,
Winnersh

Further to your recent planning application to wokingham district council for your proposed work, wokingham district council has notified us of your recent planning application.

It is our aim to provide a professional service and to ensure that our work is carried out to the highest possible standard.

For your information our company has all the necessary insurance's including public liability cover and employers liability cover of £ 1,000,000

All work comes guaranteed and we are always pleased to provide references on request.

If we can be of any assistance to you, please do not hesitate in contacting us. We assure you of our best attention at all time and look forward to hearing from you.

Yours sincerely

George Partridge

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8063. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

30 & 31 Dec.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS been BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PW	TLS
DC	ENF
APP	

02 JAN 2002

COPIES TO 02/01/03

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8063

YOUR NAME: MRS J. EATON

YOUR ADDRESS: (if these details are incorrect please amend)
7 PHEASANT CLOSE
WINNERSH
WOKINGHAM
BERKSHIRE
RG41 5LS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

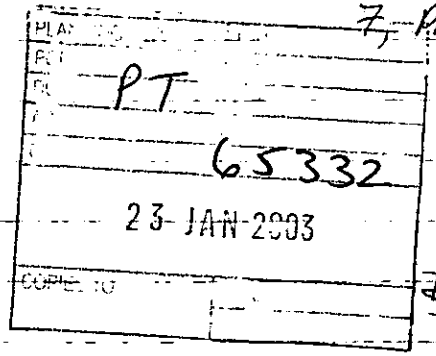
Comments:
1) The design and lay-out will not match No. 9's extension
2) There is no soakaway on my side
3) Sewage pipes are too close in proximity to footings
4) My pathway must be made good
5) My covered way must be preserved
6) I want to extend my house - how do I achieve this
7) Permission will not be given for any trespassing onto my property

Continue over the page if more room required

P.T.O.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

8) The suggested wall along the driveway will impede parking for our cars - e.g. prevent us opening car doors without damage to them. We have parked two cars on our drive for 27 years. This Close is an OPEN PLAN (by ~~DEEDS~~) scheme. Fences, walls nor shrubbery are meant to destroy that aspect.



7, Pheasant Close,
Winnersh
RG41 5LS
21/1/03

Dear Mr. Watson,

REF. F/2002/8063 and your letter of 16th inst.

As the Development Control Manager, why do you not have to give me any reason for my objections being rejected? I feel that, in reality, you haven't looked at them.

Two people who were in your offices at the time I visited were complaining of the unfairness of this system. Following that theme, why is it that my neighbour could appeal if the application had been refused, whereas I have absolutely no redress - I must accept your decision. How fair is this?

Your approval of the extension will mean that if I want to extend to the boundary line (as you are allowing them to do), we will effectively be not detached houses, but linked detached.

This will affect my house value, and also set an unwelcome precedent in the Close.

In your own very recent "Guidelines (September 2002)" you specify:-

1) Flat roofs are discouraged
2) Detached dwellings should not be extended to both side boundaries
3) Excavations cannot be too close to the boundary, to sewers or drains, or to the next property.

All of these criteria are flouted in this application.

Why has it been approved?

I am entirely un-surprised by this approval, but very angry that this unfair system persists.

Yours faithfully

(Mrs) Judy Eaton

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8063

Applicant : Mr D Lilwall C/O Mr T Woosnam.

Location : 8, Pheasant Close, Winnersh, Wokingham.
Proposal : Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.

Site Notice Displayed ? :

YES	NO	DATE
	✓	10/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/02

Date Registered : 22/11/2002

Earliest Date for Decision : 29/12/2002

Latest Consultation Date/Site Notice Expiry Date : 29/12/2002

This application will have expired on: 17/01/2003. 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 :

Neighbouring Properties - objection sheet rec

Parish Council - Not keen on the flat roof

Planning Issues :

Impact upon Neighbouring Properties, Character of the Area & Highways

Relevant Policy : LBE1, LBE2, LTS.6
WOS3, WBE1, WT6.7
ENV

Application Number: F/2002/8063

Appraisal :

This application purports to extend the garage on both North and south sides and to construct a pitched roof over the garage. The extension on the south side would be flat roofed with a false pitch at the front with the pitched roof extending over the new garage at entrance. The new pitched roof would be 5.0m high with a gable end. Previously approved application 5868 proposed a lower roof (flat roof with false pitch to front)

No 7 is set to the south and also has a flat roofed garage projecting forward. With no rooms to habitable room facing the No 8 there will be no infringement of daylight

No 9 has had an almost identical extension built while other houses have remodelled there garages. There would be no adverse harm to the streetscene.

The driveway can park two car in parallel. The garage is too small to meet Highway Standards.

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

Application Number F/2002/8063
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 8 Pheasant Close Winnersh Wokingham. APPLICATION NUMBER: F/2002/8063	OFFICER: Phillip Taylor DATE OF SITE VISIT: 10/12

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS residential.
detached chalet
forward flat roof gauges

3. DESCRIPTION OF SITE/BUILDING has flat roof gauge

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 9 has identical extension w/ 1st floor accommodation
no overlooking of no 7 – No structure issue

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING 1 hardstanding space room for more + gauge – condition gauge

LEVELS

BOUNDARY TREATMENT none @ front.

OTHERS

Application Number : F/2002/8063	Map No : 60
Case Officer : PT	Site Area : 0.04
Valid Date : 22/11/02	Received Date: 22/11/2002

Level : Delegated Application

Description : Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.

Location : 8, Pheasant Close, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr D Lilwall C/O Mr T Woosnam.

Fee Required: £0 Fee Received: £0 ~~Resubmission~~

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	Show parking space for car inside garage (not clear from F. plan)		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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 only 1 driveway space
re not clear how car would
fit into garage!

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

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

.....
8 N + see map
.....
+ Mr MB Baker
.....
9 Pheasant Close
Winnersh RG41 5LS

No pre-apps.

FROM: Phillip Taylor

DATE: 05 December 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8063

Proposal: Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage..

Site Address: 8, Pheasant Close, Winnersh, Wokingham.

Applicant: Mr D Lilwall C/O Mr T Woosnam.

Your observations are required in respect of this application **by 29/12/2002** .

Whilst not objecting to this application the Committee **COMMENTED** that

1 Flat roofs were not to be encouraged

SIGNED: _____ DATE: 18.12.02

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 05 December 2002

Application Number: F/2002/8063

Re: Only 1 driving space and not clear how car would fit into garage.
Proposal: Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.

Parish: WINNERSH PARISH

Site Address:
8, Pheasant Close, Winnersh, Wokingham.

Applicant:
Mr D Lilwall C/O Mr T Woosnam.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

- The proposal would make the garage unable to be used to park a vehicle satisfactorily.
- Request revised plan showing amendments to enable min dimensions of 5.0m by 2.5m to be able to park a vehicle

or

- the driveway a minimum of 4.8m wide to accomodate 2 no. spaces.

Signed: _____ **Print name:** AE 19/12/02

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

Tel: (0118) 974 6442

Date: 05 December 2002

My ref: F/2002/8063

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E 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/2002/8063
8, Pheasant Close, Winnersh, Wokingham.
Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8063**
8, Pheasant Close, Winnersh, Wokingham.
Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Siggery
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 05 December 2002

My ref: F/2002/8063

WOKINGHAM UNITARY
Aiming for Excellence

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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Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bray

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

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

Tel: (0118) 974 6442

Date: 05 December 2002

My ref: F/2002/8063

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8063**
8, Pheasant Close, Winnersh, Wokingham.
Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ball
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8063

Proposal:
Proposed single storey front extension to dwelling. Amendment to consent F/2002/5868 with enlargement to garage.

Location:
8, Pheasant 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/2002/8063 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2002. 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.

Trevor Watson
Development Control Manager

05 December 2002

Organisation_Name	Building_Name	address1	Postcode
		13PHEASANT CLOSEWOKINGHAM	RG41 5LS
		14PHEASANT CLOSEWOKINGHAM	RG41 5LS
		7PHEASANT CLOSEWOKINGHAM	RG41 5LS
		8PHEASANT CLOSEWOKINGHAM	RG41 5LS
		9PHEASANT CLOSEWOKINGHAM	RG41 5LS
		379READING ROADWOKINGHAM	RG41 5LT
	385A	385AREADING ROADWOKINGHAM	RG41 5LT

381, Reading Rd.

Neighbour list F/2002/8063

22.NOV.2002 8063

8 Pheasant Close
Winnersh
WOKINGHAM
Berkshire
RG41 5LS
E-mail: lilwall@btinternet.com
Tel: (0118) 9795350

22 NOV 2002

22nd November 2002

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir or Madam

PLANNING APPLICATION FOR GARAGE WIDENING – 8 PHEASANT CLOSE.
APPLICATION NUMBER: F/2002/5868 - REVISED PLAN – OPTION 2.

Further to our earlier application Number F/2002/5868 approved April 2002. Please now see enclosed duly completed planning application in respect of optional modification to the original design.

As before the reason for our application is to create a wider garage with direct private access from our existing utility area at the side of our house. This will increase the security of our premises and give the property a more private aspect. Additionally, this will make the property a far more attractive proposition to any prospective buyer. Prospective purchasers have been visibly put off when they've seen the existing open area, next to the adjoining property's garage in the past. **The additional widening will enable us to have an integral covered porch area at the front door and the pitched roof will be in keeping with the design of the house, (as per number 9 Pheasant Close, which has had an identical pitched roof design approved by the Council). It will also create additional storage space in the garage roof.**

As seen from the plans, the building work will mainly affect the owner of the adjacent property, i.e. 7 Pheasant Close and we would like the council to observe the following points in respect of the alteration work.

1. No part of the extension, guttering, tiles, etc., will encroach in any way across the boundary line between the two properties.

2. To minimise disruption, the builders will be instructed to complete the work in the least time possible.

3. The existing wooden construction rain cover (not shown on plan), which both properties garages presently support, will (if the owner of number 7 so wishes) be modified to straddle the new narrower gap and then refitted to the garages in the same way. This work will be completed at no expense to the owner of number 7.

4. We have been advised by the builders that, other than the optional modification to the rain cover, no work, (including foundations) will require access or use of the land of number 7 and therefore permission for access or use of this land is neither sought or required.

As the Planning Services approved our original planning application only in April this year, we are very optimistic of a favourable outcome to this application for these relatively minor alterations to the original plan.

Mr & Mrs David Lilwall.

Enc.

Environmental Services

For office use only.
Application number: ...OV.2002 8093

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.

WOKINGHAM UNITARY
Aiming for Excellence

22 NOV 2002

1	Your name	DAVID LILWALL
	Address and postcode	8 PHEASANT CLOSE WINNERSH WOKINGHAM RG41 5LS
	Phone number	01189 795350
2	Agent's Name	MR T WOOSNAM
	Address and postcode	6 PHEASANT CLOSE WINNERSH WOKINGHAM RG41 5LS
	Phone number	0118962 7911
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 1 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE 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: 3
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.		
	*THIS IS A MODIFICATION TO PREVIOUS APPLICATION APPROVED APRIL 2002 (2002/5868)		
	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

Date

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

ADDRESS 8 PHEASANT CLOSE PARISH WINNERSH

PLOT No. 8 ORD. SHEET No. 60 SU. 7870

BUILDER Trung Properties Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/225/59	M/S. Tune-Bond Homes Ltd	Outline	12-11-59	N/A Refuse
O/44/60	Mr A Oxborough	"	22-2-60	N/A C/A
O/107/61	M/S. Lower Bowden Properties	"	28-4-61	N/A Refuse
C/127/61	" " "	"	18-5-61	N/A C/A
R/177/61	M/S. Trung Properties Ltd	Amended siting for road	7-9-61	N/A C/A
O/281/61	" " "	Outline	5-10-61	N/A C/A
61/62	" " "	Det Houses	9-8-62	App C/A
F/2002/5868	Mr. & Mrs. Lilwall	S/St/S ext. amendment	8.4.02	C/A
F/2002/8063	Mr Lilwall	S/St fr. ext - to 5868		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE