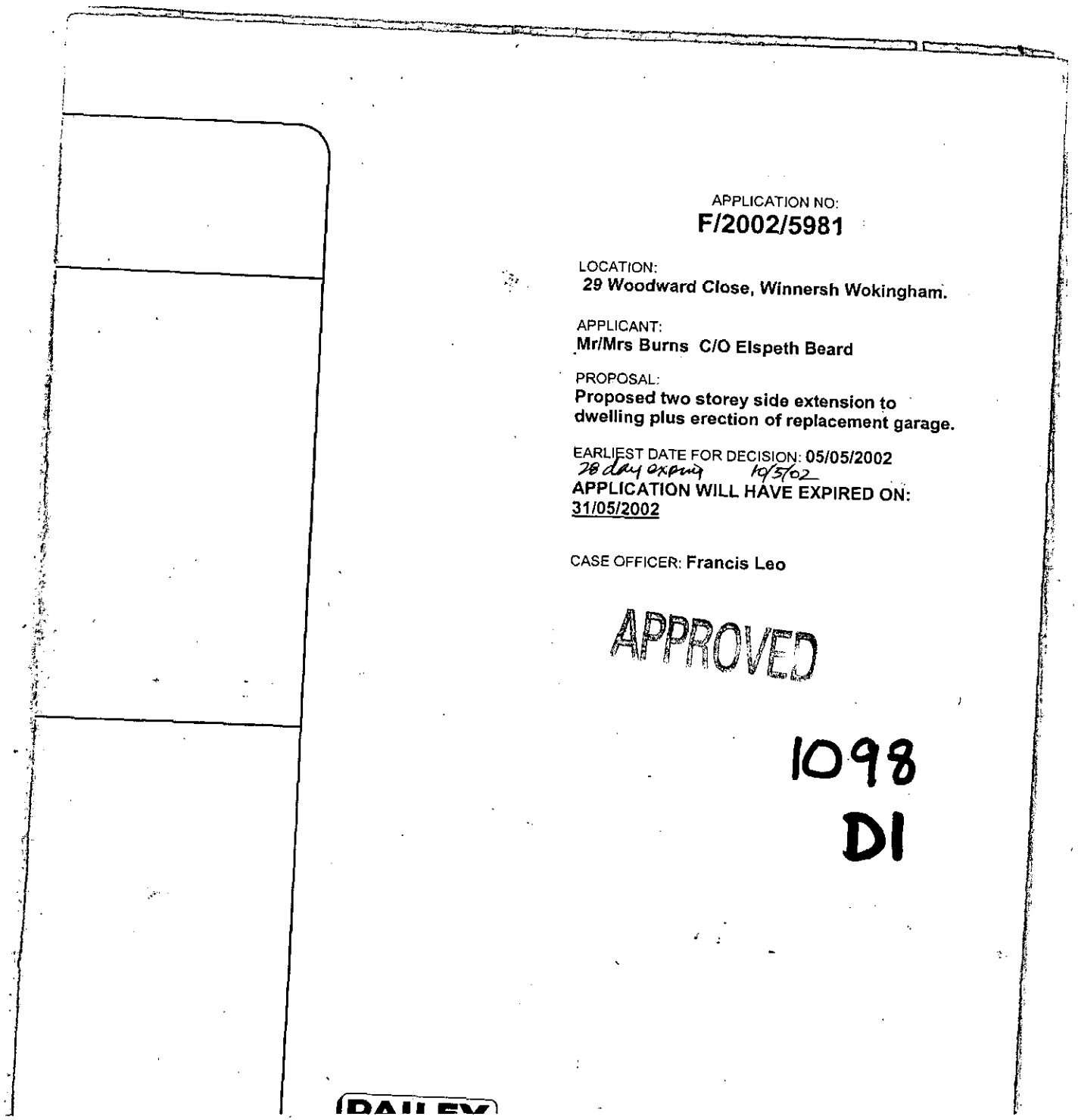

APPLICATION NO:
F/2002/5981

LOCATION:
29 Woodward Close, Winnersh Wokingham.

APPLICANT:
Mr/Mrs Burns C/O Elspeth Beard

PROPOSAL:
Proposed two storey side extension to dwelling plus erection of replacement garage.

EARLIEST DATE FOR DECISION: **05/05/2002**
28 day expiry 10/5/02
APPLICATION WILL HAVE EXPIRED ON:
31/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

1098
DI

BAILEY

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Burns
C/O Elspeth Beard
Caswall House
6 Wharf Street
GODALMING
Surrey
GU7 1NN

Application Number: F/2002/5981

Parish: **WINNERSH**

Location: **29 Woodward Close, Winnersh, Wokingham**

Proposal: **Proposed two storey side extension to dwelling plus erection of replacement 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.

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised drawings WC/12A and WC/13B submitted to the Local Planning Authority on 16 May 2002 and does not approve the proposals as originally submitted.

Informative
2. You are advised to contact Railtrack (Outdoor Party Engineer (West), Railtrack Southern, CP2-2-H, Waterloo Station, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.

Informative
3. If bats are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.

Informative
4. 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, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

Anna Cronin
Head of Planning & Transportation
Date: 20/05/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5981	FL
BUILDING CONTROL NUMBER	BR 2002/3659	Paul
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	29 Woodward Close WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + erect replacement double garage	

DRAWING NUMBERS	BC Andesign	DC Elspeth Beard checklist
BLOCK PLAN	✓	WC 09
ELEVATIONS	AH/E/3440A	WC/12B
FLOOR PLANS	-ii-	WC/12A

garage. WC 14

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - number of side windows reduced - side roof height appears reduced. - garage - rooflight removed - no playroom above garage	
DATE	11/11/02.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5981

Applicant : Mr/Mrs Burns C/O Elspeth Beard.

Location : 29, Woodward Close, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling plus erection of replacement garage.

Site Notice Displayed ? : YES ✓ NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 10/5/02

Date Registered : 05/04/2002

Earliest Date for Decision : 05/05/2002

Latest Consultation Date/Site Notice Expiry Date : 05/05/2002

This application will have expired on: 31/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Rail Track : to add informatives

High Ways : 4 spaces.

Dinton Pastures: Bats : informative included.

Planning Issues : I'd Sett

LBE1 LBE2

WOS3, LSBE1

EN1

Application Number: F/2002/5981 **Officer : Francis Leo**
29 Woodward Close
Winnersh, Wokingham

Appraisal :

Development
Proposed two storey side extension to dwelling plus erection of replacement garage.

The site is a detached property located in the identified settlement of Winnersh within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The site is located at the end of a cul-de-sac with Rail Track embankment to the north. No 29 adjoining property to the west is located forward of application site. No 30 is located opposite Because of its corner location the proposed development would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed first floor extension would protrude 2.5m from the first floor front building line considered to be excessive in view of the size and style of developments in the area. The applicant has therefore revised his scheme by reducing the first floor extension at the front by 1.2m to align with the ground floor single storey roof line as shown on revised drawing nos WC/12A and WC/13A considered acceptable. The replacement garage would be located next to the garage to no 30. The proposed design of the extension and the garage would be in keeping with the character of the house and would have no adverse impact upon the character of the area.

Parking: The proposal would create1 extra bedroom making a total of 5 requiring 4 parking spaces. Applicant has provided 4 spaces, 2 in the forecourt and a double garage as shown on drawing no WC/09.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5981

Appraisal :

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

Application Number F/2002/5981
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	L001	R001	
2	L014	R014	
3.	C049	R049	
4.	C122	R122	
		N02	(1) Revised drg WC/12A and WC/13B received 16 May 2002
		N14	2) Rail Track informative
			(3) If bats are encountered at any point
			~~(3)~~ ~~If~~ during development then all works must stop
			immediately and local English Nature office and Wokingham
			District Council must be informed.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

(4)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 20.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 29 Woodward Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5981

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

2 storey detached double garage. open plan

3. DESCRIPTION OF SITE/BUILDING

2 Storey bldg. garage to side., 1st floor set back 1m. Large rear garden. Railway cutting to the north of the site.

4. RELATIONSHIP TO ADJOINING PROPERTIES

End of close property. Proposal would have only minimal impact

5. SITE CONSTRAINTS

TREES around the garden.

ACCESS/PARKING at front space for 2 cars + double garage

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS

Tel: (0118) 974 6296 (Direct Line)
E-mail: Daniel.Gigg@wokingham.gov.uk
Date: 28 January 2003
My ref: F/2002/5981
Your ref:

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

Mr. A. Burns
29 Woodward Close
Winnersh
Wokingham
Berkshire RG41 5NW

Dear Mr. Burns,

F/2002/5981
PROPOSED AMENDMENTS TO APPROVAL OF A TWO STOREY SIDE EXTENSION TO DWELLING PLUS ERECTION OF REPLACEMENT GARAGE AT 29 WOODWARD CLOSE, WIINERSH

I refer you to your letter dated 8 November 2002 regarding the above-mentioned subject. I would like to take this opportunity to apologise for the delay in responding.

I can inform you that all the proposed changes can be treated as minor amendments to the plans as approved on 20 May 2002 for a two storey side extension to dwelling and erection of replacement garage.

I trust this is of use. Should you wish to discuss this matter further, please do not hesitate to contact Daniel Gigg on his direct line.

Yours sincerely

Mrs. Polnik
Senior Planning Officer

ANDREW BURNS DPG Minor amendment? 630217
29 WOODWARD CLOSE
WINNERSH FARM
WOKINGHAM
BERKSHIRE
RG41 5NW

Tel: 0118 979 7266

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FILE

6 November 2002

Francis Leo
Planning Officer
Wokingham District Council
P.O Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Leo

Re: Application Number: F/2002/5981

Following your approval of permission for the extension of our property we have submitted an application for Building Regulations and have made some minor modifications to the plans. Virtually all of the changes are reductions in size and I have enclosed a copy of the plan submitted for building regs for your information.

The changes are as follows:

1. The new garage will now be single story only and will utilise the existing doors which will be more consistant with the existing property. The velux windows have also been removed.
2. The proposed lounge will have one small side window instead of two.
3. The roof profile of the proposed extension has been altered in order to better match the existing pitch.
4. There will be one less en-suit bathroom upstairs as the internal layout has been slightly altered and so there will no longer be an upstairs side window.
5. The proposed study and front bedroom will have windows consisting of four panes instead of three.

Could you please confirm in writing that you are prepared to accept these as minor modifications to the consent already granted.

Thank you for your attention and I look forward to hearing from you.

Yours sincerely

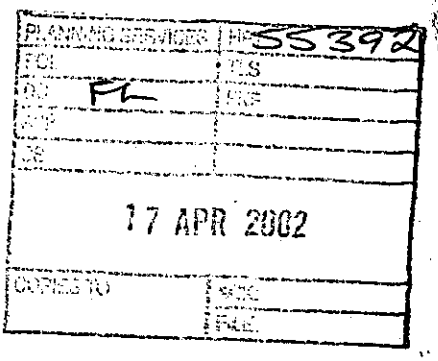
Andrew Burns

5981

ELSPETH BEARD

ARCHITECTS

BA(HONS) DIP ARCH RIBA



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

15th April 2002

Dear Sirs

29 WOODWARD CLOSE WINNERSH Ref 2002/5981

Further to our letter dated the 4th April 2002 with the additional information we have had further discussions with the applicant regarding the total number of parking spaces.

The applicant has confirmed that at present there are 2 spaces available in the existing garage with a further 3 spaces in the driveway, this will remain unchanged.

Please contact me if you require further information.

Yours faithfully

Elspeth Beard

CASWALL HOUSE 6 WHARF STREET
GODALMING SURREY
GU7 1NN
TEL: 01483 860342 FAX: 01483 426880

5981

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 12 April 2002

Application Number: F/2002/5981

Proposal: Proposed two storey side extension to dwelling plus erection of replacement garage.

Parish: WINNERSH PARISH

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

Applicant:
Mr/Mrs Burns C/O Elspeth Beard.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049
C122, R122.

Signed: _____ **Print name:** AC 17/4/02

FROM: Francis Leo

DATE: 12 April 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5981

Proposal: Proposed two storey side extension to dwelling plus erection of replacement garage..

Site Address: 29, Woodward Close, Winnersh, Wokingham.

Applicant: Mr/Mrs Burns C/O Elspeth Beard.

PLANNING SERVICES	HPT
POL	TLS
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CS	
01 MAY 2002	
COPIES TO	ACK:
	FILE:

Your observations are required in respect of this application **by 05/05/2002** .

No comments

SIGNED: _____ DATE: 30-04-02

Clerk To Winnersh Parish/Town Council.

01483 426880

ELSPETH BEARD

ARCHITECTS

BA(HONS) DIPARCH RIBA

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP.	
CS	
15 MAY 2002	
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	FILE:

BY FAX AND POST

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

For the attention of Francis Leo

15th May 2002

Dear Sirs

29 WOODWARD CLOSE WINNERSH Ref 2002/5981

Further to telephone conversation please find enclosed drawings WC/12 rev A and WC/13 rev B showing the revisions as discussed. We have re positioned the front wall to be inline with the existing as requested.

We trust that with these amendments that you will now be able to recommend this application for approval.

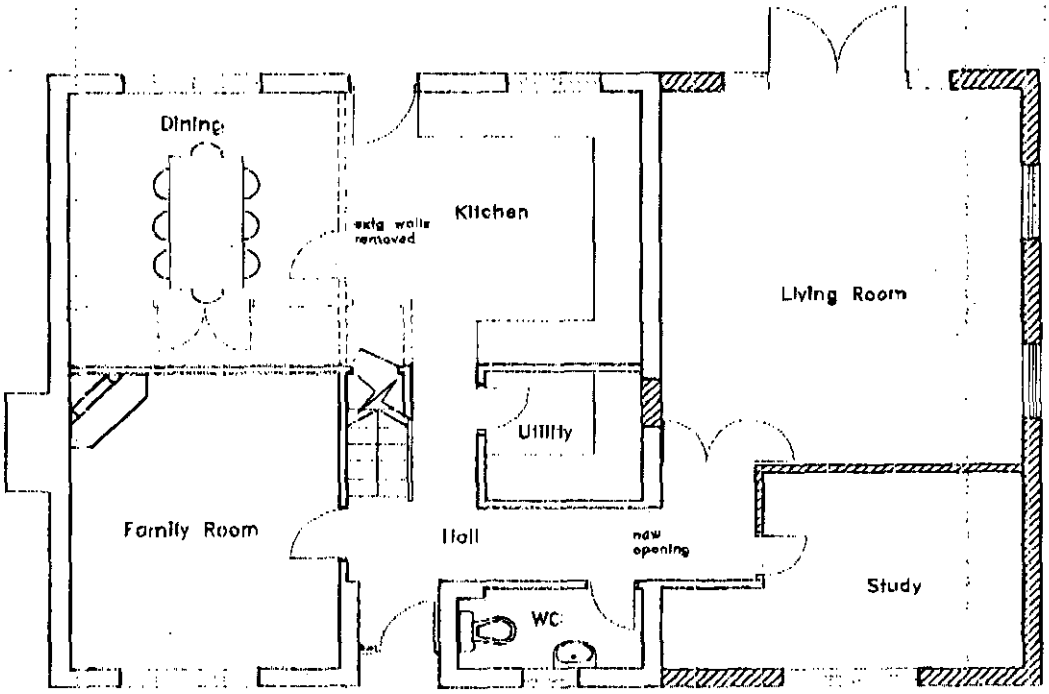
Please contact me if you require further information.

Yours faithfully

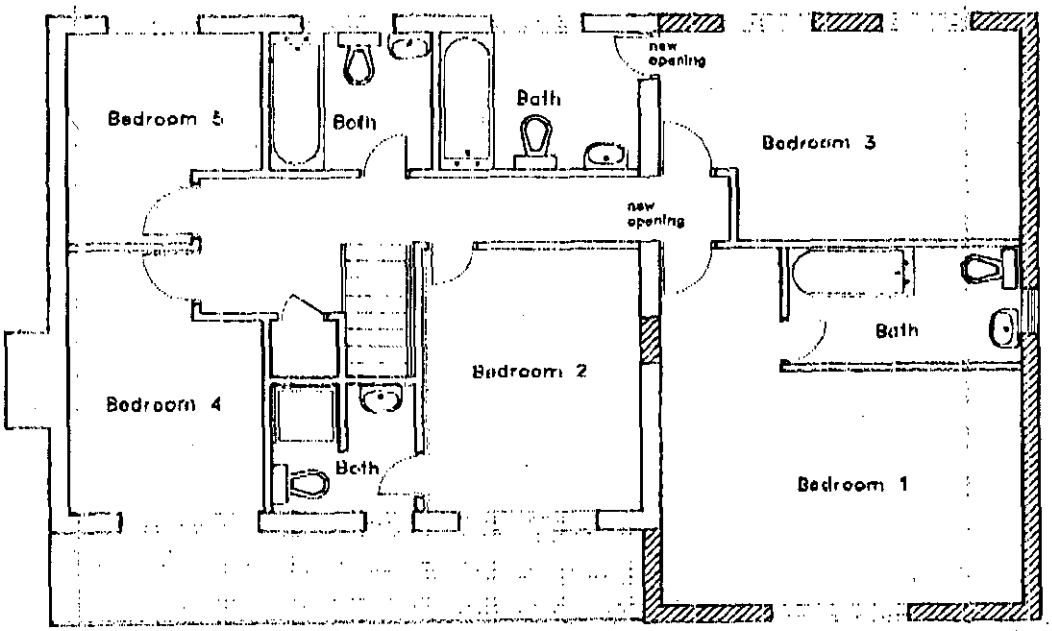
Elspeth Beard

Cc Mr and Mrs Burns

CASWALL HOUSE 6 WHARF STREET
GODALMING SURREY
GU7 1NN
TEL: 01483 860342 FAX: 01483 426880



GROUND FLOOR



FIRST FLOOR

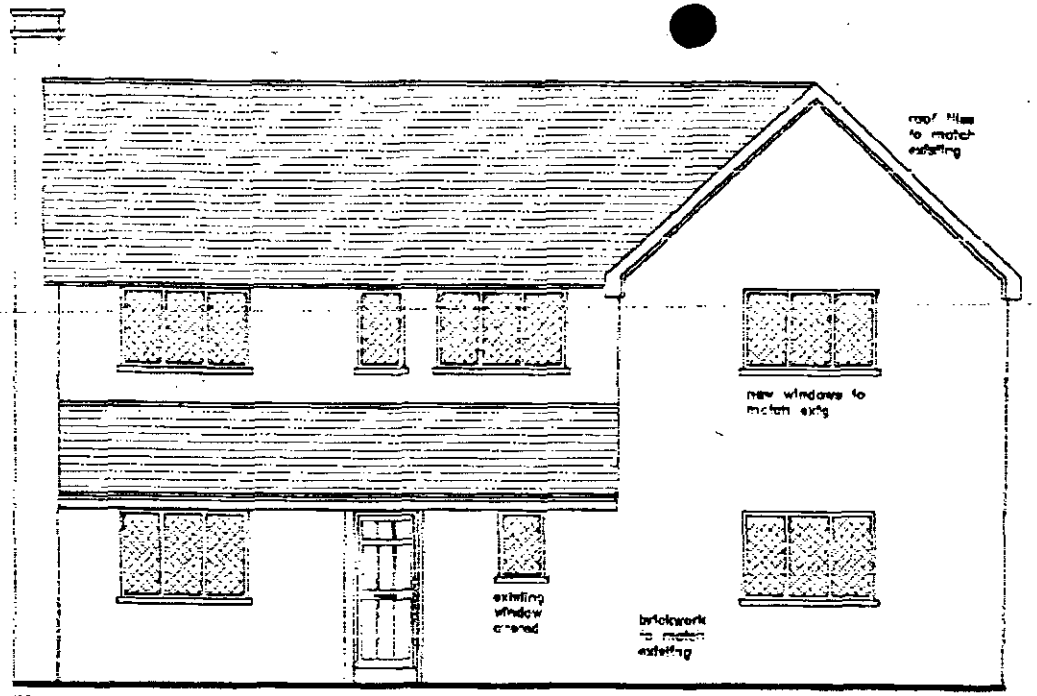
P

Rev A : Study and Bedroom 1 reduced 10.05.02

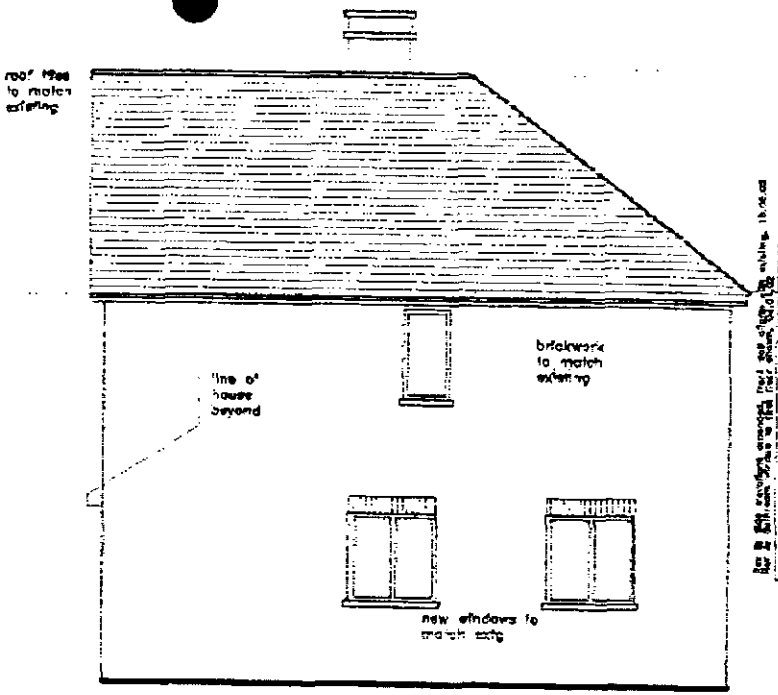
ELSPETH BEARD ARCHITECT
Caswall House, 6 Wharf Street, Godalming
Surrey GU7 1NN Tel 01483 860342
E mail e.beard@btinternet.com

PROJECT: 29 Woodward Close DWG No: WC/12
TITLE: Proposed Plans REV:
SCALE: 1:100 DATE: Jan 2002

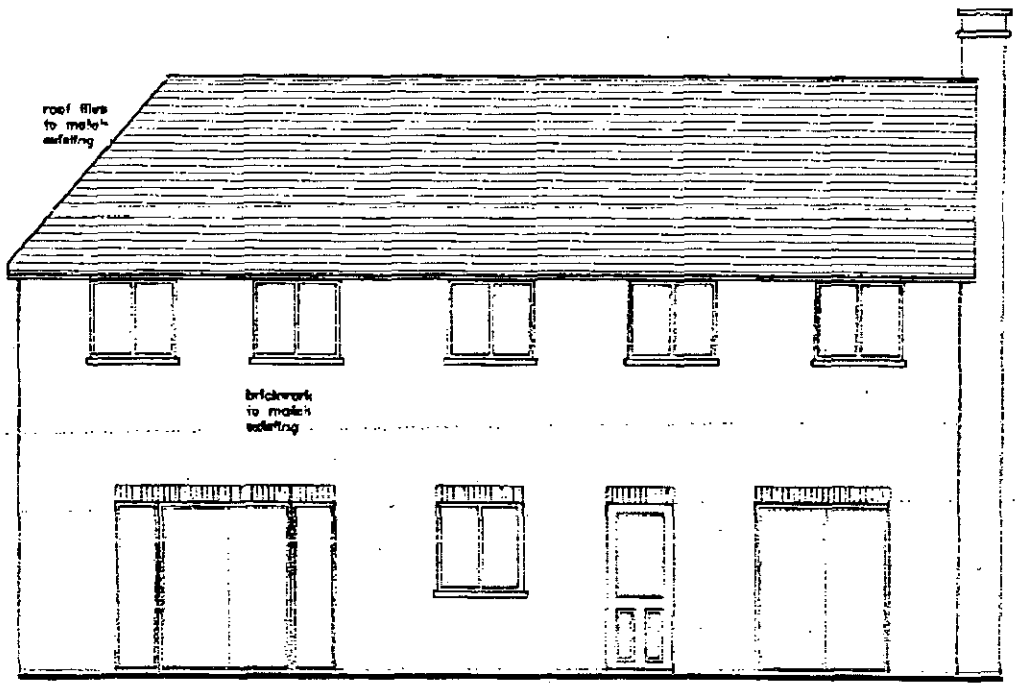
This drawing is copyright. Do not scale. All dimensions must be checked on site.



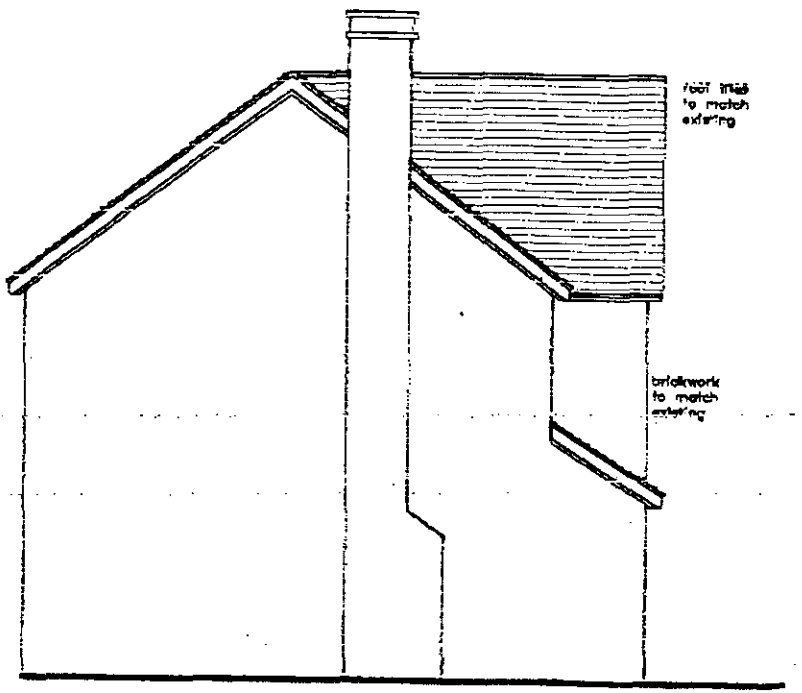
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

ELSPETH BEARD ARCHITECT

Caswell House, 6 Wharf Street, Godalming
Surrey GU7 1NN Tel 01483 860342
E mail e.beard@blinternet.com

PROJECT: 28 Woodwater Close
TITLE: Proposed Elevations
SCALE: 1:100

DWG No: WC/13
REV: B
DATE: Jan 2002

01483 426880

RAILTRACK
Southern
Railtrack PLC (in Railway Administration)

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

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

56268

FCL	TLS
DC FL	ENF
10 MAY 2002	
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	FILE:

9th May 2002

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

Y/r F/2002/5981
O/R WOKINGHAM/W/MM

Dear Sir or Madam:
TOWN & COUNTRY PLANNING ACT.
Proposed tow storey side extension to dwelling plus erection of replacement garage
29 WOODWARD CLOSE WINNERSH WOKINGHAM

I acknowledge receipt of your letter dated 12th April 2002, in respect of the above application. Apologies for delay awaiting checks on our infrastructure.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

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

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22/02/02~~ 5/4/02	Map No. 60.. Site ..006.....
Officer: FL | Application No. F | 2002 | 5981	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING. PLUS ERECTION OF REPLACEMENT GARAGE

Location: 29 WOODWARD CLOSE

Parish: WINNERSH Ward: Winnersh 12.4.02 JB

Applicant: MR/MRS BURNS

Fee (4) Received 95-00 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	LOCATION OF TREE? PARKING LAYOUT.	phoned 6/3	✓ 5/4
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	FIRST FLOOR FRONT BATHROOM WINDOW NOT SHOWN ON ELEVATION.	phoned 6/3/02	✓ 5/4
6	Floor plans		left message	
7	Metric scale disclaimer		returned file 3/4	
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 : ..... 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) .....

(DINTON PASTURES) - BATS

EXTERNAL CONSULTATIONS

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

(Rail Track) - SOUTHERN LINE .....
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 + see map.....
.....
.....
.....
.....
.....
.....
.....

Organisation_Name	Building_Name	address1	Postcode
		22WOODWARD CLOSEWOKINGHAM	RG415NW
		23WOODWARD CLOSEWOKINGHAM	RG415NW
		29WOODWARD CLOSEWOKINGHAM	RG415NW
		30WOODWARD CLOSEWOKINGHAM	RG415NW
		31WOODWARD CLOSEWOKINGHAM	RG415NW
TASCOM INTERNATIONAL LTD		28WOODWARD CLOSEWOKINGHAM	RG415NW

F/2002/5981

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

Tel: 0118 974 6502

Date: 12 April 2002

My ref: F/2002/5981

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

Dear Councillor

Application Number: F/2002/5981
29, Woodward Close, Winnersh, Wokingham.
Proposed two storey side extension to dwelling plus erection of replacement 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5981**
29, Woodward Close, Winnersh, Wokingham.
Proposed two storey side extension to dwelling plus erection of replacement 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 Bray

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

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

Tel: 0118 974 6502

Date: 12 April 2002

My ref: F/2002/5981

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor R Turner

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

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

Tel: 0118 974 6502

Date: 12 April 2002

My ref: F/2002/5981

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/5981**
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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**********

Received by Wokingham District Council

Application No: F/2002/5981

Proposal:
Proposed two storey side extension to dwelling plus erection of replacement garage.

Location:
29, Woodward Close, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5981 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2002. 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

12 April 2002

Tel. (0118) 974 6429 or 6433

Date: 03 April 2002

05.APR.2002* 5981

Your Ref:

My Ref: F/2002/5981

Mr/Mrs Burns
C/O Elspeth Beard
Caswall House
6 Wharf Street
Godalming
Surrey
GU7 1NN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Reference Number: 2002/5981

Site Address: 29, Woodward Close, Winnersh, Wokingham.

Proposal: Proposed two storey side extension to dwelling plus erection of replacement garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please mark position of any trees on block plan. See Q5 on application form.

Show parking layout on block plan.

First floor front bathroom window is not shown on elevation. Elevations and floor plans should match.

I did request all this by phone in a message left on 6th March 2002, but as there has been no response I am returning application to you for amendment.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

ELSPETH BEARD
ARCHITECTS
BA(HONS) DIP ARCH RIBA

05.APR.2002 5981

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

05 APR 2002

4th April 2002

Dear Sirs

29 WOODWARD CLOSE WINNERSH Ref 2002/5981

Further to your letter dated the 3rd April 2002 please find the additional information and amended drawings as requested.

Please contact me if you require further information.

Yours faithfully

Elspeth Beard

CASWALL HOUSE 6 WHARF STREET
GODALMING SURREY
GU7 1NN
TEL: 01483 860342 FAX: 01483 426880

Environmental Services

For office use only.
Application number:

05. APR. 2002* 5981

WOKINGHAM UNITARY
Aiming for Excellence

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 BURNS 29 WOODWARD CLOSE WINNERSH FARM WOKINGHAM BERKS RG41 5NW 0118 979 7266
2	Agent's Name Address and postcode Phone number	ELSPETH BEARD ARCHITECT CASWALL HOUSE 6 WHARF STREET GODALMING SURREY GU7 1NN 01483 860342
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.	29 WOODWARD CLOSE WINNERSH FARM WOKINGHAM BERKS RG41 5NW
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW 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.	ALL MATERIALS 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: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Burns

Date 21.02.02

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

1988

ADDRESS 29 Woodward Close PARISH Wunnersh

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
22053		BCC	O/L.	3.6.86		C/A.
27088		Heron	Det house + garage	17.6.87		C/A.
	BRA 3257	"	" " "	25.8.87	APP.	

MINISTRY DECISION:

SPECIAL ORDERS:

05. APR. 2002* 5981



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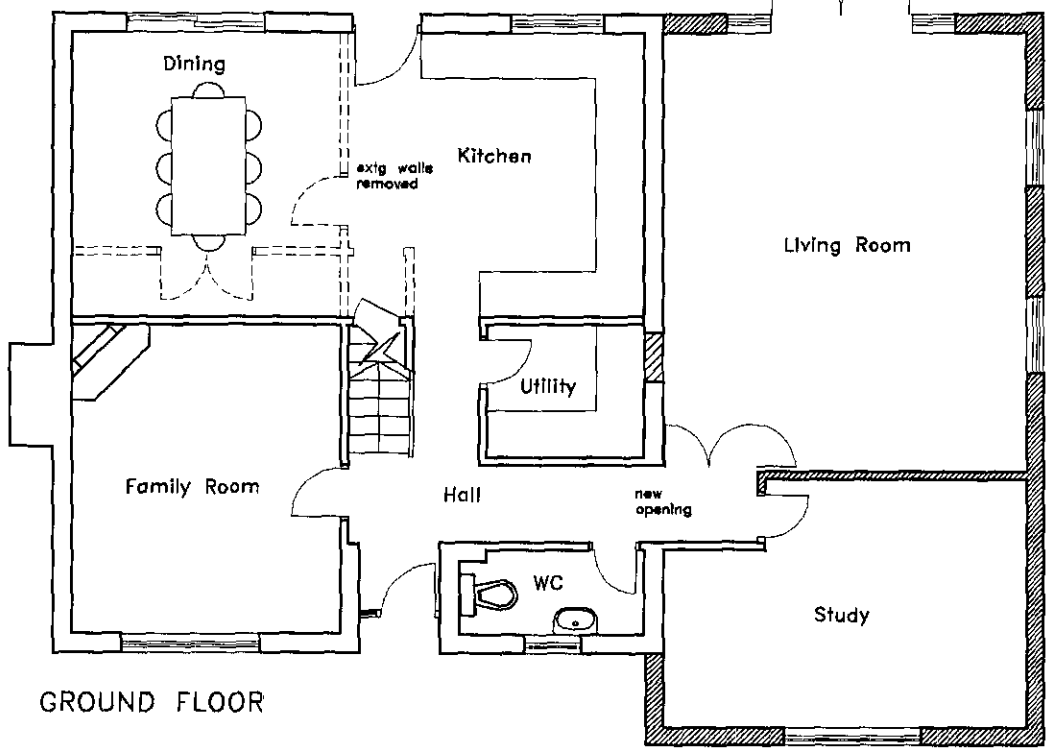
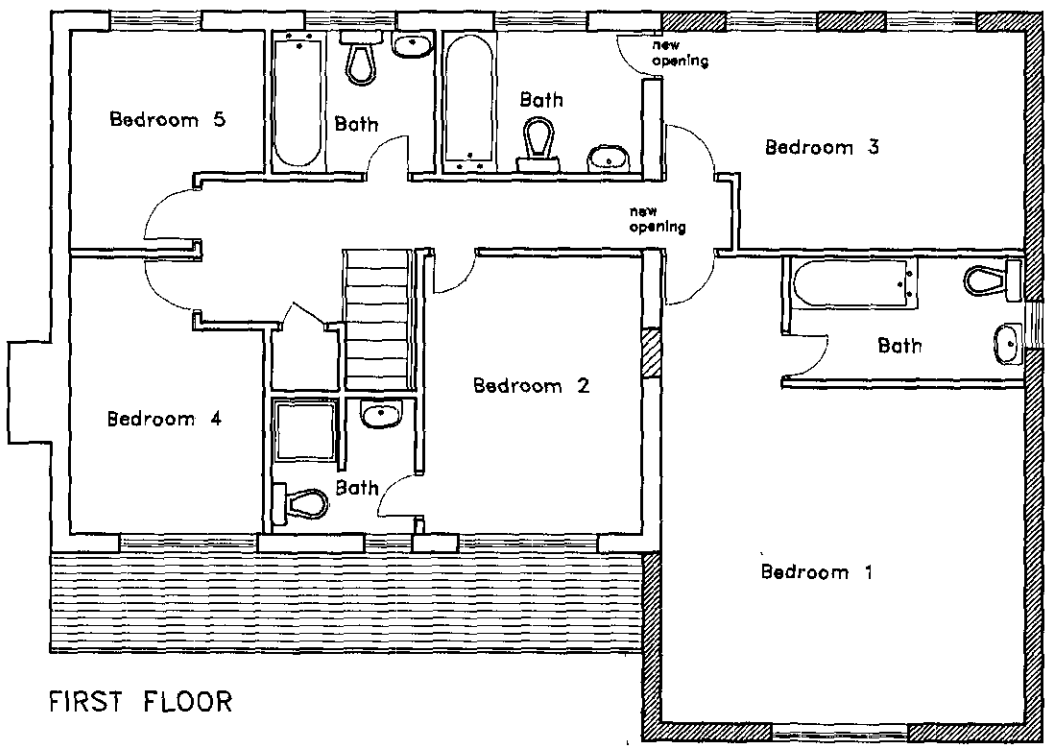
Development Control Section, Environmental Services, Wokingham District Council.
27 February 2002 Scale: 1 : 1250

N
W E
S

05 APR 2002 5981



GROUND FLOOR



FIRST FLOOR

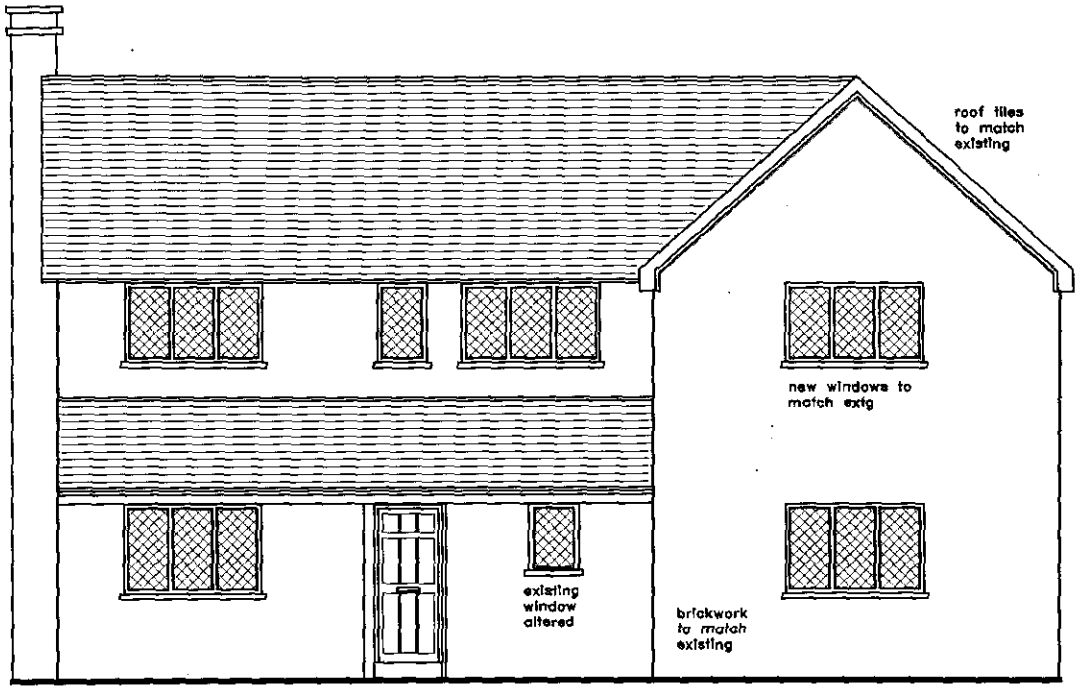
Superseded

WC/12a.

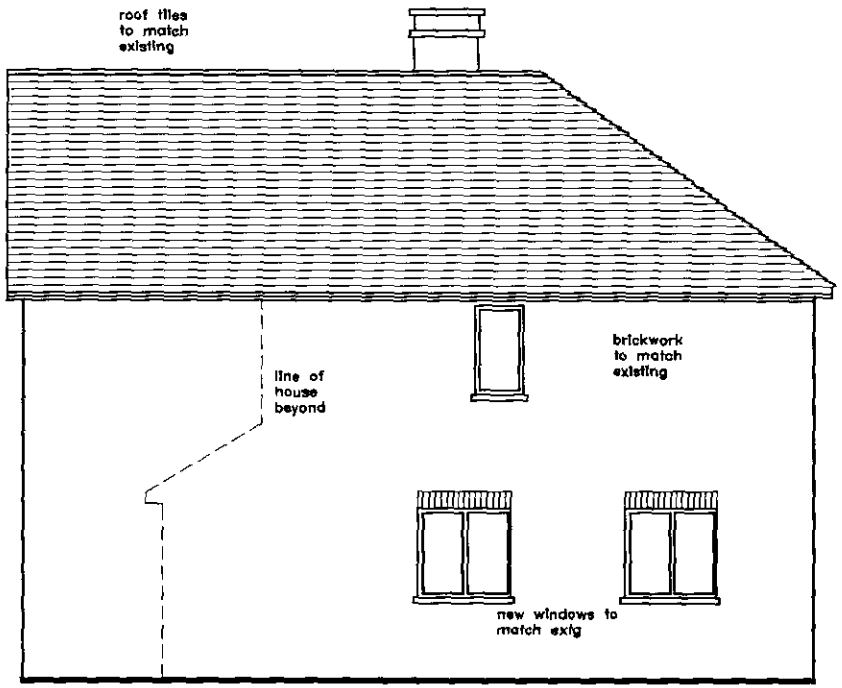
ELSPETH BEARD ARCHITECT
Caswall House, 6 Wharf Street, Godalming
Surrey GU7 1NN Tel 01483 860342
E mail e.beard@btinternet.com

PROJECT: 28 Woodward Close
TITLE: Proposed Plans
SCALE: 1:100
DWG No: WC/12
REV:
DATE: Jan 2002

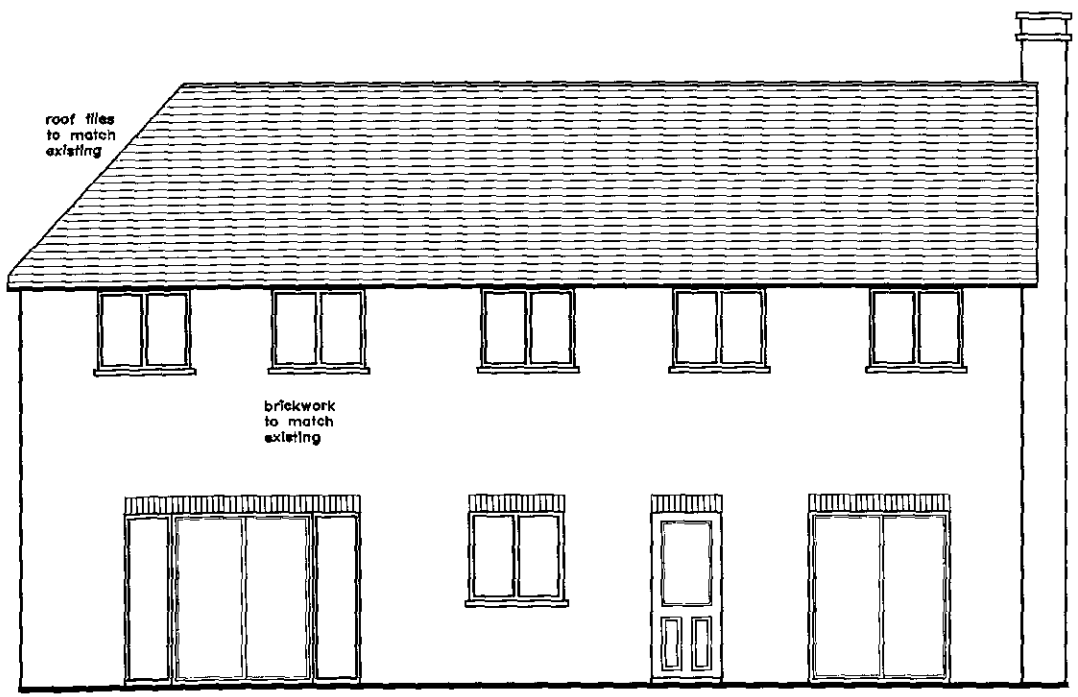
This drawing is copyright. Do not scale.
All dimensions must be checked on site.



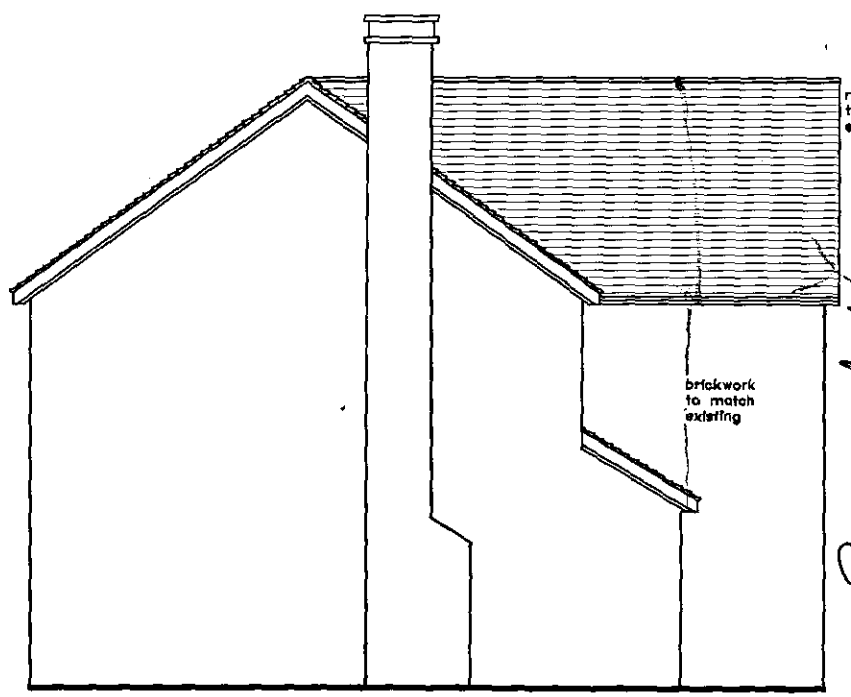
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Rev A: Bathroom window to first floor shown. 04.04.02

ELSPETH BEARD ARCHITECT

Caswall House, 6 Wharf Street, Godalming
Surrey GU7 1NN Tel 01483 860342
E mail e.beard@btinternet.com

PROJECT: 29 Woodward Close

TITLE: Proposed Elevations

SCALE: 1:100

DWG No: WC/13

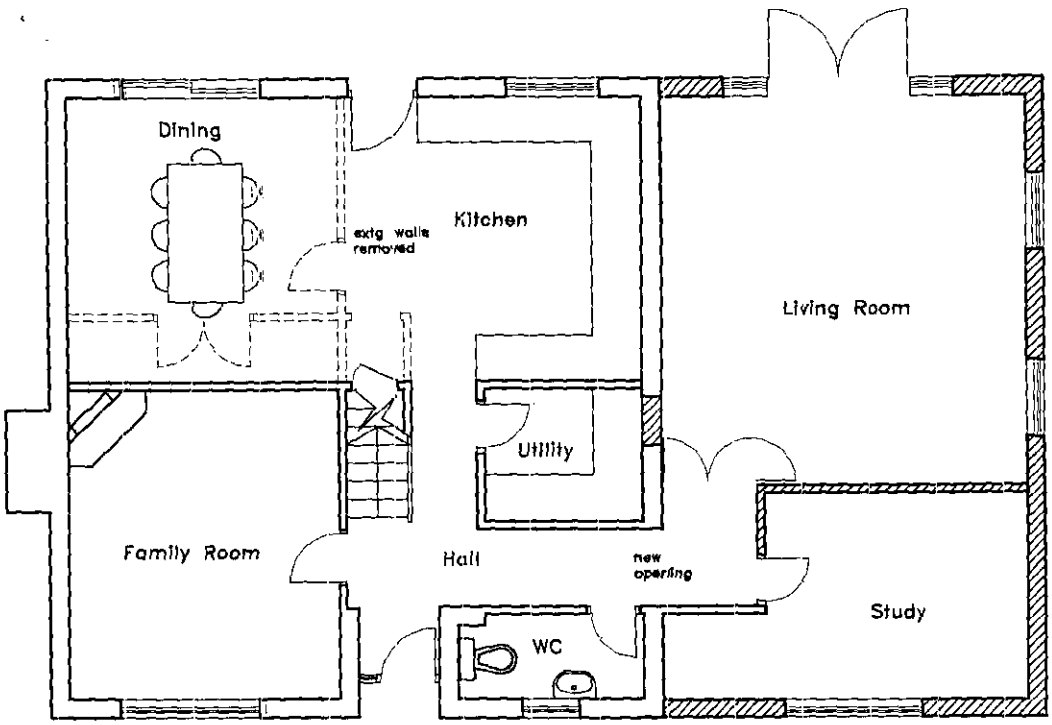
REV: A

DATE: Jan 2002

This drawing is copyright. Do not scale. All dimensions must be checked on site.

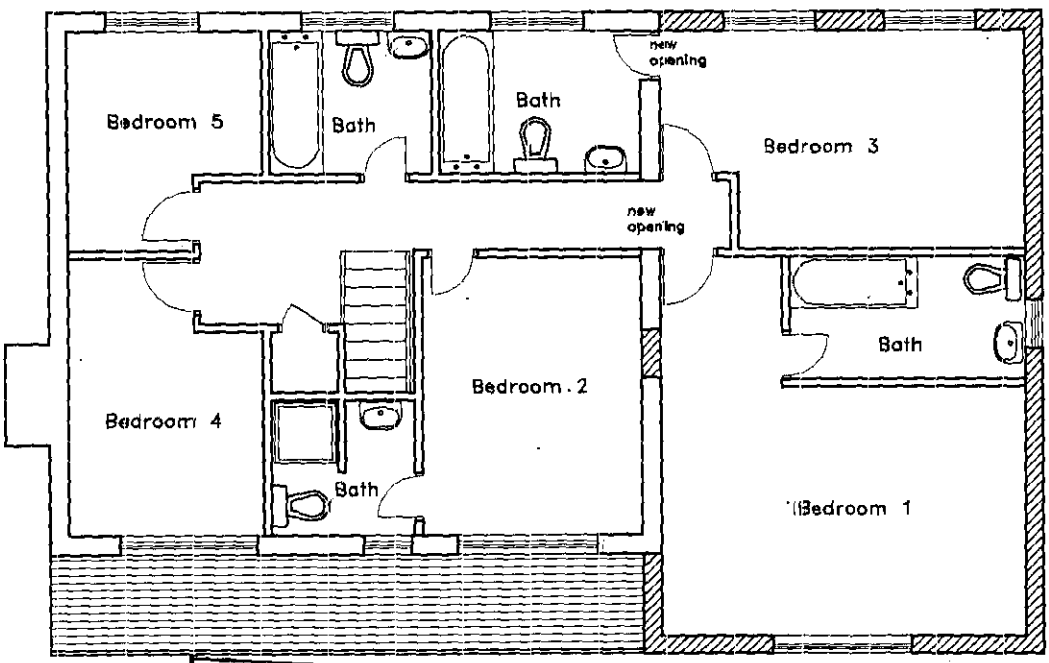
Superseded

05 APR 2002 • 5981



GROUND FLOOR

APPROVED



FIRST FLOOR

PLANNING SERVICES	HPT
	TLS
DC	ENF
APP	
CS	
16 MAY 2002	
COPIES TO	ACK
	FILE

Revised

Rev A.: Study and Bedroom 1 reduced 10.05.02

ELSPETH BEARD ARCHITECT
Caswall House, 6 Wharf Street, Godalming
Surrey GU7 1NN Tel 01483 860342
E mail e.beard@btinternet.com

PROJECT: 29 Woodward Close
TITLE: Proposed Plans
SCALE: 1:100
DWG No: WC/12
REV: A
DATE: Jan 2002

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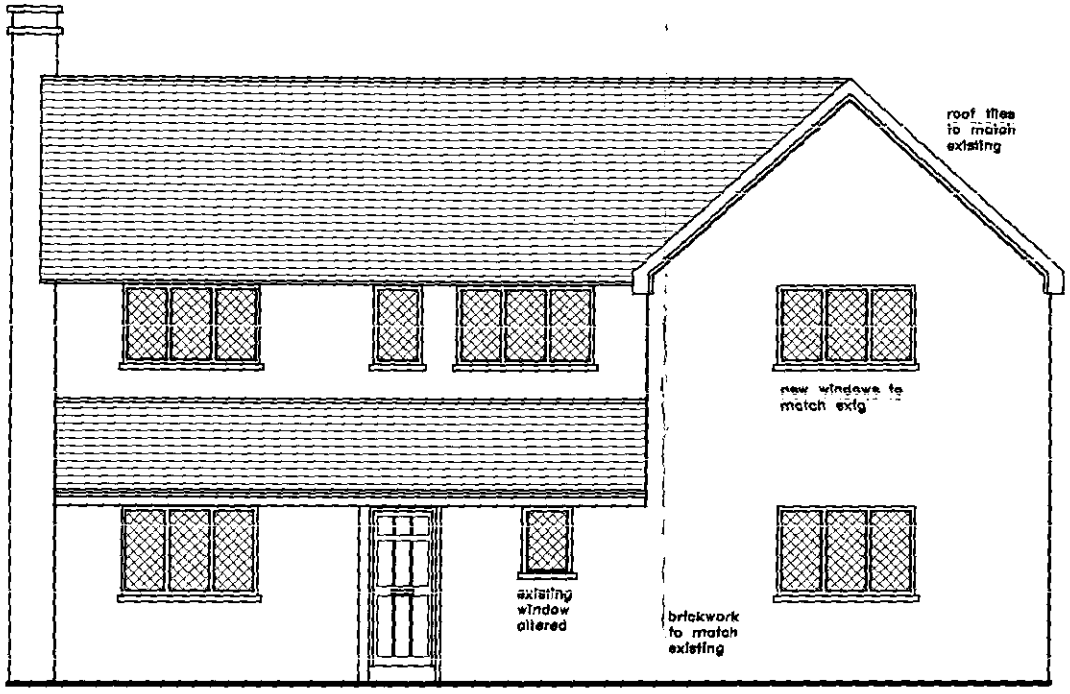
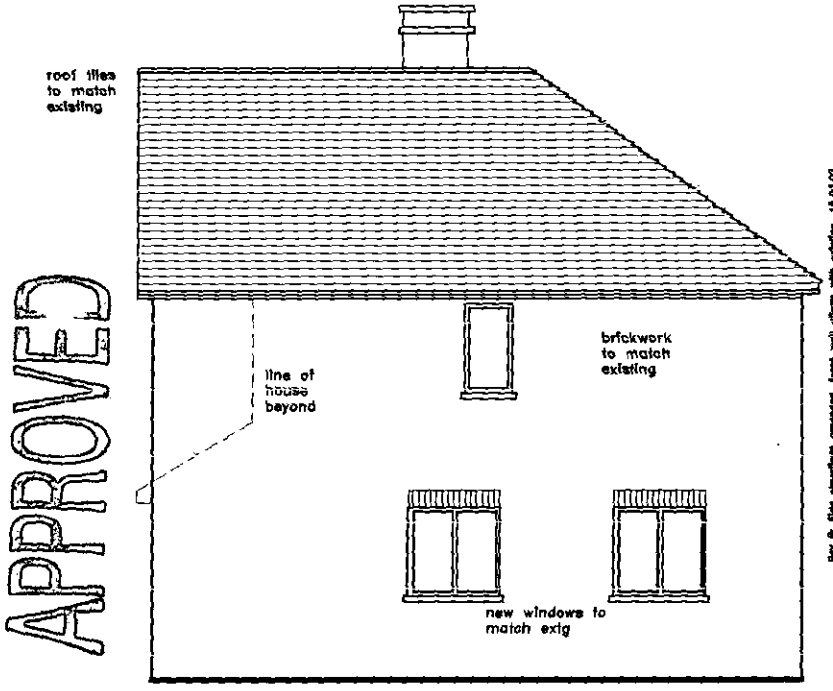


FRONT ELEVATION



SIDE ELEVATION

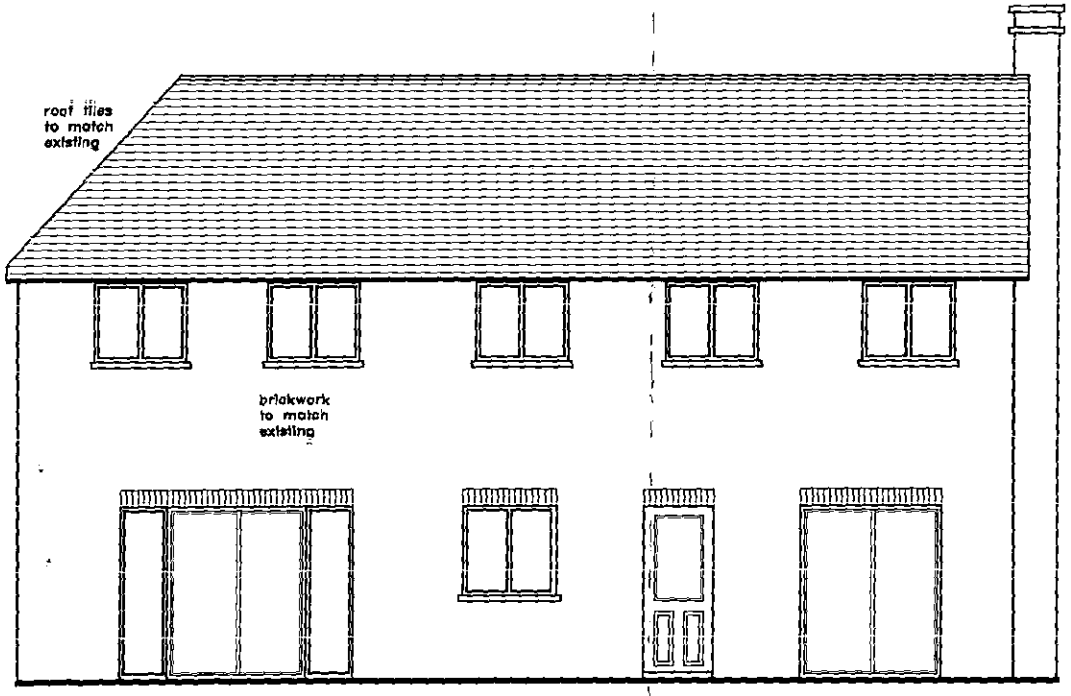
APPROVED

ELSPETH BEARD ARCHITECT
Caswall House, 6 Wharf Street, Godalming
Surrey GU7 1NN Tel 01483 880342
E mail e.beard@btinternet.com

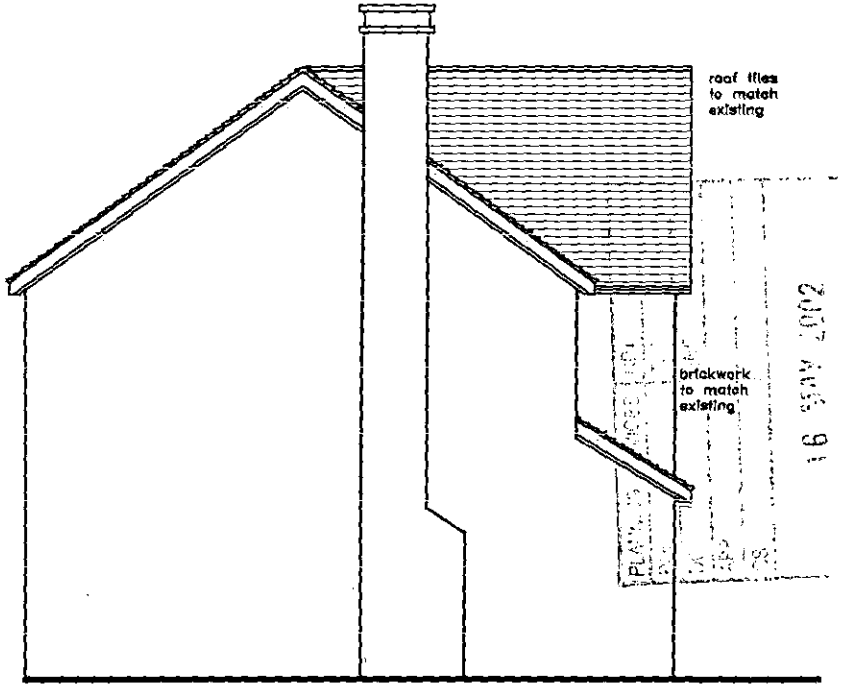
DWG No: WC/13
REV: B
DATE: June 2002

PROJECT: 28 Woodward Close
TITLE: Proposed Elevations
SCALE: 1:100

This drawing is copyright. Do not scale. All dimensions must be checked on site.

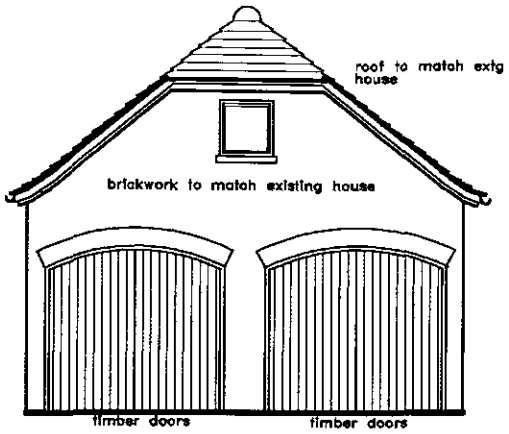


REAR ELEVATION

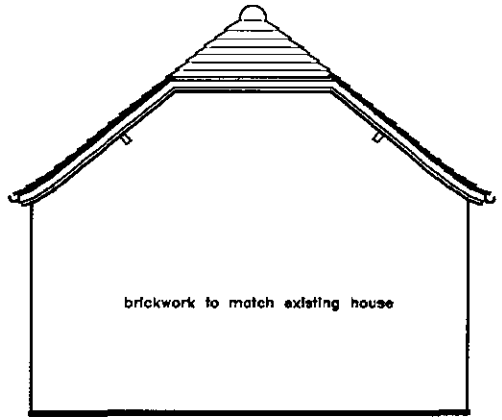


SIDE ELEVATION

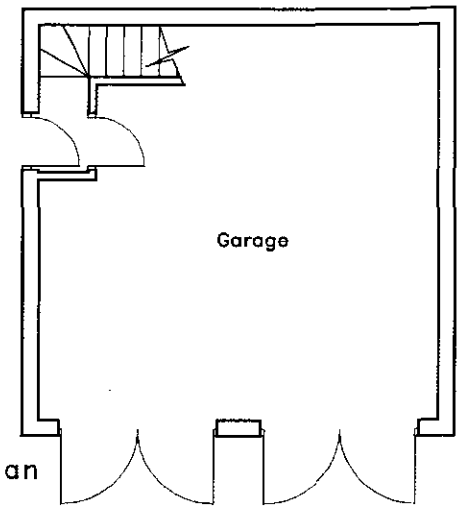
09/11/02



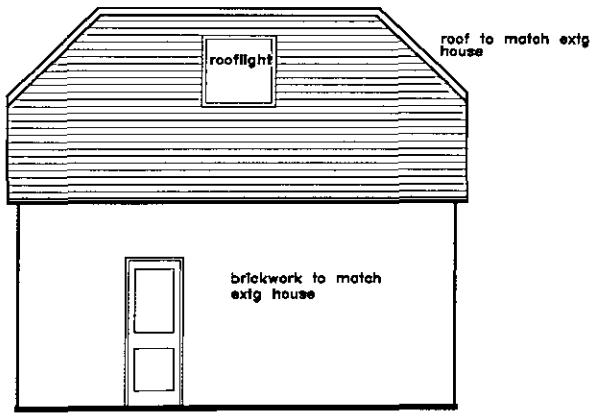
Front elevation



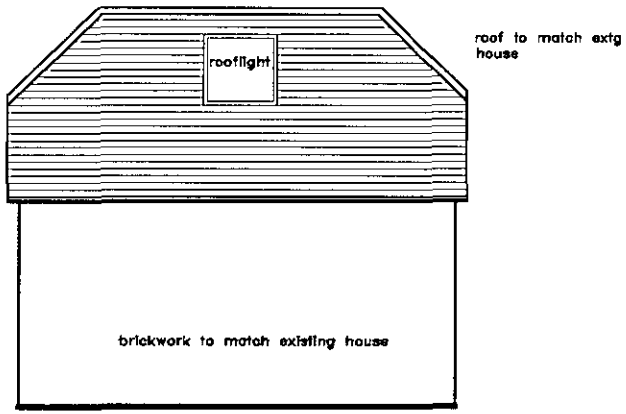
Rear elevation



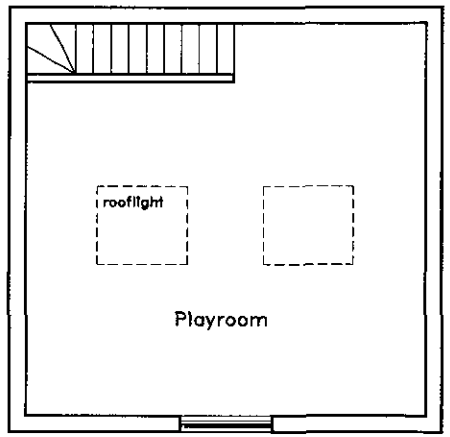
Ground Plan



Side elevation



Side elevation



First Floor

APPROVED

05.APR.2002 5981

20/11/02

ELSPETH BEARD ARCHITECT
Caswall House, 6 Wharf Street, Godalming
Surrey GU7 1NN Tel 01483 860342
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PROJECT: 29 Woodward Close
TITLE: Proposed Garage
SCALE: 1:100
DWG No: WC/14
REV:
DATE: Jan 2002

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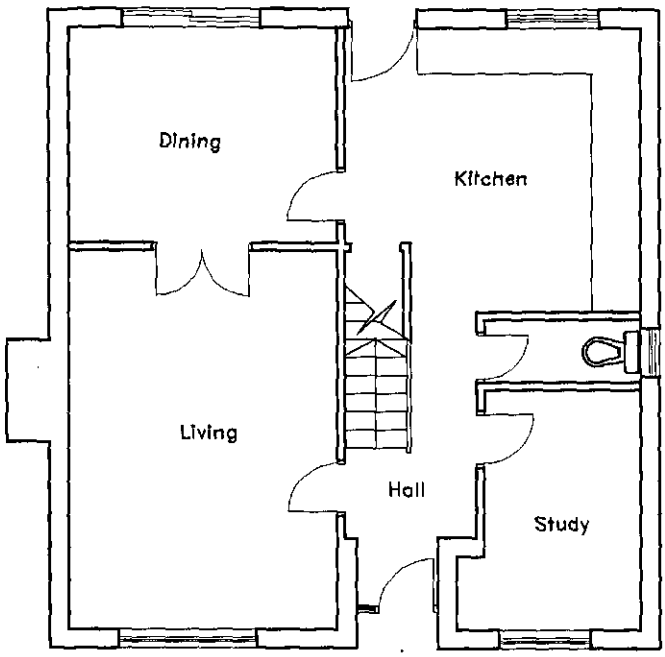
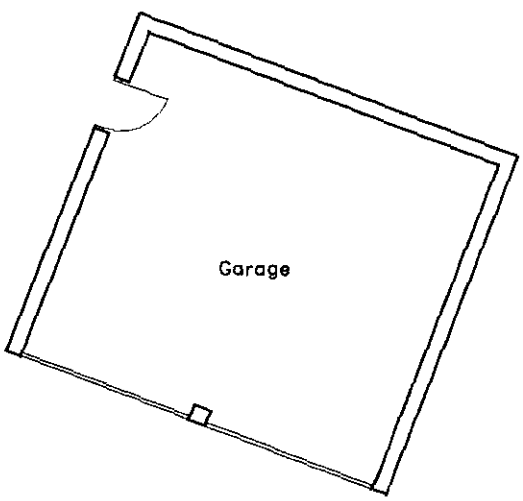
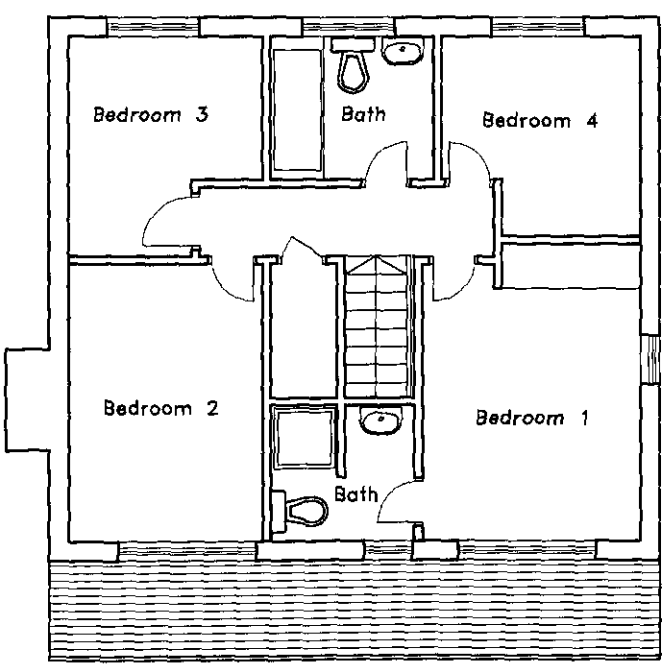
05. APR. 2002* 5981

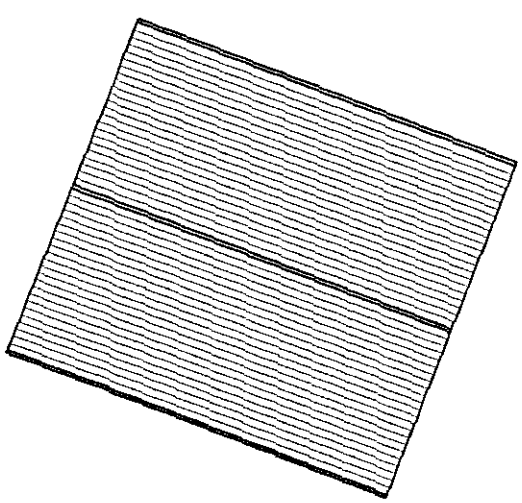


GROUND FLOOR





FIRST FLOOR



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PROJECT: 29 Woodward Close
DWG No: WC/10
TITLE: Existing Plans
REV:
SCALE: 1:100
DATE: Feb 2002

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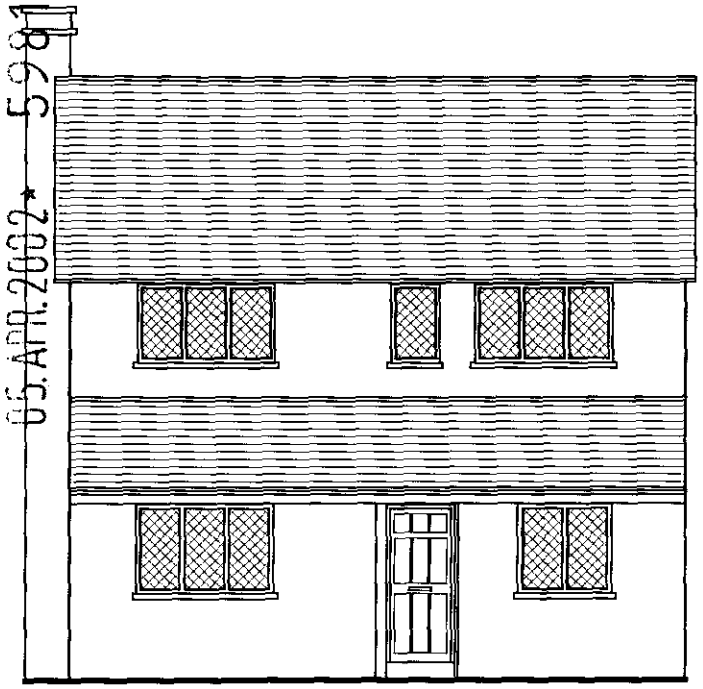
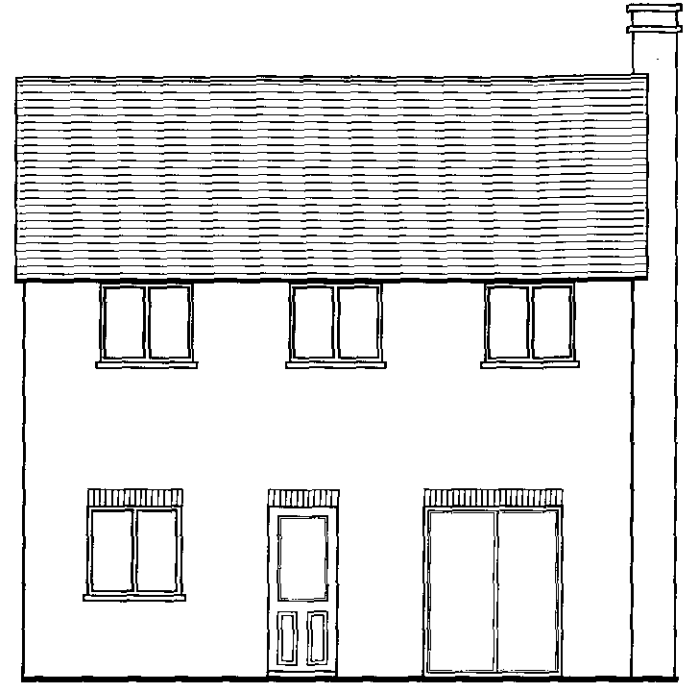
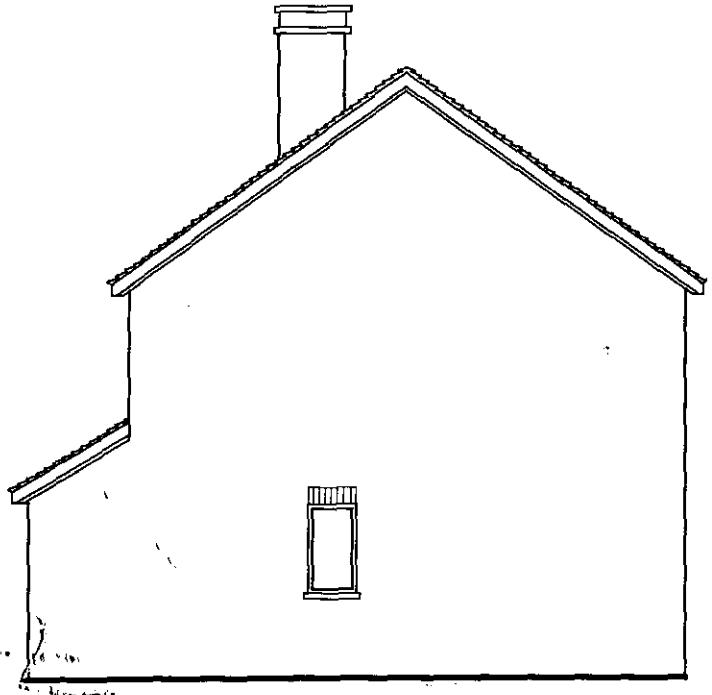


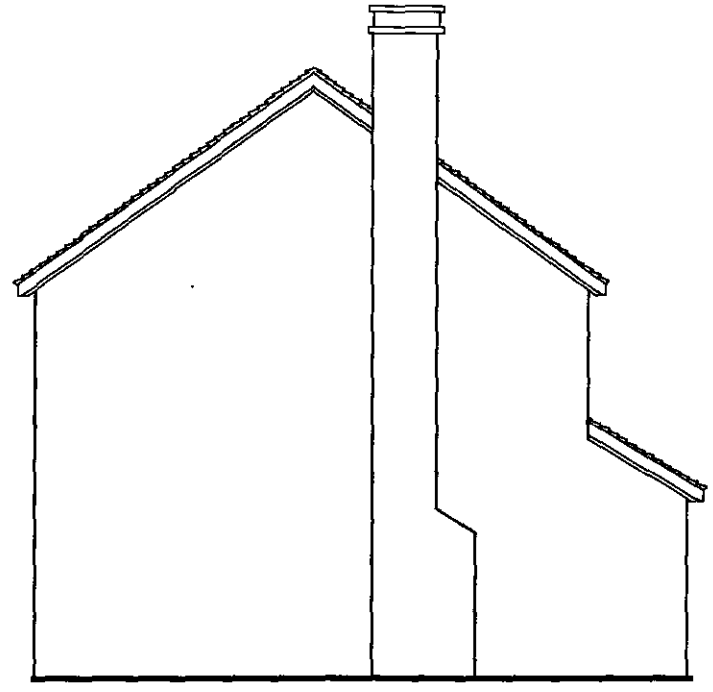
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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PROJECT: 29 Woodward Close
DWG No: WC/11
TITLE: Existing Elevations
REV:
SCALE: 1:100
DATE: Feb 2002

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