APPLICATION NO:
F/2001/5266

LOCATION:
5 Lincoln Close, Winnersh Wokingham.

APPLICANT:
Mr A Westwood

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/12/2001**
End of consultation 18/12/2001
APPLICATION WILL HAVE EXPIRED ON:
04/01/2002

CASE OFFICER: **Joanna Medler**

APPROVED
No objs 10/01/02 RJ

377

DO

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Westwood
5, Lincoln Close
Winnersh
Wokingham
Berkshire
RG41 5SZ

Application Number: F/2001/5266

Parish: **WINNERSH**

Location: **5, Lincoln Close, Winnersh, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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. All works should take place between November and March. However, if works take place between March and October then any open trenches should be covered with polythene overnight in order to avoid newts being harmed/trapped in the trenches. Greater Crested Newts are a protected species under national legislation.

Informative
2. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 03/01/2002

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.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5266	Joanna Medler.
BUILDING CONTROL NUMBER	FP 2002/2912	
APPLICANT/~~AGENT~~	Mr A. Westwood	
ADDRESS OF SITE	5 Lincoln Close WINNERSH.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location.	✓
ELEVATIONS	recd 9/11/01 A3	A3 recd 21/3/02.
FLOOR PLANS	—	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	11/4/02	

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	



EXPIRES
4/1/02

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5266

Applicant : Mr A Westwood .

Location : 5, Lincoln Close, Winnersh, Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		3/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 3/12/01

Date Registered : 09/11/2001

Earliest Date for Decision : 14/12/2001

Latest Consultation Date/Site Notice Expiry Date : 14/12/2001

This application will have expired on: 04/01/2002. 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 :

No objections from Environmental Design
No comment from Winnersh Town Council
Countryside Officer - require newt mitigation scheme
Has received scheme and is satisfied (2/1/02)

Planning Issues :

Neighbouring properties: BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Streetscene: BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Application Number: F/2001/5266

Appraisal :

① Development : The proposed development is for a single storey side extension to dwelling, measuring approximately 3 m in length, 2m wide and 4.6m at its highest point. The dwelling has been previously extended, and is a 2 storey detached property.

② Impact upon neighbouring properties: The neighbouring properties of Holmecroft and Lynton off Drome Path, back onto the side of 5 Lincoln Close, where the extension is proposed. The boundary consists of panel fencing approximately 1.75m in height, and planting. The view from the rear of the neighbouring properties to the site, would be of the roof to the proposed extension however this is minimal and partially obscured by the boundary and planting. The distance between these properties and the proposal is approximately 14m. The remaining neighbouring properties will not be effected by the proposal as it is out of their site, due to its location

③ Impact upon streetscene: There is minimal impact to the streetscene, as the roof of the extension will be the only area visible from the street. This will not cause any adverse effects.

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

Application Number F/2001/5266
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission - 5 years
2	C014	R014	External finishes to match
3	Informative	1.	All works should take place between November and March. However,
4			if works take place between March and October then any open trenches should be covered with polyethene overnight in order to avoid newts being harmed / trapped in the trenches. Greater Crested Newts are a protected species under national legislation

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WQS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	LO3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 3.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 5 Lincoln Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5266

OFFICER: Joanna Medler

DATE OF SITE VISIT: 3/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential - 2 Storey houses -

3. DESCRIPTION OF SITE/BUILDING Detached 2 Storey dwelling large driveway approx 3.4m away from bandary to side where extension proposed.

4. RELATIONSHIP TO ADJOINING PROPERTIES Holmecroft backs onto side of No. 5, but there is fencing of approx 1.75m on bandary. You would be able to see roof of extension, but minimal impact

5. SITE CONSTRAINTS

TREES - to be trimmed back.

ACCESS/PARKING - as plan

LEVELS -

BOUNDARY TREATMENT - Fencing approx 1.75m in height

OTHERS

Joanna Medler

From: Andy Glencross
Sent: 24 December 2001 10:57
To: Joanna Medler
Subject: Planning Application F/2001/5266 5 Lincoln Close Winnersh (newts)

Hi Joanna

I have received confirmation that English Nature are satisfied with the mitigatrion proposed in the letter form Bioscan on behalf of the applicant. Consequently I am satisfied that this devlopment is unlikely to have an adverse impact on the local great crested newt population, providing that the following are included as conditions on any permission granted.

(1) All works should take place between November and March.

(2) If works take place between March and October then any open trenches should be covered with polyethene overnight in order to avoid newts being harmed/trapped in the trenches.

I have not visited the site.

Cheers

Andy

TO: **DEVELOPMENT CONTROL**
Joanna Medlar

FROM: Environmental Design

DATE: 26 November 2001

Location:	5 Lincoln Close, Winnersh
Proposal:	Proposed single storey side extension to dwelling.
Application Number:	F/2001/5266

In response to your consultation dated 20 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed extension. There are a number of small fruit trees on the boundary adjacent to the proposed extension which are shown to be retained and although they are quite close to the house and may be affected by the proposals, they are not significant trees within the wider landscape.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Joanna Medler

DATE: 20 November 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5266

22 NOV 2001

Proposal: Proposed single storey side extension to dwelling..

Site Address: 5, Lincoln Close, Winnersh, Wokingham.

Applicant: Mr A Westwood .

Your observations are required in respect of this application **by 14/12/2001** .

No Comment

06 DEC 2001

COPIES TO:

SIGNED: _____ DATE: 06.12.01

Clerk To Winnersh Parish/Town Council.

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 5/12/01 Time _____

~~WHILE YOU WERE OUT~~

Name Mrs. Weshwood

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Advsed Mrs. Weshwood about Newt Mitigation scheme - gave her Andy's details hr her to contact him hr further info/advice

Tried calling applicants again re: mitigation scheme - to advise need it by 4/1/02. to meet Rule deadline, but phone just ringing, no answer + no answerphone - JO 19/12/01

Signed JO

Joanna Medler

From: Andy Glencross
Sent: Friday, November 30, 2001 10:53 AM
To: Joanna Medler
Subject: Planning Application F/2001/5266 5 Lincoln Close Winnersh

Hi Joanna

The site lies within 150metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

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

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

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

This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

P.S. Give me a call if you want me to clarify this advice.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 NOV 2001	Map No. 53 Site 0106
Officer: JXM | Application No. F/2001/5266	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 5 LINCOLN CLOSE

Parish: WINNERSH Ward: WINNERSH

Applicant: MR A WESTWOOD

PD rights removed?

Fee Received 00-00 Required 95? Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 20/11..... 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 .....

Andy Glencross, Dalton Pastures — Newt Consultation Zone ✓

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 + see map

For office use only.
Application number: 09.NOV.2001* 5266

Environmental Services

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	A. WESTWOOD 5 LINCOLN CLOSE WINNERSH WOKINGHAM BERKS RG41 5SZ 0118 3778280
2	Agent's name address and postcode Phone number	
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.	5, LINCOLN CLOSE WINNERSH WOKINGHAM BERKS RG41 5SZ
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION TO FORM UTILITY ROOM/CLOAKROOM
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. WE DO NOT PLAN TO CUT DOWN ANY TREES	Yes ☑ No ☐
6	Please list the external materials you will use, for example; red brick to match existing and dark stained timber.	RED BRICK, PANTILES AND WHITE UPVC WINDOWS, SOFFITS & FASCIAS, ALL 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 ☑

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If 'Yes', please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	**Checklist.** Please make sure that you enclose the following; a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	1:2500 scale location plan with the site outlined in red.		
	1:500 scale site layout plan.		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

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

Your signature: [signature]

on behalf of

Date 02/11/01

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

ADDRESS 5 LINCOLN CLOSE

PARISH NINNERSH

PLOT No. 34 (B) PHASE II

ORD. SHEET No. SU. 7771 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09043	Hicks Dess	Detached house & garage	14.12.78	N/a C/a
BR10321	"	"	27.2.79	App N/a
BR 24571	MR & MRS J. MITCHELL	2/ST EXTENSION	13.5.85	APP N/A
23540	"	"	22.5.85	CHA

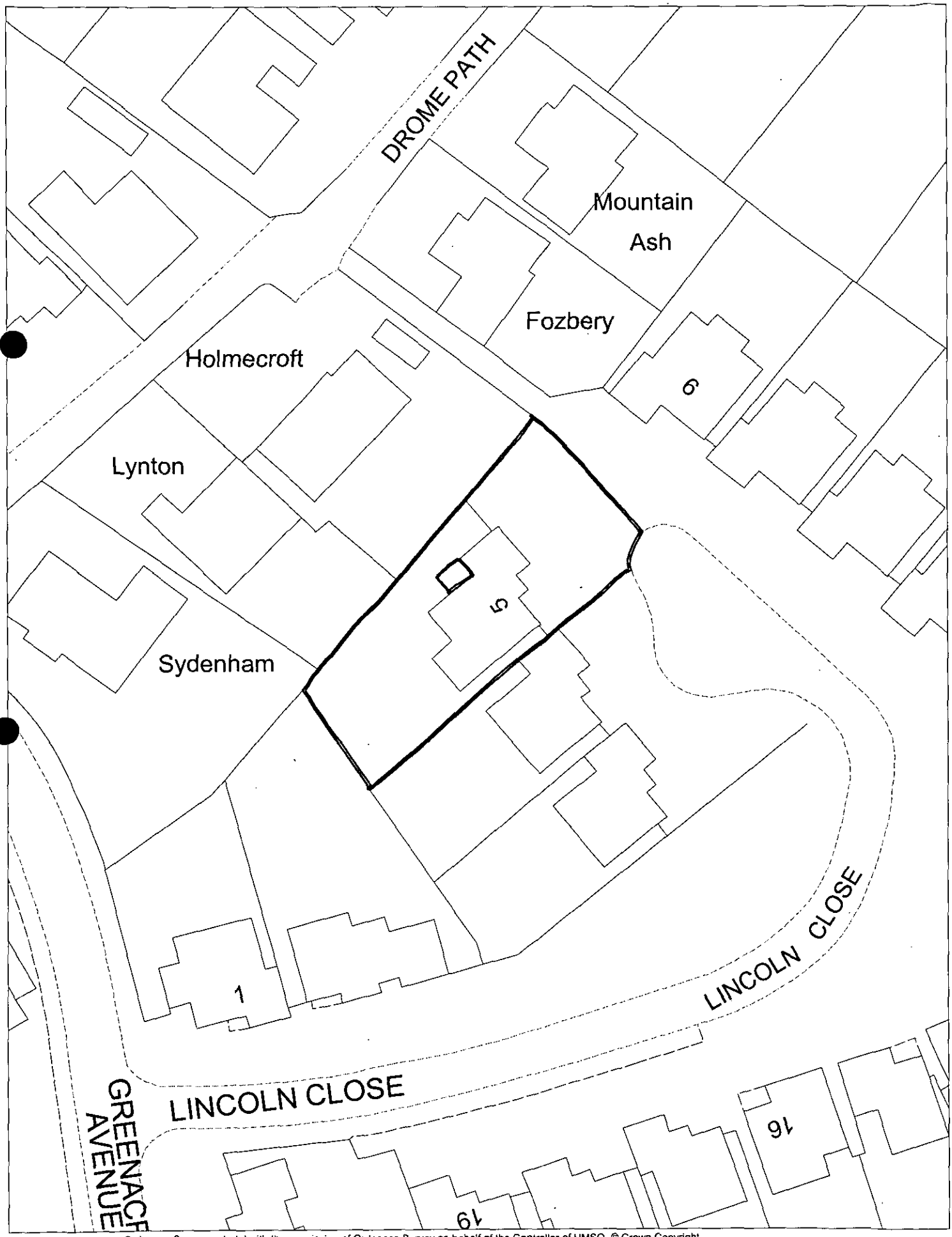
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

19 December 2001

Scale: 1 : 500

N
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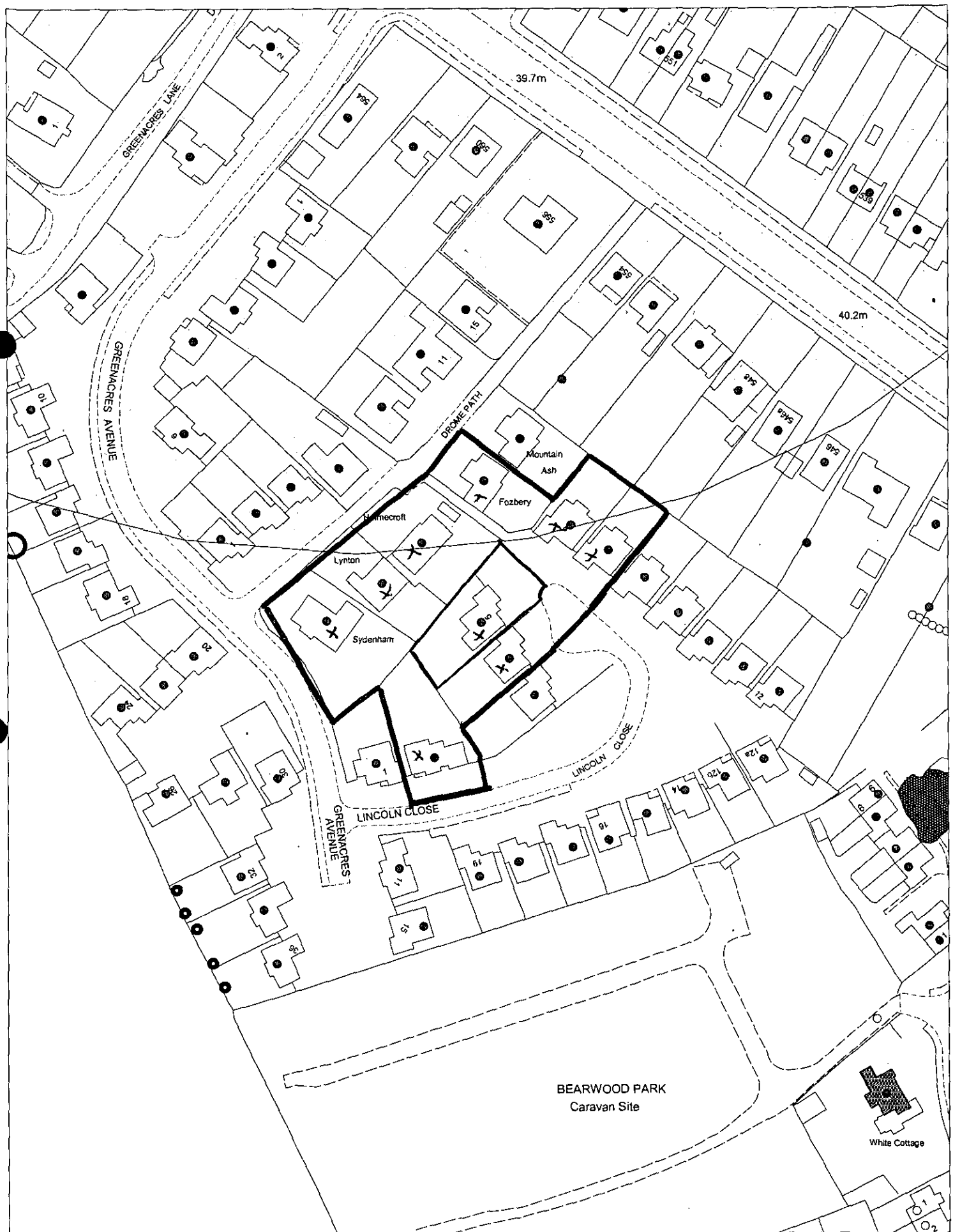
09.NOV.2001 * 5266



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Development Control Section, Environmental Services, Wokingham District Council.
16 November 2001 Scale: 1 : 1250

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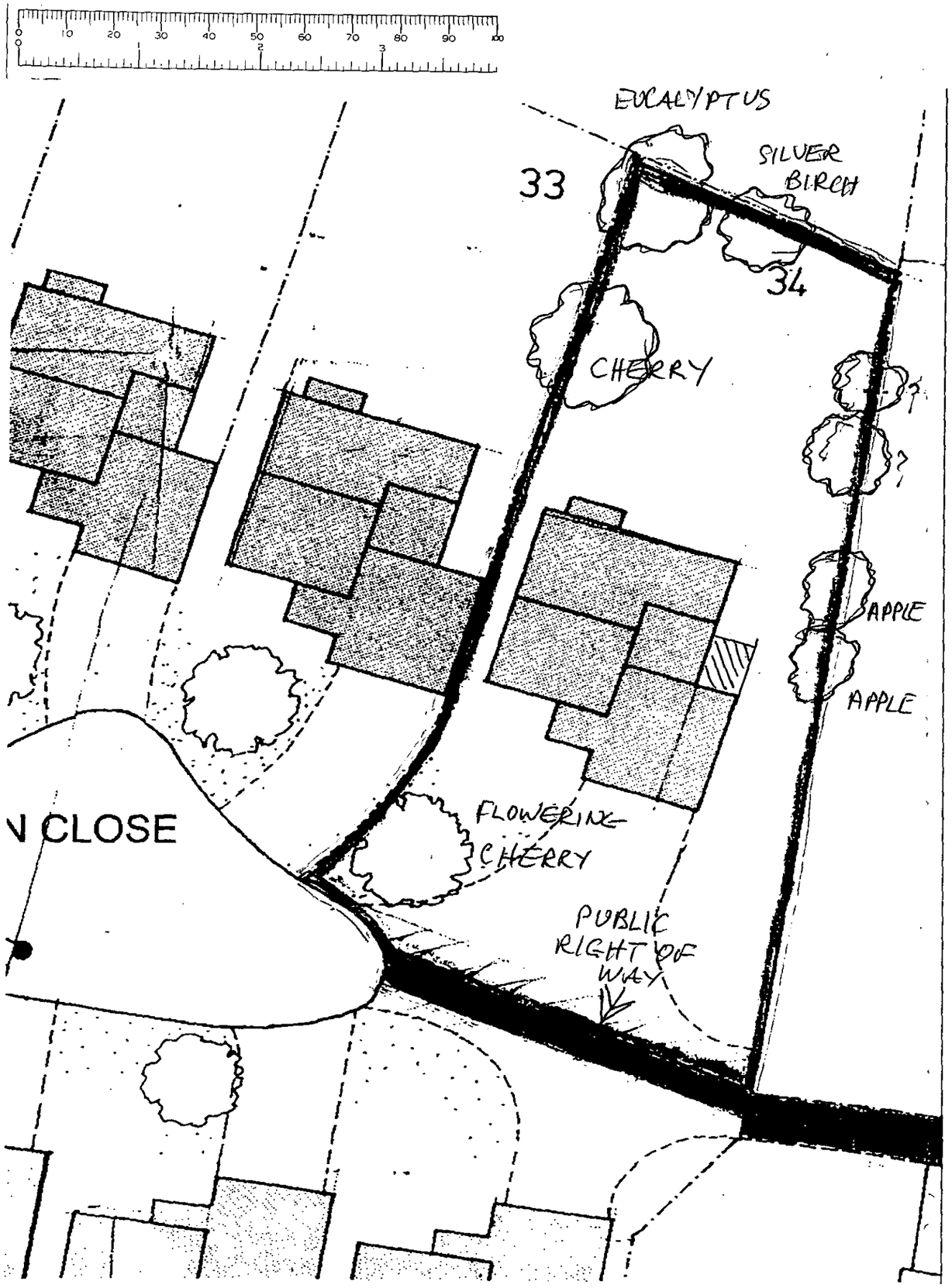
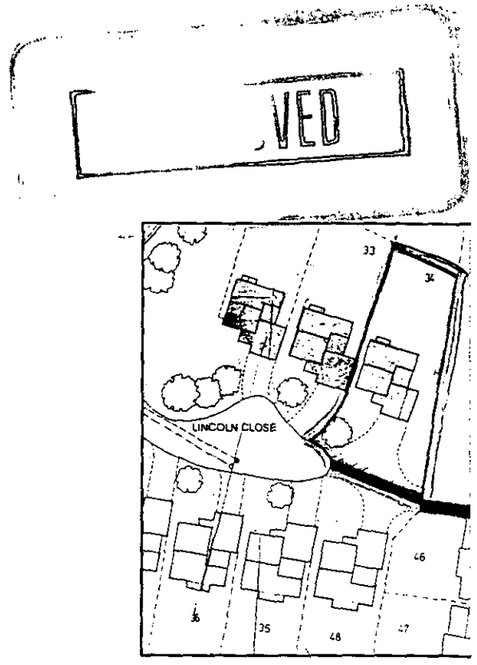
09.NOV.2001* 5266

Notes





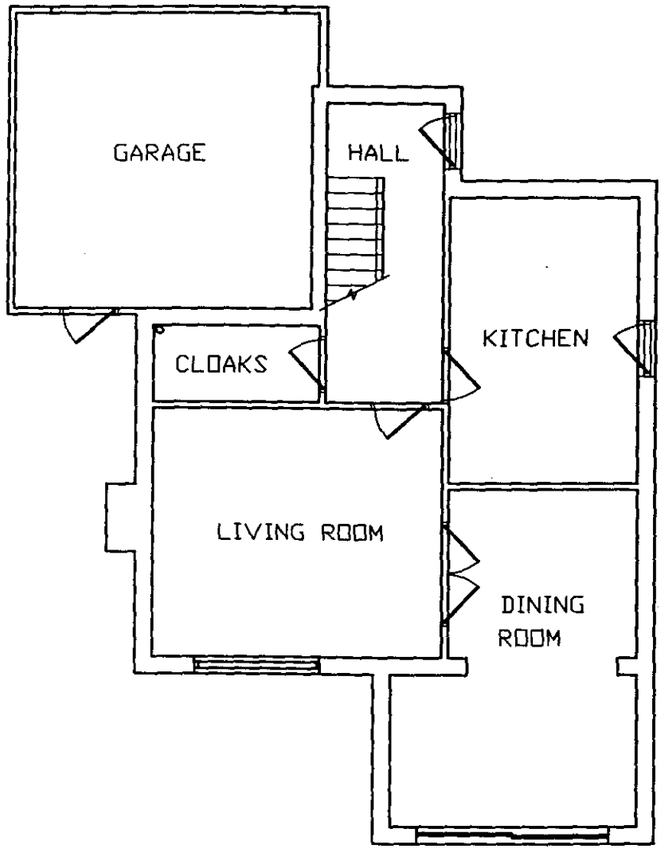
1:1250 LOCATION PLAN

Rev.	Amendment.				Date

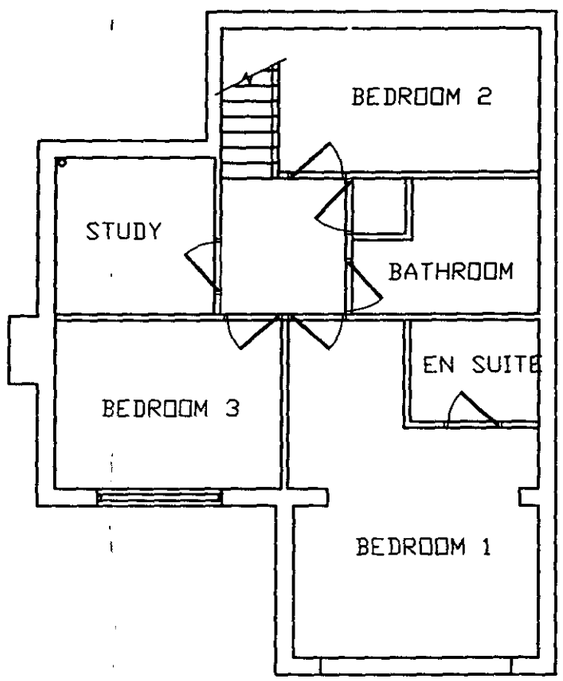
5 LINCOLN CLOSE
WINNERSH
SITE PLAN

Scale 1: 200 A3

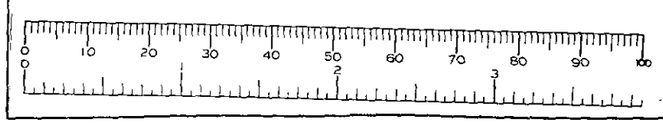
Notes 09.NOV.2001* 5266



GROUND FLOOR PLAN AS EXISTING



FIRST FLOOR PLAN AS EXISTING



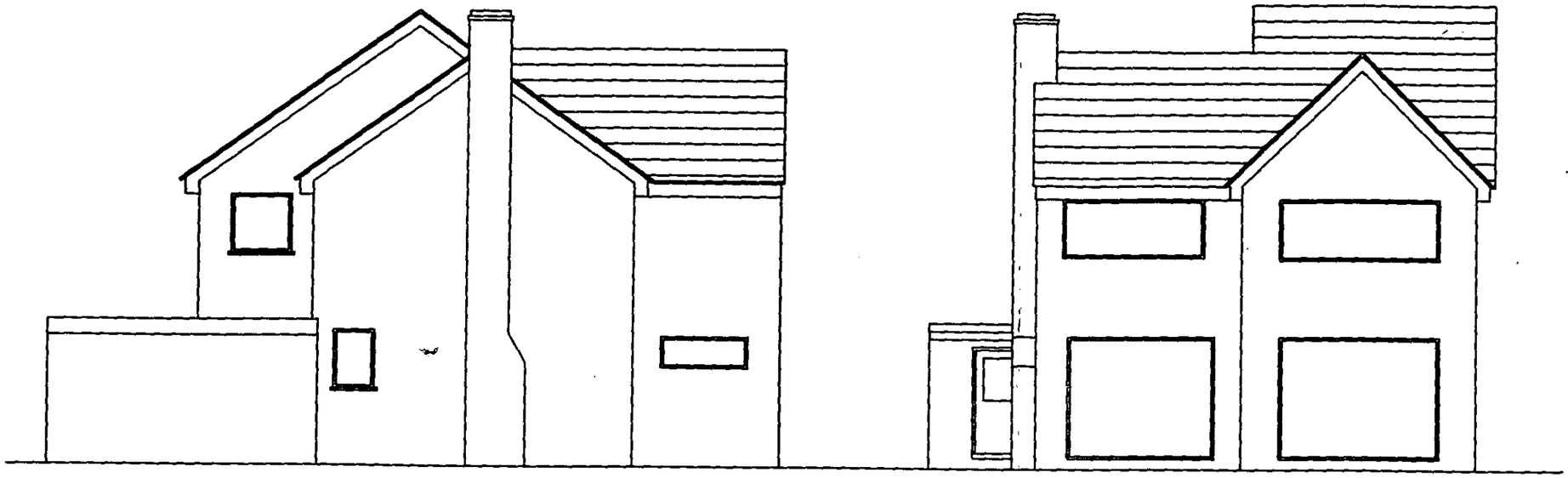


Rev.	Amendment.				Date

5 LINCOLN CLOSE
WINNERSH
PLANS AS EXISTING

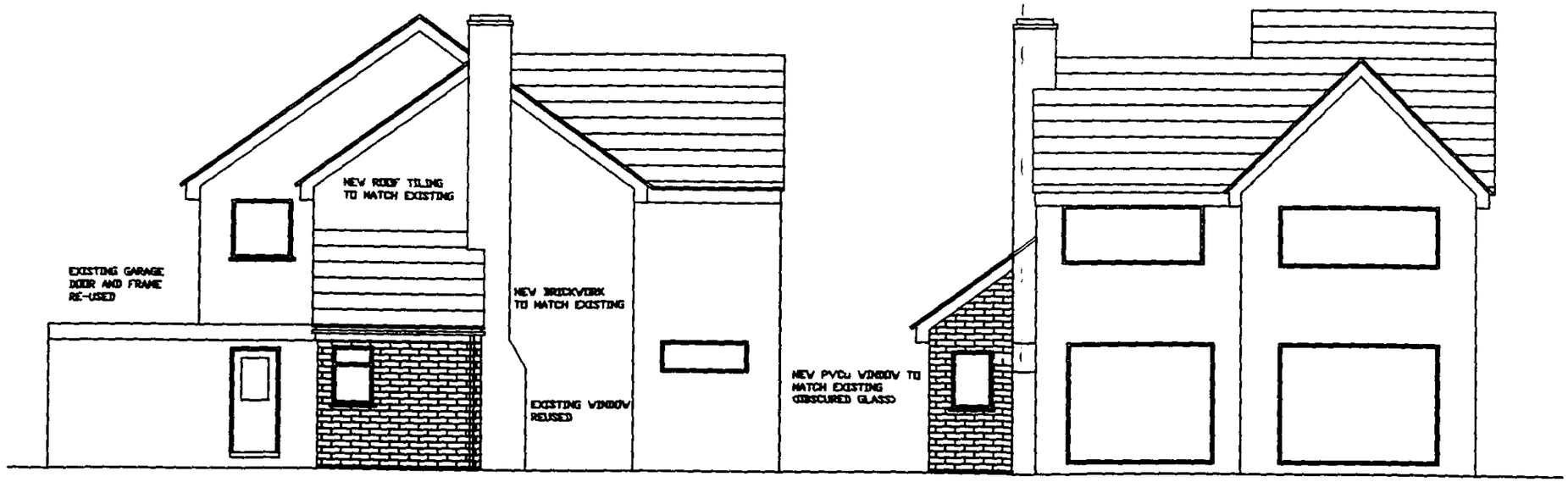
Scale 1: 100 A3

Notes 09.NOV.2001 - 5266



SOUTH WEST ELEVATION
AS EXISTING

SOUTH EAST ELEVATION
AS EXISTING



SOUTH WEST ELEVATION
AS PROPOSED

SOUTH EAST ELEVATION
AS PROPOSED

Rev.	Amendment.				Date

5 LINCOLN CLOSE WINNERSH ELEVATIONS

Scale 1: 50 A3

0 10 20 30 40 50 60 70 80 90 100

D11/4/02

For office use only.
Application number: 09.NOV.2001 * 5266

Environmental Services

Householder planning application form

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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. WE DO NOT PLAN TO CUT DOWN ANY TREES	Yes ☑ No ☐
6	Please list the external materials you will use, for example; red brick to match existing and dark stained timber.	RED BRICK, PANTILES AND WHITE UPVC WINDOWS, SOFFITS & FASCIAS, ALL 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 ☑

09.NOV.2001 * 5266 **Please turn over**

9.	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If 'Yes', please show the route and any proposed alternative on the plans.	Yes ☑	No ☐
11	**Checklist.** Please make sure that you enclose the following; a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	1:2500 scale location plan with the site outlined in red.		
	1:500 scale site layout plan.		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

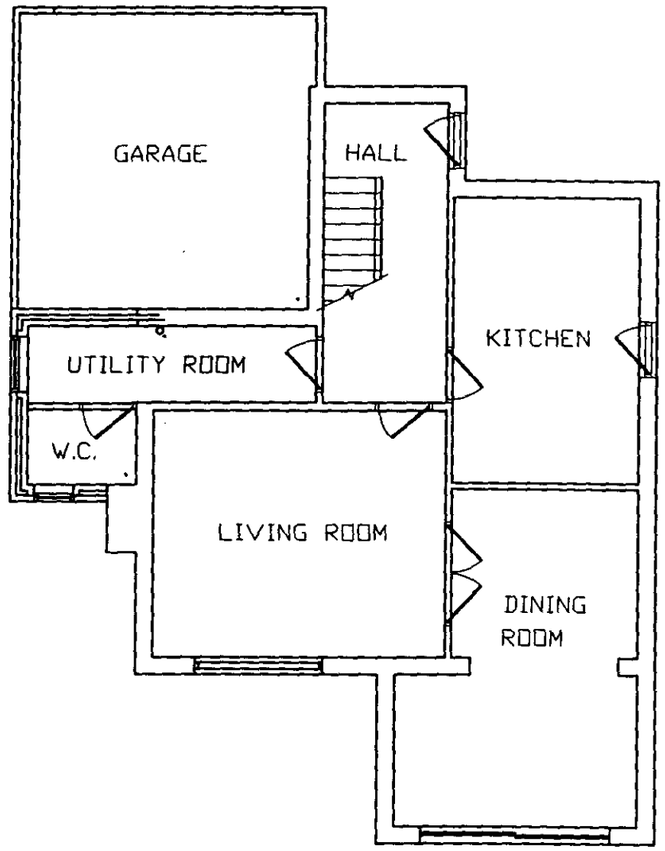
Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: [signature] on behalf of

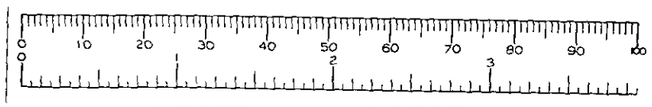
Date 02/11/01

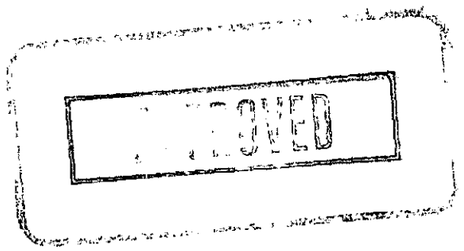
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council. ☐

Notes 09.NOV.2001 * 5266



GROUND FLOOR PLAN AS PROPOSED





Rev.	Amendment.					Date

5 LINCOLN CLOSE
WINNERSH
PLANS AS PROPOSED

Scale 1: 100 A3

29/11/01