APPLICATION NO:
F/2000/1124

LOCATION:
38 Sherwood Road, Winnersh Wokingham.

APPLICANT:
Mr Peppitt C/O Peter H Watkins

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Joss Miller**

Dinnerth PC comments
will come on G.S.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Peppitt
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1124

Parish: **WINNERSH**

Location: **38, Sherwood Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear 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 external works shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 26/05/2000

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

Our ref: SP\2000\001614\001
Your ref: F/2000/1124

Date: 2nd June 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
FOL	TLS
DC	ENF
APP	
CS	
05 JUN 2000	
COPIES TO:	ACK:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Joss Miller

Dear Sir/Madam

REAR EXTENSION - 38 SHERWOOD RD, WINNERSH

Thank you for your letter dated 13 April 2000 which was received on 18 April 2000. You are asked to quote the following reference in any correspondence: **SU77SE/4/22**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref.	Distance from site	Landfill name	Details
SU 787 708	Approx 192m NE	CLARENDON CLOSE	CLOSED

In view of the distance from fill and substantial existing residential development on the landfill site, it is unlikely that landfill gas will present a risk to this proposal..

Development Control: Contact Amanda Reed on 01276 45 4331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Peter H Watkins, 48 Broomfield Rd, Tilehurst, RG30 6AL

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1124 JM
BUILDING CONTROL NUMBER	RP2000/0511 Alison
APPLICANT/AGENT	Peter H. Watkins
ADDRESS OF SITE	38 Sherwood Road WINNERSH
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW9721/PW99026A	PW9721/PW99026A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/6/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1124

Applicant : Mr Peppitt C/O Peter H Watkins.

Location : 38, Sherwood Road, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : 13/4

Date of Site Visit : 26/4/00

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :
Environmental Health – No objections
Winnersh PC – Object – over-development of site

Planning Issues :
Effect on street scene & neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/1124

Appraisal :

This application is for a single storey rear extension.
Neighbours.
There is a 1.8m fence to 36 which is set back from the applicant by 7m. The extension has a depth of 1.5m and a width of 7.9m. The eaves height is 2.4m and the ridge height is 3.6m. It is sited 3.5m from 36 and 20m from 40. There is a 1.8m fence on the boundary of 40. Any impact on the neighbours regarding overbearing, daylighting and privacy issues is minimised.
The extension would be obscured in the main from the street scene by the main footprint of the house, therefore any impact would be minimised.

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

Application Number F/2000/1124
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works .

John Mutlow
26/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 38 Sherwood Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1124

OFFICER: Joss Miller

DATE OF SITE VISIT: 26/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Detached houses of brick & tile

3. DESCRIPTION OF SITE/BUILDING

Detached house with triple garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

40 Set much further forward than applicant

36. Glazed back door & one window at f/f level

5. SITE CONSTRAINTS

TREES ~

ACCESS/PARKING ~

LEVELS ~

BOUNDARY TREATMENT 1.6m fence to 36.

OTHERS 1.8m fence to 40.

Shed to rear.

FROM: Joss Miller

DATE: 13 April 2000

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT 29200
POL 8 APR 2000	TLS
DC	ENF
APP	
CS	
10 MAY 2000	
REPLIES TO:	ACK
	FILE

Application Number: F/2000/1124

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 38, Sherwood Road, Winnersh, Wokingham.

Applicant: Mr Peppitt C/O Peter H Watkins.

Your observations are required in respect of this application **by 07/05/2000**.

The Committee **OBJECTED** to this application on the following grounds:

1 This would be over-development of the site

SIGNED: _____ DATE: 09.05.00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

CS
20 APR
COPIES TO:
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: PA

To: Joss Miller, Planning)

Your Ref:

Date: 18 April, 2000

PROPOSED: SINGLE STOREY REAR EXTENSION TO DWELLING
SITE ADDRESS: 38 SHERWOOD ROAD WINNERSH
APPLICATION NO: F/2000/1124

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

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

Tel: (0118) 974 6463

Date: **13 April 2000**

My ref: F/2000/1124

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1124
38, Sherwood Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1124**
38, Sherwood Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6463

Date: **13 April 2000**

My ref: F/2000/1124

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: (0118) 974 6463

Date: **13 April 2000**

My ref: F/2000/1124

CONFIDENTIAL

Councillor Ball
7 Grovelands Avenue
Winnersh
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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1124**
38, Sherwood Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ball

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

Received by Wokingham District Council

Application No: F/2000/1124

Proposal:
Proposed single storey rear extension to dwelling.

Location:
38, Sherwood Road, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 MAR 2000
Officer: JM	Application No. F/2000/1124

Map No. 60 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 38 SHERWOOD ROAD

Parish: WINNERSH Ward: Winnersh
13.4.2000

Applicant: MR PEPPITT
Joint cheque with B/control

Fee 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation		
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 : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ... 250m landfill
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS:

S/N + 36, 40, 53, 55, 57, 59, 61, 65, 65a, 67+69 Sherwood Rd
34 Danywern drive

(1)

ADDRESS 38 SHERWOOD ROAD PARISH WINNERSH

PLOT No. 29 ORD. SHEET No. SU 60 7870

BUILDER Willett Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/205/59	Mrs J. Bailey & Mr. L. Hill	Outline	8.12.59	N/A - C/A
0/244/60	Mr. E. Morgan	"	6.10.60	N/A - C/A
0/308/60	"	"	1.12.60	N/A - C/A
24/63	Willett Homes Ltd	Detached dwelling	18.4.63	App. C/A
R/283/64	Sqdr. Ldr. R.R.V. Richards	Screen Fence	29.10.64	N/A - C/A
93/71	Mr J. M. Llewellin	Alterations & additions	18 2 71	App C/A
25830	MR C. CARPENTER	CARPORT / PORCH	16.7.86	C/A
33342 APPEAL		S/S. GRANNY FLAT	13.6.89	Ref
APP/7303		S/S. GRANNY FLAT	19.5.89	App
91/65279/F	M. J. Peppit	1ST FLOOR SIDE EXT	27.5.97	C/A
97/6213	"	"	22.4.97	App

DATE OF COMPLETION

MINISTRY DECISION 33342 - APPEAL DISMISSED - 11.1.90

SPECIAL ORDERS

DRAINAGE

1933

(2)

ADDRESS 38 SHERWOOD ROAD. PARISH WINNERSH.

PLOT No. 29 ORD. SHEET No. SU 60 7870

BUILDER WILLETTHOMES LTD.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69302/F	M J Peppitt	Convert Garage to Games Room	4.5.99	C/
CP99/8576	"	Garage conversion	6.4.99	APP
F/2000/0289	Mr. M. Peppitt	Conversion of garage to games room + carport (retro)	17.03.00	C/

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: [illegible] 1124

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. M. PEPPITT 38 SHERWOOD ROAD WINNERSH RG 41 5NJ 9890002
	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BLOOMFIELD ROAD, TILEHURST RG30 6AL 9423696
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.	38 SHERWOOD ROAD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTN
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.	CLAY TILES & BRICK TO MATCH
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: 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.	£95-00	
	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

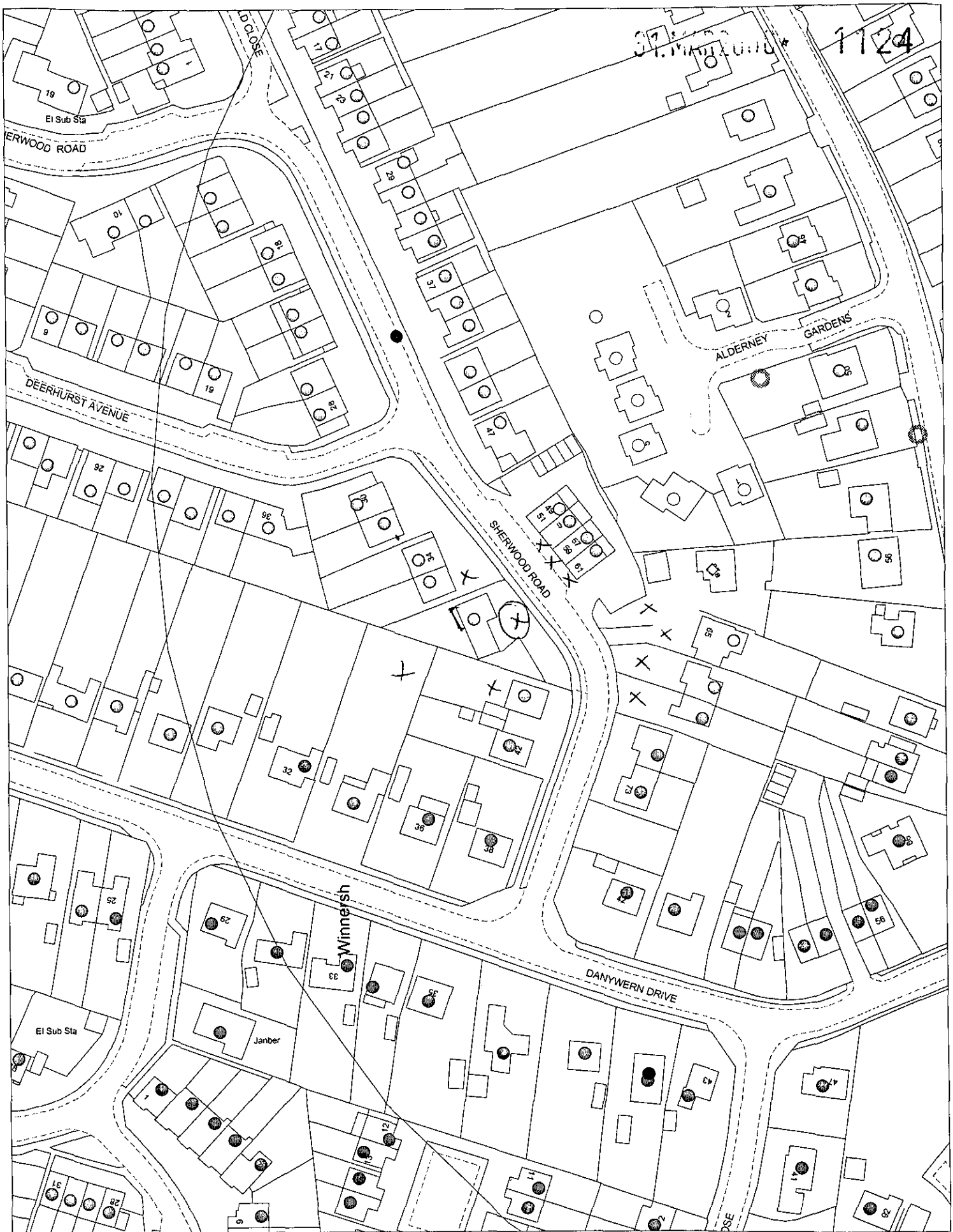
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. Perritt

Date 30-3-2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

7 April 2000

Scale: 1 : 1250

N W E S