APPLICATION NO:
F/2000/1705

LOCATION:
Corbridge Mole Road, Sindlesham Wokingham.

APPLICANT:
Mr G W S Morris C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed single storey front and side extensions to dwelling.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
03/08/2000

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G W S Morris
C/O Robin Bradbeer Ltd
20
Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application Number: F/2000/1705

Parish: **WINNERSH**

Location: **Corbridge, Mole Road, Sindlesham, Wokingham.**

Proposal: **Proposed single storey front and side extensions 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 resemble 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) no additional windows or similar openings shall be constructed in the south west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informatives
1. This permission relates to the application as amended with revised plans, submitted to the Local Planing Authority on 08.08.2000 showing catslide roof over study extension on north east elevation and does not approve the proposals as originally submitted.

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 Policies OS1 and EN1
   Loddon Area Local Plan Policies LTV1, LBE1, and LB
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WBE2.

John Mitchell
Development Control Manager
Date: 04/10/2000

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1705	JM.
BUILDING CONTROL NUMBER.	BR2000/0988	Paul
~~APPLICANT~~/AGENT	Andrews	
ADDRESS OF SITE	Corbridge Mole Road UNIVERSITY	
DESCRIPTION OF PROPOSED WORK	S/S exts - front + side.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2991B	AH/E/2991B
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/10/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/10/00	

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/2000/1705

Applicant : Mr G W S Morris C/O Robin Bradbeer Ltd.

Location : Corbridge, Mole Road, Sindlesham, Wokingham.
Proposal : Proposed single storey front and side extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/6

Date of Neighbour Notifications : 19/6

Date of Site Visit : 28/6

Date Registered : 08/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 03/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways – Conditions
Winnersh PC – flat roof not desirable
DPC – Revised plans – objected – large development, out of keeping.

Planning Issues :

Effect on Street scene & neighbouring properties DR&EI.
Identified settlement

Application Number: F/2000/1705

Appraisal :

This application is for single storey front and side extensions.

Neighbours.
The garage is 4·0m wide, 8·5m long and have a flat roof with a height of 2·8m. Kielder has a hall window and glazed kitchen door. The extension is north of the neighbour and [redacted] is 1metre off the boundary (with a 1·8m open fence). The windows are not primary light sources and the garage does not extend beyond the neighbouring property. The flat roof of the garage will still allow some light through the glazed door and secondary window. The first floor window will not be affected. Any impact on Kielder regarding overbearing overshadowing and privacy issues would not be sufficient to warrant a refusal. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
Originally both extensions had flat roofs However this was considered unbecoming so a catslide roof was used on the study extension. This is more flattering to the original design and, although the street scene is largely screened, any views would not seriously affect the character of the area. Bringing the garage forward by 2·4m and widening it by ·9m was not considered sufficiently detrimental to the street scene to warrant a refusal. Therefore any impact on the street scene would be minimised.

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

as the dwelling & the garage are set so far back from the highway. (18m for the garage and 27m for the house).

Application Number F/2000/1705
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C014	R014	
3.	C044	R044	No windows in the south-west extension.
		Inf N02	plans 8/8/00 showing catslide roof over existing extension on north-east elevation
		N16	BSP OS1, EN1. LALP LTV1, LBE1, LBE2, LDLP WOS2, WOS3, LBE1, LBE2.

4/10/00

RECORD OF SITE VISIT

SITE ADDRESS: *Corbridge Mole Road Sindlesham Wokingham.*

APPLICATION NUMBER: F/2000/1705

OFFICER: Joss Miller

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary.

2. DESCRIPTION OF SURROUNDINGS

Detached & semi-d houses on one side of road.

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Sweethaven - open boundary, well screened from road by shrubery on front boundary

Fieldon. 2 x side windows on ground floor. 1 x first floor window. 1.8m open fence (hall & kitchen door).

5. SITE CONSTRAINTS

TREES Tree to be removed.

ACCESS/PARKING 3 spaces.

LEVELS \

BOUNDARY TREATMENT Shrubery in front and side boundary to S.

OTHERS

PLANNING SE 34187
POL
SEP 2000
APP
CS
COPIES TO: OK:
LE:

Date: 08 September 2000

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/1705

Location: Corbridge, Mole Road, Sindlesham, Wokingham.

Proposal: Proposed single storey front and side extensions to dwelling.

Applicant: Mr G W S Morris C/O Robin Bradbeer Ltd.

Case Officer: Joss Miller

The new plans show the following: Flat roof to study and library changed to catslide roof on side extension (resulting in an increase in volume).Drawing No AH/E/2991B.

Comments are required by 29/09/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

The Committee **OBJECTED** that this would be a very large development, out of keeping with the original structure

Date: 08 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1705

Location: Corbridge, Mole Road, Sindlesham, Wokingham.

Proposal: Proposed single storey front and side extensions to dwelling.

Applicant: Mr G W S Morris C/O Robin Bradbeer Ltd.

Case Officer: Joss Miller

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Comments are required by 29/09/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P/2000/1705 (Planaps) / (Ludhouse) Date Rec. 8/8/00

Location: Corbridge, Mole Rd
Sindlesham Parish Winnersh

Applicant: Mr GWS Morris

Description of attached plans flat roof to study & library changed to catslide roof on side extension (resulting in an increase in volume.

Drawing No's: A/H/E/2991B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Corbridge Sweethaven Kielden Miss Steward c/o Phillips Solicitors (see cert B sheet) Date for Responses 21 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER JM

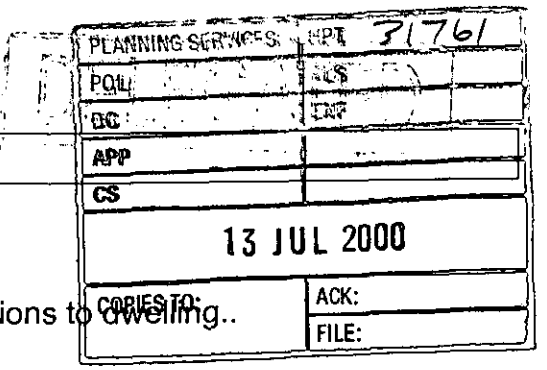
Consultations Sent by Admin. on 08.09.PS

Yellow - Part One Copy
Green - Officer's Copy

FROM: Joss Miller

21 JUN 2000

DATE: 19 June 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1705

Proposal: Proposed single storey front and side extensions to dwelling..

Site Address: Corbridge, Mole Road, Sindlesham, Wokingham.

Applicant: Mr G W S Morris C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 14/07/2000** .

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

1 A flat roof was not desirable

SIGNED: _____ DATE: 12.07.00

Clerk To Winnersh Parish/Town Council.

Date: 18 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1705

Location: Corbridge, Mole Road, Sindlesham, Wokingham.

Proposal: Proposed single storey front and side extensions to dwelling.

Applicant: Mr G W S Morris C/O Robin Bradbeer Ltd.

Case Officer: Joss Miller

The new plans show the following: Showing flat roof to study and library changed to catslide roof (resulting in an increase in volume)

Drawing No's AH/E/2991B

Comments are required by 28/08/2000.

Should you have any queries regarding this application please contact the *case officer* Joss Miller on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2000/705 (Planaps) / (Ludhouse) Date Rec. 8/8/00

Location: Corbridge Mole Road Sinderhope

Parish Dinnington

Applicant: Mr G W S Morris

Description of attached plans

flat roof to study & library changed to catslide roof (resulting in an increase in volume).

Drawing No's: AH/E/2.9.13

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: [illegible]

_____ Date for Responses

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

PLANNING SERVICES	HPT
POL	TLS
DC SJM	SNF
APP	
CS	
07 AUG 2000	
COPIES TO:	ACK:
	FILE:

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

Ref No. RWB/109
5 August 2000

For the attention of Ms Joss Miller
Development Control

Dear Ms Miller

SITE: CORBRIDGE MOLE ROAD SINDLESHAM
PROPOSAL : SINGLE STOREY EXTENSIONS AT FRONT AND SIDE
APPLICATION NO. F/2000/7705

Further to my recent discussions with yourself and Mrs Baker you will receive early next week 6 copies of amended plans (drawing no. AH/E/2991B) direct from the draughtsman showing the "catslide" roof over the proposed side extension as requested.

I trust your receipt of those plans will enable you to proceed with a prompt and favourable determination of this application.

I would appreciate having an indication of your timetable for issuing a decision please.

Yours sincerely

ROBIN BRADBEER

109rm.265

Registered in England Number: 3372202

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 19 June 2000

Application Number: F/2000/1705

Proposal: Proposed single storey front and side extensions to dwelling.

Parish: WINNERSH PARISH

Site Address:
Corbridge, Mole Road, Sindlesham, Wokingham.

Applicant:
Mr G W S Morris C/O Robin Bradbeer Ltd.

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).

SC: 23 (Insert . Garaging, Parking & Turning)
SR: 06

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

22/06/00

Recd 11.35 AM 26-6-00

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

Ref No. RWB/109
24 June 2000

For the attention of Mr Joss Miller
Development Control

PLANNING SERVICES	HPT
POL	TLS
DC JM	
APP	31084
CS	
27 JUN 2000	
COPIES TO:	ACK:
	FILE:

Dear Mr Miller

SITE: CORBRIDGE MOLE ROAD SINDLESHAM
PROPOSAL : SINGLE STOREY EXTENSIONS AT FRONT AND SIDE
APPLICATION NO. F/2000/8705

I refer to your letter dated 19 June seeking clarification of the encroachment issue.

Having taken instructions from my client I enclose a new Certificate B. Please discard the previous Certificate dated 5 June 2000.

Yours sincerely

ROBIN BRADBEER

Enc.

109mr.264

Registered in England Number: 3372202

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
SEE ATTACHED SCHEDULE.		

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . MR. G.W.S. MORRIS . . . . . .

Date . . . 24/6/00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

SCHEDULE OF CERTIFICATE B OWNERS

OWNERS NAME	ADDRESS AT WHICH NOTICE SERVED	DATED SERVED
The executors to Miss K Stewart	c/o Mrs S V Glyn-Owen Phillips Solicitors Wolverton Court London Street Basingstoke RG21 7NT	05/06/00
Mr J Tebbett & Ms C Stradling	Kielder Mole Road Sindlesham Nr. Wokingham Berkshire	24/06/00

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

Tel: (0118) 974 6463

Date: **19 June 2000**

My ref: F/2000/1705

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

Dear Councillor

Application Number: F/2000/1705
Corbridge, Mole Road, Sindlesham, Wokingham.
Proposed single storey front and side extensions 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1705**
Corbridge, Mole Road, Sindlesham, Wokingham.
Proposed single storey front and side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: (0118) 974 6463

Date: **19 June 2000**

My ref: F/2000/1705

CONFIDENTIAL

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

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1705**
Corbridge, Mole Road, Sindlesham, Wokingham.
Proposed single storey front and side extensions 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: **19 June 2000**

My ref: F/2000/1705

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1705**
Corbridge, Mole Road, Sindlesham, Wokingham.
Proposed single storey front and side extensions 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**********

Received by Wokingham District Council

Application No: F/2000/1705

Proposal:
Proposed single storey front and side extensions to dwelling.

Location:
Corbridge, Mole Road, Sindlesham, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 JUN 2000	
Officer: JM	Application No. F/2000/1765

Map No. 67 **Site** 0:95

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY FRONT & SIDE EXTENSIONS TO DWELLING

Location: CORBRIDGE MOLE ROAD

Parish: WINNERSH Ward: Winnersh 19.6.2000

Applicant: MR MORRIS

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

(2)

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	Encroachment at new garage wall?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

Encroachment. ✓

EXTERNAL CONSULTATIONS

Adjacent D P A ✓
Adjacent Parish Arborfield
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:

.....
.....
(can't find pre-app for this, though letter mentions discussions)

NEIGHBOURS:

S/N + Corbridge, Mole Road ✓
Sweethaven
Kielder
+ Property marked ⊗ to rear of site

08.JUN.2000* 1705

Robin Bradbeer Limited

Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

Ref No. RWB/109
5 June 2000

For the attention of Mrs L Baker
Development Control

dear Mrs Baker

SITE: CORBRIDGE MOLE ROAD SINDLESHAM
PROPOSAL : SINGLE STOREY EXTENSIONS AT FRONT AND SIDE

I attach a planning application for the above development which comprises the following documentation:

- Six copies of the application form
- The Certificate of Ownership/Agricultural Holdings Certificate
- Six copies of drawing no, AH/E/2991/A.
- Cheque no. 101975 in the sum of £95.00 in payment of the statutory application fee

You will recall that this proposal was the subject of pre-application discussion when we met at the Council offices on 7 March. At that time a two storey side extension was proposed. My client has since modified his ideas and seeks permission for a less ambitious single storey side extension.

There are two main elements to this proposal:

1. ***Extensions at front/side of existing garage***
   The garage interconnects with the house and has for many years been used primarily as a utility room. The proposed extensions will provide a functional garage space. The proposal will replace the present flat roof by a tiled canopy which will soften the appearance of the garage when viewed from the front. Related to this proposal is the provision of a vehicle turning space within the site.

Registered in England Number: 3372202

2. ***Extension at side to form library/study***
This single storey extension will be constructed of facing bricks to match the existing and will be set back 100mm behind the front gable wall of Corbridge.

Corbridge is deeply sited upon this mature plot. Accordingly, these modest proposals will have no significant or harmful impact upon the street scene.

Should you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely



ROBIN BRADBEER

Enc.

1933

ADDRESS CORBRIDGE HOLE ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7769

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No. 08.JUN.2000* 1705

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
THE EXECUTORS TO MISS K STEWART	C/O MRS S V GLYN-OWEN PHILLIPS SOLICITORS WOLVERTON COURT LONDON STREET BASINGSTOKE RG21 7NT	5 JUNE 2000

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . MR G W S MORRIS . . . . . .

Date . . . . 5 JUNE 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769A

PLANNING APPLICATION PART I

08. JUN. 2000 ★ 1/05

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0118 974 6428.

For office use only
Application No.

1.	YOUR NAME	MR G W S MORRIS
	ADDRESS	SWEETHAVEN MOLE ROAD SINDLESHAM
	POST CODE	RG41 5DJ Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	20 LANSDOWN PARADE CHELTENHAM
	POST CODE	GL50 2 LH Tel. No. 01242 577151
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	CORBRIDGE MOLE ROAD SINDLESHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.09
5. Give brief details of the proposal.	ABOUT THE APPLICATION	SINGLE STOREY EXTENSIONS AT FRONT AND SIDE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PART OWNER/PART PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☑
- 1:100 Floor Plan ☑
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☐
- ALTERATION or EXTENSION ☑
- DEMOLITION ☐
- OTHER ☐

9. What type of Planning application are you applying for?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPIING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKS AND TILES TO MATCH EXISTING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

TO EXISTING SURFACE WATER DRAIN OR TO SOAKAWAY AS SPECIFIED

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

TURNING SPACE TO BE CONSTRUCTED

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

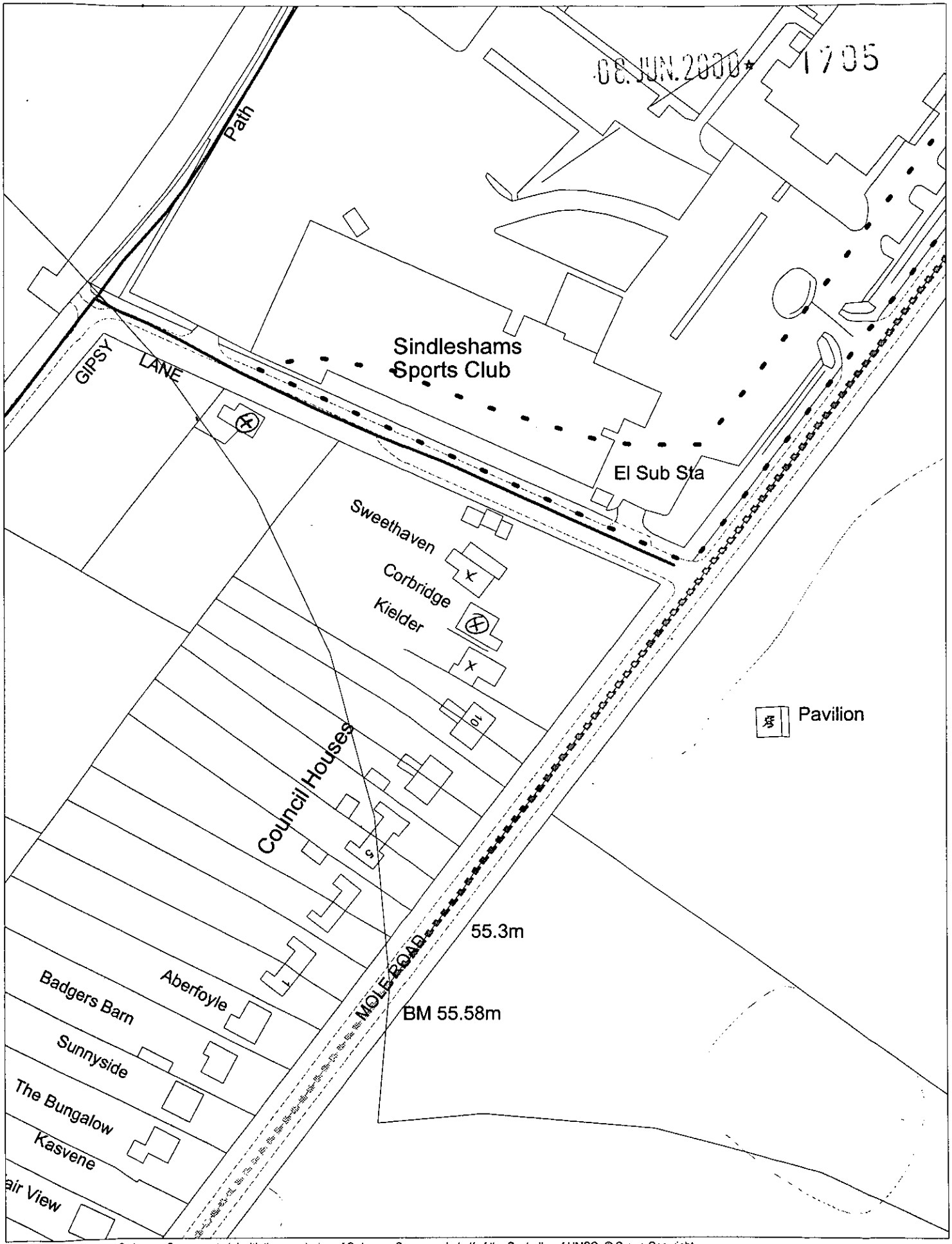
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ £95.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR G W S MORRIS DATE 5 JUNE 2000

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.



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

Scale: 1 : 1250

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