SOUTHPORT U
LONDON OFFIC
SYSTEMS LTD

APPLICATION NO:
F/2001/3535

4

LOCATION:
29 Allnatt Avenue, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Mølcock C/O Greg Farrell

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/05/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mulcock
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4RU

Application Number: F/2001/3535

Parish: **WINNERSH**

Location: **29 Allnatt Avenue, 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.

Condition
3. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space for 2 vehicles 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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 03/05/2001

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.

Enlarged

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3535	HP
BUILDING CONTROL NUMBER	FP 2001/1949	Brian
~~APPLICANT~~/AGENT	W G. Farrell.	
ADDRESS OF SITE	29 Allnatt Avenue WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Mallock 01A	Mallock 01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/6/01	

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 : Helen Pollock

Application Number : F/2001/3535

Applicant : Mr & Mrs Molcock C/O Greg Farrell.

Location : 29, Allnatt Avenue, Winnersh, Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

?

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01

Date Registered : 09/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001

This application will have expired on: 04/05/2001. 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: C/A

Winnersh P.C: No Comment.

E.A: A.

Property: No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety - Parking Provision

Application Number: F/2001/3535

Appraisal:

The proposed development is for a single storey side extension to form additional living space and the demolition of an existing single storey flat roofed section of the property.

It would be 3.85m wide and 11.2m long. It would have a pitched roof, 2.3m to eves and 4.3m/4m to the ridges. The proposal would be flush with the front building line of the existing property and would extend 3.6m beyond the rear of the existing house. There is one window proposed in the front elevation, two windows and a patio door in the side elevation of the extension facing No.26, a window in the rear elevation and a door in the side elevation facing No.30.

1. Impact upon neighbouring properties

The proposed development would be 6m from the neighbouring boundary with No.30, more than 10m from No.26 and is single storey in nature. Two windows and a set of double doors are proposed in the side elevation facing No.26 which has no ground floor windows, the side elevation will also be partially shielded by planting. It is therefore considered that there would be no adverse effects upon neighbouring properties (no objections have been received).

2. Impact upon the street scene

The proposed development is designed to be inkeeping with the existing dwelling, the materials used would match existing and as such there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 3 bedrooms and would therefore need to provide 2 vehicle-parking spaces on site, this requirement has been met and provided that the parking is permanently maintained, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3535
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C122	R122	'... Vehicle parking + turning space for 2 vehicles [redacted] therein approved....'

House across the Rd. has 1, 1st floor bedroom window facing n° 29. (good distance)

RECORD OF SITE VISIT

SITE ADDRESS: 29 Allnatt Avenue Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3535

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. On front gate

2. DESCRIPTION OF SURROUNDINGS
Residential, 1950's semi detached (Council (ex)?) houses. – confirmed by property as ex-Council.

3. DESCRIPTION OF SITE/BUILDING
Semi detached - corner plot
2 storey house, with existing single storey ext. to be replaced by proposal.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi with 30.

5. SITE CONSTRAINTS

TREES 1 → 1.5m hedge surrounding house, some bushes in garden would need to be removed.

ACCESS/PARKING 1 driveway parking to rear.

LEVELS N/A

BOUNDARY TREATMENT 1 - 1.5m hedge

OTHERS

Single storey side ext @ present. (flat roof).

1, 1st floor window, 1 ground floor.

Received by Wokingham District Council

Application No: F/2001/3535

Proposal:
Proposed single storey side extension to dwelling.

Location:
29, Allnatt Avenue, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2001. 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 March 2001

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

Tel: 0118 974 6480

Date: **19 March 2001**

My ref: F/2001/3535

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/2001/3535
29, Allnatt Avenue, Winnersh, Wokingham.
Proposed single storey side 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3535**
29, Allnatt Avenue, Winnersh, Wokingham.
Proposed single storey side extension 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 6480

Date: **19 March 2001**

My ref: F/2001/3535

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
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Proposed single storey side 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 6480

Date: **19 March 2001**

My ref: F/2001/3535

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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Proposed single storey side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3535**
29, Allnatt Avenue, Winnersh, Wokingham.
Proposed single storey side 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**********

~~From~~: FROM:
Property Dept

TO: ~~For~~: Helen Pollock



Date: 10 April 2001

Application Number: F/2001/3535

Proposal: Proposed single storey side extension to dwelling..

Site Address:
29, Allnatt Avenue, Winnersh, Wokingham.

Applicant:
Mr & Mrs Mulcock C/O Greg Farrell.

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

The above property is a former Council house sold under the tenants right to buy scheme in June 1987.

The above proposal does not affect any of the Councils adjoining ownership and therefore this section has no objection.

Sarah Hunter
Property Section.

Our ref: SP\2001\003418\001
Your ref: F/2001/3535
Date: 28th March 2001

ENVIRONMENT AGENCY

P	HPT 41903
POL	
HP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

FAO: Helen Pollock
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Single Storey Side Extension To Dwelling
LOCATION: 29 Allnatt Avenue, Winnersh, Wokingham

Thank you for your letter dated 19 March 2001, which was received on 22 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/4/33**. The Environment Agency has no objection to the proposed development.

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 currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

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

Grid Reference	Distance From Site	Landfill Name	Details
SU 782 703	150m	Sandstone Close, Winnersh	Inert Waste

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Land Drainage: Contact Amanda Reed On 01276 454331

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

Scientific Support: Contact Ian Doyle On 01276 454365

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

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

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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 Sarah paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: Greg Farrell, 43 Wendover Way, Tilehurst, Reading, Berkshire, RG30 4RU

FROM: Helen Pollock

DATE: 19 March 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3535

Proposal: Proposed single storey side extension to dwelling..

Site Address: 29, Allnatt Avenue, Winnersh, Wokingham.

Applicant: Mr & Mrs Molcock C/O Greg Farrell.

Your observations are required in respect of this application **by 12/04/2001** .

RECEIVED 21 MAR 2001

No comments

	TLS
DC	
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 28.03.01

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 March 2001

Application Number: F/2001/3535

Proposal: Proposed single storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
29, Allnatt Avenue, Winnersh, Wokingham.

Applicant:
Mr & Mrs Molcock C/O Greg Farrell.

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).

C122 (INSERT: '... vehicle parking and turning space for 2 vehicles herein approved ...'), R122.

Comment

Providing dwelling remains as a 3-bedroom property.

Signed: _____ **Print name:** Adam Coggins 22/03/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	09 MAR 2001
Officer: HP	Application No. F/2001/3535

Map No. 60 Site 004

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: 29 ALLNATT AVE

Parish: WINNERSH Ward: Winnersh 19.3.01 D.

Applicant: MR | MRS MILCOCK

Fee (3) 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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Are they demolishing a garage to build this extension? May need parking layout		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.3.01 B 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 ✓ .....

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:

.....as pre-apps.....
.....
.....

NEIGHBOURS:

.....site notice + see map for neighbour notices.....
.....
.....
.....
.....
.....
.....
.....
.....

PC 20 592 029

ADDRESS 29 ALLNATT AVENUE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870(60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
552/48	W.R.D.C.	S/Det. House	8-3-49	N/A App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

Householder planning application form

09 MAR 2001 5535

WOKINGHAM DISTRICT COUNCIL

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 MULCOCK 29 ALLNATT AVENUE WINNERSH WOKINGHAM
2	Agent's name address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE 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 existing and dark stained timber.	BRICK & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If 'Yes', please show details of any changes on the plans.	Yes ☐ No ☑

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If 'Yes', please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	**Checklist.** Please make sure that you enclose the following;		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
	//		
	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.

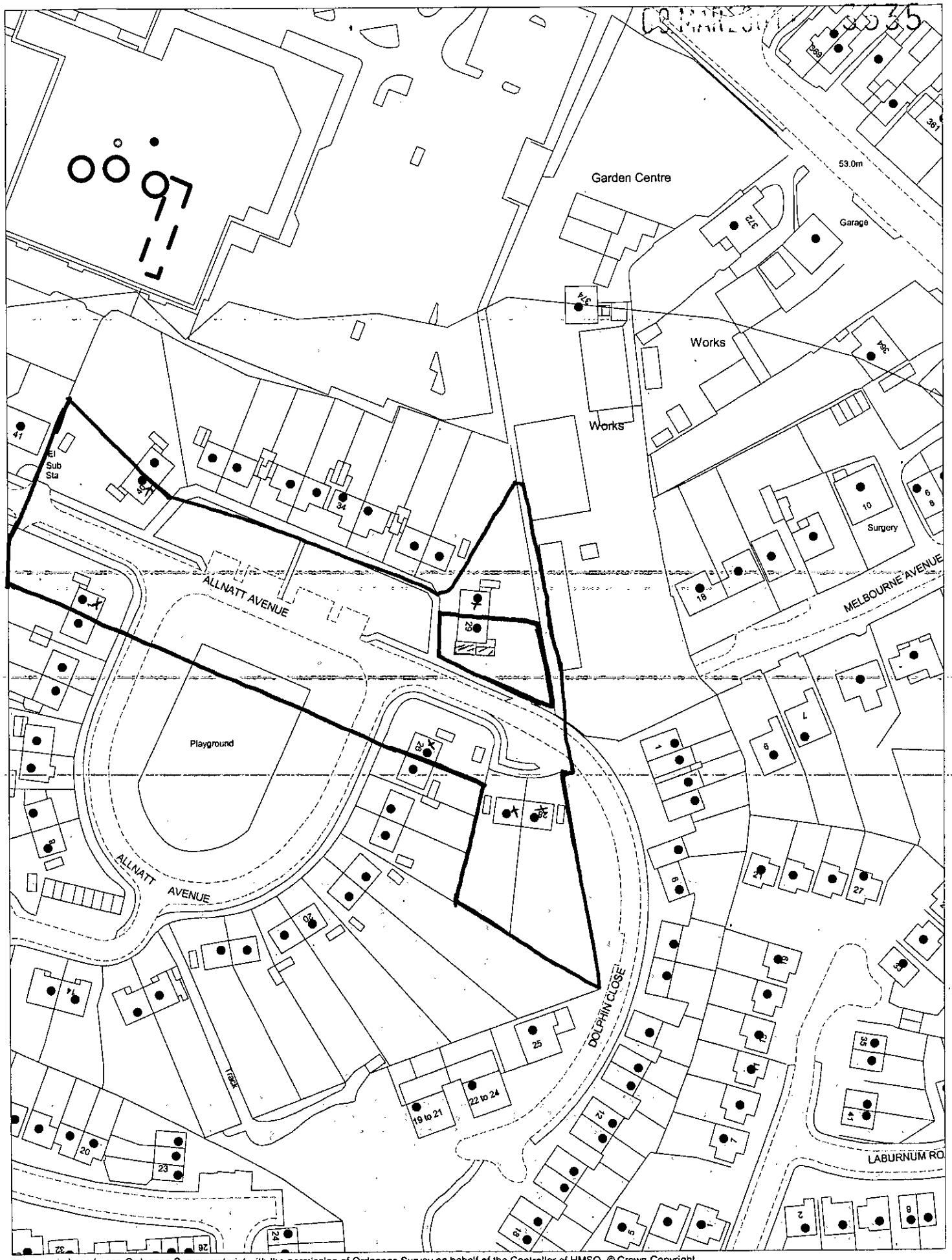
Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: [signature]

on behalf of Mr & Mrs Adcock

Date 7/3/01

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.

12 March 2001

Scale: 1 : 1250

N W E S