APPLICATION NO:
F/2002/5890

LOCATION:
8 Grasmere Close, Winnersh Wokingham.

APPLICANT:
Mr I Gillespie

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/03/2002**
28 day expiry 19/3/02
APPLICATION WILL HAVE EXPIRED ON:
09/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1008

D1

RAILEX
Marbleboard

EASIFILE FD7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr I Gillespie
8 Grasmere Close
Winnersh
Berks
RG41 5XG

Application Number: F/2002/5890

Parish: **WINNERSH**

Location: **8, Grasmere Close, Winnersh, Wokingham.**

Proposal: **Proposed two 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. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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 protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 04/04/2002

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.

5890

PLANNING SERVICES | RPT 54589
POL | TLS
DC | ENF
APP |
CS |
25 MAR 2002
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ENVIRONMENT AGENCY

Our Ref : SP/2002/005362-1/1
Your Ref : F/2002/5890

Date : 20 March 2002

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

Dear Sir/Madam

PROPOSAL: TWO STOREY SIDE EXTENSION
LOCATION: 8 GRASMERE CLOSE, WINNERSH, WOKINGHAM

Thank you for your letter dated 19 February 2002, received on 21 February 2002. Please quote the following reference in any correspondence: SU77SE/3/9. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

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
SU782703	110m	Sandstone Close	Inert

In view of distance and type of waste it is unlikely that landfill gas will present a risk to this proposal.

WaterCourses

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

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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
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.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Rainwater and Greywater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering. We enclose advice in a factsheet on rainwater and grey water collecting.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr I. Gillespie

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5890

Applicant : Mr I Gillespie .

Location : 8, Grasmere Close, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/02

Date Registered : 12/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 09/04/2002. 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 :

Env Health. : It is unlikely that landfill gas will present a risk - condition to be imposed.

Env Agency :

Highways : 3 parking spaces shown

Planning Issues : I'd Seek .

SBE1 . SBE2

WOS3. WBE1

EN1

Application Number: F/2002/5890 **Officer : Francis Leo**
8 Grasmere Close, Winnersh Wokingham

Appraisal :

Development
Proposed two storey side extension to dwelling. It measures 7.9m in depth x 2.6m in width. It would have a pitched roof to follow the height of the existing main roof.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The proposal would be along the eastern side and the adjoining property to the east is no 7. It has a window on the ground floor along the flank wall. Because the application site is angled there would be no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposed front and rear elevations follows the design of the main building and is in-keeping in appearance and character. Hence there would be no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5890

Appraisal :

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

Application Number F/2002/5890
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	L014	R014	
			Env Health condition

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: 4.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 8 Grasmere Close Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5890

OFFICER: Francis Leo

DATE OF SITE VISIT: 6/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 storey detached / semi-di properties, open front gdn garage to the side

3. DESCRIPTION OF SITE/BUILDING

2 storey detached dwelling. open front. gdn garage to the side, ~~[illegible]~~ The site is angled to No 7.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 7. has grd flow window along flank wall about 2m space bet 8 and 7. on the side... No 7 Front Flow roof slope down to ~~[illegible]~~ garage.

No 6 has a staircase window to flank wall. (it looks like it)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 m high timber fence bet 8 and 7.

OTHERS

Received by Wokingham District Council

Application No: F/2002/5890

Proposal:
Proposed two storey side extension to dwelling.

Location:
8, Grasmere Close, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5890 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 February 2002

PLANNING SERVICES	HPT 53662
POL	TLS
DC FL	SLT
APP	
CS	
28 FEB 2002	
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	FILE

8 Grasmere Close
Winnersh
Wokingham
Berks
RG41 5XG

Wokingham District Council
Environmental Services Department
Council Offices
Shute End
Wokingham
RG40 1BR
Attention Mr F Leo

Our ref: IG/

27 February 2002

Dear Mr Leo

Referance Application Number F/2002/5890

Please find enclosed six copies of a plan indicating the 3 car parking spaces which includes the existing garage as requested.

Yours sincerely

Ian Gillespie

cc:

Enc

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | DIST
DC | EXE
APP
CS
26 FEB 2002
COPIES TO | FILE:

To: Francis Leo, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5890

My Ref: 000242

Date: 22 February 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING.

8 GRASMERE CLOSE, WINNERSH, WOKINGHAM.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 782 703	110 m	Sandstone Close, Winnersh	Inert

In view of the nature of the waste and its distance from the site it is unlikely that landfill gas will present a risk to this proposal.

Hence I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 19 February 2002

Application Number: F/2002/5890

Proposal: Proposed two storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
8, Grasmere Close, Winnersh, Wokingham.

Applicant:
Mr I Gillespie

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).

Signed: _____ **Print name:** Adam 20/02/02

Application Number : F/2002/5890	**Map No :** 59.
Case Officer : ~~PK~~ FL	**Site Area :** 0 04
Valid Date : 12 FEB 2002	**Received Date: 12/02/2002**

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 8, Grasmere Close, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 19/2/02 D.

Applicant : Mr I Gillespie .

Fee Required: £95 **Fee Received: £95** (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Parking, 3 vehicles.	19/2/02	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 19/2/02 -3

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓ LandFill

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ LandFill ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map.

.....

No pre-apps.

5890

12.FEB.2002* 5890

8 Grasmere Close
Winnersh
Wokingham
Berkshire
RG41 5XG

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

Dear Sirs

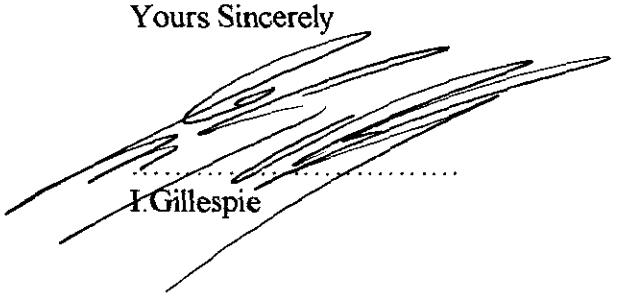
Proposed Extension to 8 Grasmere Close

Please find enclosed the following documents in connection with the development of the above;

- Cheque made payable to Wokingham District Council for the sum of £95.00 (Ninety-five pounds)
- Six copies of Householder planning application form completed as required
- Six copies of the site location plan at 1:2500 edged red
- Six copies of the site location plan at 1:500 edged red and hatched black
- Six copies of the existing/proposed elevations and plans

It may be useful to note that the proposed extension is contained within the existing building lines and that the properties on either side are four bedroom properties of a similar design to that proposed.

Yours Sincerely



.....

I.Gillespie

Environmental Services

For office use only.
Application number: 12.FEB.2002* 5890

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 I GILLESPIE 8 GRASMERE CLOSE WINNERSH WOKINGHAM RG41 5XG
2	Agent's Name Address and postcode Phone number	N/A
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.	8 GRASMERE CLOSE WINNERSH
4	Give brief details of the proposal for example, two storey side extension About the application	TWO STOREY SIDE EXTENTION WITH FIRST FLOOR EXTENTION OVER GARAGE
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.	RED BRICK TO MATH EXISTING BROWN ROOF TILE " " WHITE PAINTED WINDOWS " "
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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.		
	• 1:100 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

Date 02/02/02

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

ADDRESS 8 GRASMERE CLOSE PARISH WINNERSH

PLOT No. 11

BUILDER

ORD. SHEET No. SU 7770 57

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/122/69	MRS J PHILLIPS	O/L	30.10.69	Ref
21468	MR D.J. ROOST	O/L	15.11.84	CA
25994	THAMESWEY	DET HOUSE & GARAGE	29.10.86	Ref
26778	"	"	8.1.87	Ref
28274	"	SOUND ATTENUATING FENCE ON MOTORWAY LAND (21468)	4.11.87	Ref
29574	"	"	6.4.88	CA
29869	"	LANDSCAPING	21.12.88	CA

DATE OF COMPLETION

MINISTRY DECISION O/122/69 - APPEAL ALLOWED - 15.983 25994 - APPEAL ALLOWED - 3.3.88

SPECIAL ORDERS

DRAINAGE

091074



APPROVED

28 FEB 2002

Site Plan, Scale: 1 to 500

COPIES TO

FILE

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Date: 13 December 2001

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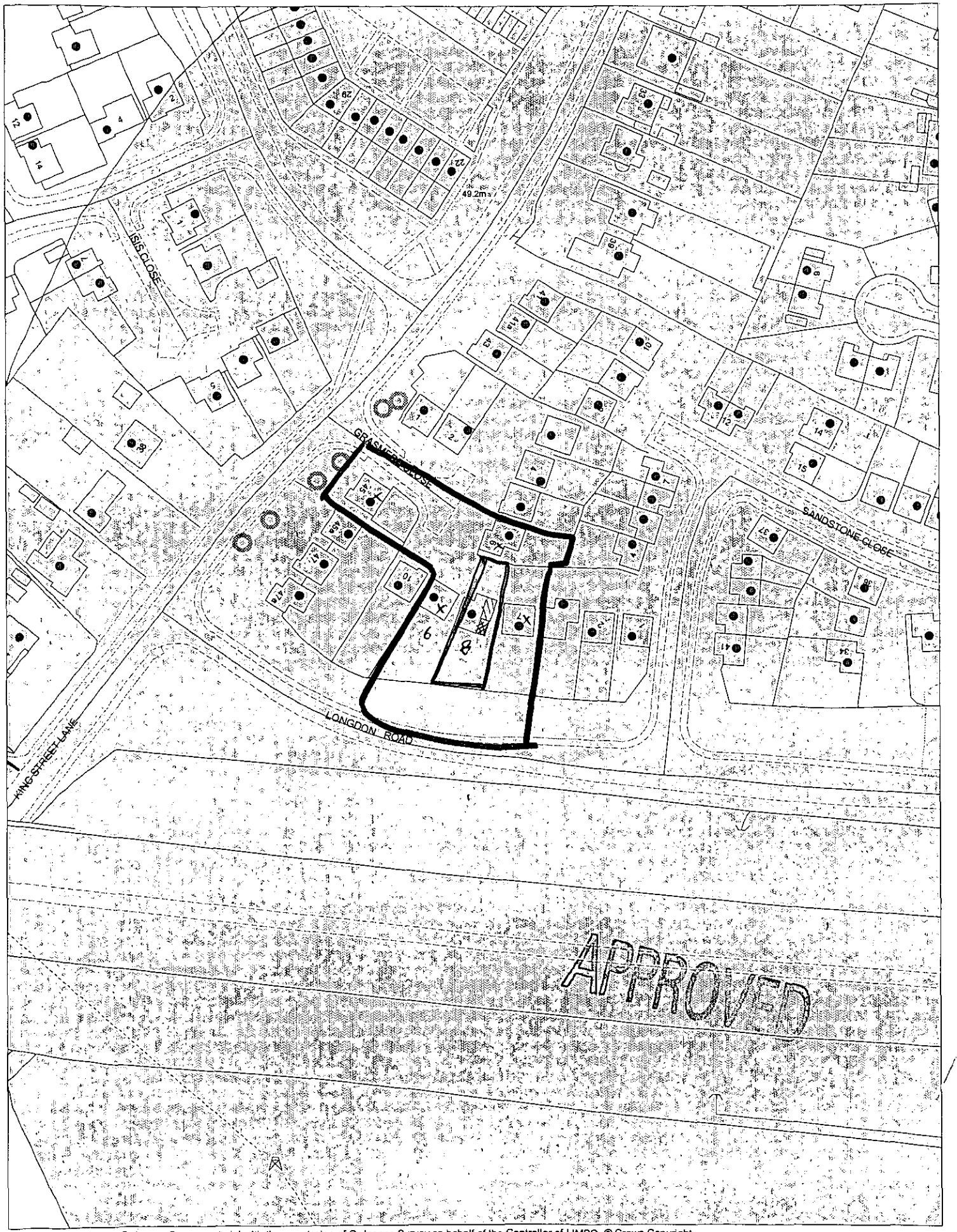
12.FEB.2002* 5890



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

N W E S