APPLICATION NO:
F/2002/7968

LOCATION:
39 Danywern Drive, Winnersh Wokingham.

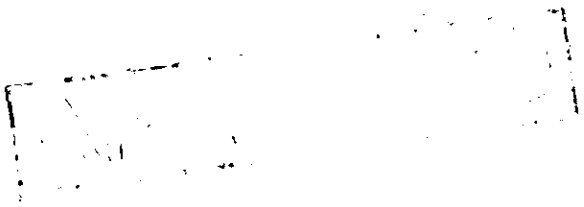
APPLICANT:
Mr P Bond C/O R F Hood 13/12

PROPOSAL:
Proposed two storey rear extension to dwelling. 24/12

EARLIEST DATE FOR DECISION: **08/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/01/2003

CASE OFFICER: **Phillip Taylor**



RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Bond
C/O R F Hood
12 Kirkfell Close
Tilehurst
Reading
Berks
RG31 6QL

Application Number: F/2002/7968

Parish: **WINNERSH**

Location: **39, Danywern Drive, Winnersh, Wokingham.**

Proposal: **Proposed two 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 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. 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 first floor level or above side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Informative
1. This permission relates to the application as amended with revised plans number P/696/1B received by the Local Planning Authority on 11 December 2002 and does not approve the proposals as originally submitted.

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

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 31/12/2002

Notice checked by: C Hurst

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.

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 29 July, 2003

My ref: F/2002/7968

Your ref:

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

Mr Philip Bond
39 Danywern Drive
Winnersh
Wokingham
Berkshire
RG41 5NX

Dear Sir

RE: 39 DANYWERN DRIVE, WINNERSH
MINOR AMENDMENTS

I refer to your letter of the 28th of June to Mr Paul Eggleton of the Building Control Service, which has been brought to the attention of the Planning Department.

I should like to advise that the alterations, namely:

- The removal of the external door to the living extension; and
- The relocation of the kitchen window in the east elevation some 1.2 metres towards the rear of the property

as shown on plans 1-3 received July 1st, can be treated as minor amendments to the planning approval F/2002/7968, and as such do not require a new application to be submitted. I have placed these new amended plans on the planning file for our records.

You should note that a separate letter should be received (if it has not been already) from our Building Control Services to confirm their position on the above.

Should you have any queries as to the above please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Principal Planner – South Area

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7968	PT
BUILDING CONTROL NUMBER.	FX2002/3654	Paul
~~APPLICANT~~/AGENT	R f Hood.	
ADDRESS OF SITE	39 Danyrern Drive WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/696/2A	P/696/2A
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/12/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/1/03	

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	

Sheila Viner

PLANNING SERVICES | HT
TLS
DC | ENF
APP
CS
30 DEC 2002
COPIES TO | ACK
FILE

From: Graham Hammond [thehammondsat41@hotmail.com]
Sent: 27 December 2002 15:32
To: Development.Control@wokingham.gov.uk
Subject: Planning Application F/2002/7968; Your Ref Phillip Taylor

Mr Philip Taylor41
Danywern Dr...

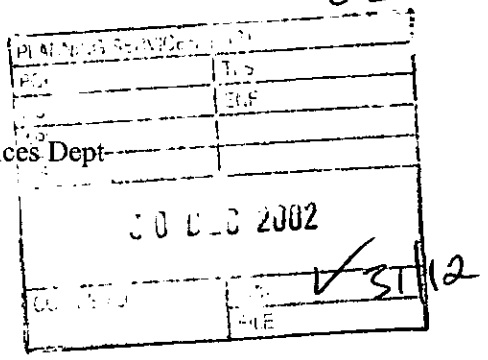
Please find attached comments on the revised plans for the above application

Graham Hammond

MSN 8: advanced junk mail protection and 3 months FREE*.
http://join.msn.com/?page=features/junkmail&xAPID=42&PS=47575&PI=7324&DI=7474&SU=
http://www.hotmail.msn.com/cgi-bin/getmsg&HL=1216hotmailtaglines_advancedjmf_3mf

7968 File

088



Mr Philip Taylor
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
RG40 1WR

41 Danywern Drive
Winnersh
WOKINGHAM
Berks
RG41 5NX

27 December 2002

Dear Mr Taylor

RE Planning Application F/2002/7968 - revised plans

Thank you for your letter of 17th December. We have viewed the revised plans and note that the hipped roofs and the setting back of the extension by 0.5 metre will reduce the loss of light that the extension will cause to our property. However the concerns that we voiced in our letter of 3rd December are still valid to us.

Our main objection continues to be loss of light. Even with the revised plan the easterly side of the 2nd storey of the enlarged building will still be over 2.5 times larger in area than the current 2nd storey. Whereas at the moment we can see the sky from our westerly facing kitchen window the proposed building would block it all out and this would cause a loss of light. We still believe that the lowering of the roofline of the proposed extension would increase the available light without any reduction in the affect of the benefit of the extension.

We believe our concerns would be clearer if you would care to visit and view the proposed site from within our property. If you are able to do this we can be contacted on 0118 978 4525.

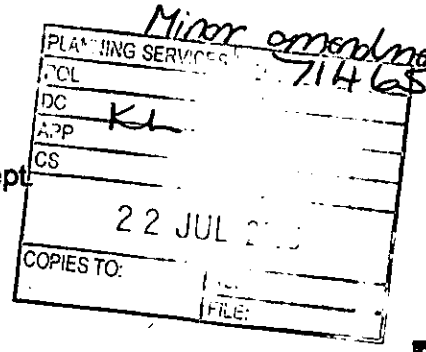
Yours sincerely

Graham L. Hammond

Cordine

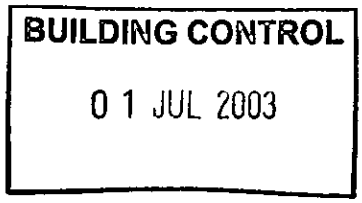
39 DANYWERN DRIVE, WINNERSH,
WOKINGHAM, BERKSHIRE RG41 5NX
TEL: 0118 9776048

Minor amendment?



28 June, 2003

Mr. Paul Eggleton
Building Control Service
Environmental Services Dept
P.O. Box 155,
Shute End, Wokingham,
Berkshire
RG40 1WW



REVISED PLAN

Approval/Application No. FX/2002/3654

Dear Mr. Eggleton,

I received planning permission in December last year for the above application number and we are due to commence the building work within the next few weeks. I would like to find out if it is possible to make two small amendments without resubmitting the complete plans.

I have enclosed three drawings showing the possible changes, which are as follows:

Sketch 1 & 3.
Removal of the external door to the living extension. This is for two reasons: M/A.
1) Without the door the window area would be reduced which in turn would reduce any heat loss.
2) We currently have a door in this position that is very rarely used as access to the rear. Access can be gained either through the Dining area or through the Kitchen. I also believe it may give a better balance to the rear aspect of the property as the Kitchen and Living room windows would have the same appearance.

Sketch 2 & 3.
Moving the Kitchen window in the east elevation. The plans do not show any dimensional location of this window and moving it approximately 1.2 metres towards the rear of the property would aid in the construction of the Kitchen. This will not affect the vertical position of the window only its horizontal placement. M/A.

I have read the conditions set out in the Notification of Approval of Permission and I don't believe that the above changes would contravene any of these.

Please let me know if we require permission for these changes. In the event that we do, is it possible without going through the complete submittal process.

Yours Sincerely,

Philip Bond

MINOR AMENDMENTS

encl: 3 sketches
1 plan drawing P/696/1B

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7968

Applicant : Mr P Bond C/O R F Hood.

Location : 39, Danywern Drive, Winnersh, Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	14/11/02

Date of Neighbour Notifications : .....

Date of Site Visit : 19/11/02

Date Registered : 08/11/2002

Earliest Date for Decision : 08/12/2002

Latest Consultation Date/Site Notice Expiry Date : 08/12/2002

This application will have expired on: 03/01/2003. 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 :

x2 objections to the application from neighbours - site overlooking and overbearing/overshadowing

Parish Council - No objection

Planning Issues :

Impact upon Character of the area. Neighbouring Properties & Highways

LBE1, LBE2
WOS3, WBE1
EN1

Application Number: F/2002/7968 – 39 Danywern Drive, Winnersh

Appraisal

The application proposes a two storey rear extension to this detached chalet set within the Winnersh identified settlement. The extension has two parts, both two storey rear extensions but set in a staggered form. The roofs of both element would match the main roof ridge and have full gable hips. The rear projection would be a maximum of 5.0m with the inside element projecting 2.0m.

Impact on Neighbouring Properties

The set to the East is No.41 a bungalow separated by 9.0m gap, 1.7m fence and the garage of No.39. No.41 has a number of windows facing the area where the extension is proposed but these rooms would not loose any light. The gap between the properties also reduces the overbearing presence of the proposed extension, as do the hipped roofs.

No.37 is positioned some distance from area proposed to be extended and would not be adversely affected.

Impact on the character of the area

The extensions are confined to the rear of the property but would be partially visible through the gap between number 39 and 41. However it is considered they would not have detrimental impact on the streetscene.

Highway

The dwelling has a large driveway which can park at least 4 cars.

√ Approval

Application Number F/2002/7968
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	and doors
3	C046	R044	Insert 1st floor N. & S. de elevations
			of the extension
std. 4	~~C044~~	~~R044~~	
5			
			INFORMATIVES
1.	N02		Revised plans rec'd 11.12.02 P/696/18

If any of the consultee's have requested a copy of the decision notice please list them below;

	Informative for approvals
2.	N16
	LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
	SOUTH-EAST AREA LOCAL PLAN POLICIES:
	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: p. J.S. Andrews
(Development Control Manager)

Date: 31/12/02

RECORD OF SITE VISIT

SITE ADDRESS: 39 Danywern Drive Winnersh Wokingham. APPLICATION NUMBER: F/2002/7968	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING Chalet bungalow dormers (Hat roof) gauge on side set back @ rear 3.0m ridge.

4. RELATIONSHIP TO ADJOINING PROPERTIES 37 – not attached. 1.7m low hedge set back. overlooked by small wind

41 Bungalow set 8.0m from 39 2.0m hedge, numerous windows face 39.

double aspect dining room, wc, utility room.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Roof hips? reduce bulk.

41 – Kitchen – x1 window

lounge – some fog window to

wc – obscure glazed.

Date: 17 December 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7968

Location: 39, Danywern Drive, Winnersh, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr P Bond C/O R F Hood.

Case Officer: Phillip Taylor

The new plans show the following: Hipped roofs, set back of 2 storey element by 0.5m and removal of side bedroom window. Drawing no: P/696/1B.

Comments are required by 27/12/2002.

Should you have any queries regarding this application please contact the case officer Phillip Taylor on (0118) 974 6442.

(RING ONE)

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

App No. 7968 (Planaps) / (Ludhouse) Date Rec. 11/12/02

Location: 39 DANKWERN DRIVE, WINNERSH

Parish Wokingham

Applicant: Mr Bond

Description of attached plans Hipped roofs, set back of 2 storey element 0.5m and removal of side bedroom window.

Drawing No's: P/696/1B & 2A

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: 41 Dankwern Drive Winnersh, Wokingham RG41 5NX

Date for Responses 10 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 PT

Consultations Sent by Admin. on 17.12.02

Yellow - Part One Copy
Green - Officer's Copy

Application Number : F/2002/7968	**Map No :** 60
Case Officer : PT.	**Site Area :** 0·08
Valid Date :	**Received Date: 08/11/2002**

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 39, Danywern Drive, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 15·11·02 TJ.

Applicant : Mr P Bond C/O R F Hood.

Fee Required: £110 **Fee Received: £110** (4)

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			
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 15.11.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓ Landfill Site Consultation.

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

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

Organisation_Name	Building_Name	address1	Postcode
		37DANYWERN DRIVEWOKINGHAM	RG41 5NX
		39DANYWERN DRIVEWOKINGHAM	RG41 5NX
		41DANYWERN DRIVEWOKINGHAM	RG41 5NX
		11WEDDERBURN CLOSEWOKINGHAM	RG41 5NY
		2WEDDERBURN CLOSEWOKINGHAM	RG41 5NY
		44DANYWERN DRIVEWOKINGHAM	RG41 5PA
M & J AUTOS		42DANYWERN DRIVEWOKINGHAM	RG41 5PA
		45DANYWERN DRIVEWOKINGHAM	RG41 5NX

FROM: Phillip Taylor

DATE: 15 November 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/7968

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 39, Danywern Drive, Winnersh, Wokingham.

Applicant: Mr P Bond C/O R F Hood.

Your observations are required in respect of this application **by 08/12/2002**

PLANNING SERVICES
2 NOV 2002

No comments

SIGNED: _____ DATE: 27-11-02

Clerk To Winnersh Parish/Town Council.

Carol Hurst

0858

From: Graham Hammond [Graham.Hammond@bti.co.uk]
Sent: 04 December 2002 08:58
To: 'Development.Control@wokingham.gov.uk'
Cc: 'thehammondsat41@hotmail.com'
Subject: Planning Application F/2002/7968 Your Ref: Phillip Taylor

PLANNING SERVICES
POL PT
DC
CS
04 DEC 2002
COPIES TO 5/12/02

F_2002_7968.doc

Please find attached a letter outlining our objections to the above planning application. A paper copy of the letter has been mailed to you today.

Yours faithfully

Graham Hammond
41, Danywern Drive
Winnersh
Wokingham
RG41 5NX

<<F_2002_7968.doc>>

The above information is confidential to the addressee and may be privileged. Unauthorised access and use is prohibited.

Internet communications are not secure and therefore this Company does not accept legal responsibility for the contents of this message.

If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful.

Hogg Robinson (Travel) Ltd
Registered Office: Abbey House, 282 Farnborough Road, Farnborough, Hampshire GU14 7NJ
Registered in England and Wales No 1284358

Mr Phillip Taylor
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
RG40 1WR

41 Danywern Drive
Winnersh
WOKINGHAM
Berks
RG41 5NX

3 December 2002

Dear Mr Taylor

RE Planning Application F/2002/7968

We have viewed the plans of the above application and wish to make the following objections;

The proposed extension more than doubles the mass of building that will be viewed from inside our property, especially because the roofline of the extension comes from the apex of the gable facing us. Viewed from the road in front of our house the enlarged building will completely overshadow our house.

In addition the proposed height and depth will block out the late afternoon sun from both our kitchen and lounge and will make the kitchen, which has a single westerly aspect, much darker throughout the year. We object to this and suggest that the roofline is lowered

Currently our properties are staggered and windows do not face directly opposite each other but the plans propose a window on the ground floor only slightly offset from our lounge. We would prefer no window looking into us and we note that there would still be the existing window on the east wall of the proposed kitchen.

Similarly the east facing window on the first floor en suite will directly overlook our lounge window. Frosted glass will only provide us with privacy while the window is closed and when it is opened there will be a direct view into our lounge.

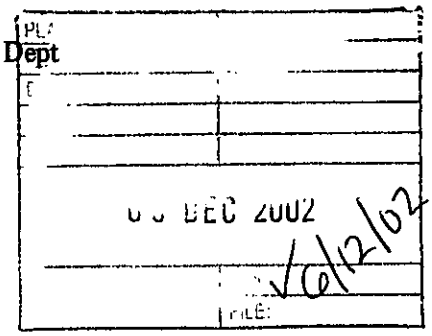
Finally the privacy of our rear garden will be destroyed by the south facing window of the extension which will be nearer to the boundary between us and much deeper into the garden than the currect windows.

We respect the right of our neighbours to enlarge their property but not to the detriment of ours and request that you take these objections into account when considering the planning application.

Yours sincerely

Graham L Hammond

Mr Philip Taylor
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
WOKINGHAM
RG40 1WR



41 Danywern Drive
Winnersh
WOKINGHAM
Berks
RG41 5NX

3 December 2002

Dear Mr Taylor

RE Planning Application F/2002/7968

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Yours sincerely

Graham Hammond

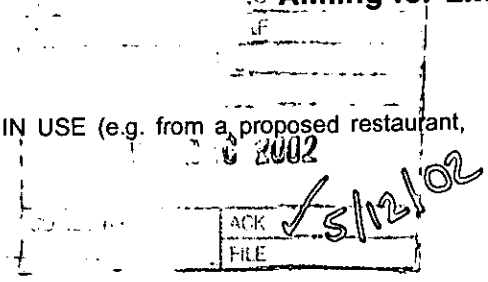
Graham L Hammond

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7968. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7968

YOUR NAME: MR. B. K. HINCHMORE

YOUR ADDRESS: (if these details are incorrect please amend)
37 DANYWERN DRIVE
WINNERSH
WOKINGHAM
BERKSHIRE
RG41 5NX

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: The proposed application has a window which directly overlooks our master bedroom patio doors. These doors are the principle view into the bedroom and any overlooking window would constitute a serious loss of privacy. In addition to the overlooking window there are ground floor patio doors and a window which also face directly towards our master bedroom and cause loss of privacy.

Continue over the page if more room required

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

Tel: (0118) 974 6442

Date: 15 November 2002

My ref: F/2002/7968

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7968
39, Danywern Drive, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7968**
39, Danywern Drive, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ball

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

Tel: (0118) 974 6442

Date: 15 November 2002

My ref: F/2002/7968

WOKINGHAM UNITARY
Aiming for Excellence

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
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Councillor Bray

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

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

Tel: (0118) 974 6442

Date: 15 November 2002

My ref: F/2002/7968

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E 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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Signed: _____ Date: _____

Councillor E Siggery

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

Received by Wokingham District Council

Application No: F/2002/7968

Proposal:
Proposed two storey rear extension to dwelling.

Location:
39, Danywern Drive, 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/2002/7968 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2002. 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.

Trevor Watson
Development Control Manager

15 November 2002

Environmental Services

For office use only. Application number: 08.NOV.2002 7968

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.

WOKINGHAM DISTRICT COUNCIL

7968

'08 NOV 2002

1	Your name Address and postcode Phone number	MR. P. BOND 39, DANYWERN DRIVE, WINNERSH, WOKINGHAM RG41 5NX 9776048
2	Agent's Name Address and postcode Phone number	R. F. HOOD 12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL 9425277
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.	39, DANYWERN DRIVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO 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.	PLAIN TILES (BROWN) TO MATCH EXSTG RENDERED BLOCKWK " " "
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: A Hood

on behalf of P. Bond

Date 7.11.02

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

20 090 039

ADDRESS 39 DANYWERN DRIVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7870 (00)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17/51	Mr. M. D. Procter	Detached House	13.2.51	APP. APP.
Bk. 8647.	M. Hally.	2 storey ext.	25.5.78	APP N/A
08278	"	"	8.6.78	N/A CA
F/2002/7908	Mr Bond	2/St R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE