APPLICATION NO:
F/2000/1008

LOCATION:
338 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs S Hollis C/O Walter Glover And Associates

PROPOSAL:
Proposed single storey front extension and two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **27/04/2000**

APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Hollis
C/O Walter Glover And Associates
8 Abbey Road
Virginia Water
Surrey
GU25 4RS

Application Number: F/2000/1008

Parish: **WINNERSH**

Location: **338, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey front extension and 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no windows or similar openings shall be constructed in the first floor level and above in the south-east and north-west elevations.

Condition
5. The family bathroom window in the north-west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
6. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
6. To prevent the increased risk of flooding and to improve water quality.

Informative
Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters. (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent maybe witheld. Contact J C Hall on 01276 454393 for further details.

John Mitchell
Development Control Manager
Date: 31/05/2000

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

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 5 July, 2000
My ref. BC/DC/2000/1008
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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs S Hollis
C/o Walter Glover & Associates
8 Abbey Road
VIRGINIA WATER
Surrey
GU25 4RS

Dear Sirs

PLANNING PERMISSION 2000/1008
SITE: 338 READING ROAD, WINNERSH

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1008 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

JOSS MILLER
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1008	JM
BUILDING CONTROL NUMBER	FP2000/0765	
APPLICANT/AGENT	Walter Glover + Associates	
ADDRESS OF SITE	338 Reading Road WINNERSH.	
DESCRIPTION OF PROPOSED WORK	S/S front ext + 2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1663.4	1663-4
ELEVATIONS	— "	— "
FLOOR PLANS	1663.3A	1663-3.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/6/00	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1008

Applicant : Mr & Mrs S Hollis C/O Walter Glover And Associates.

Location : 338, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey front extension and two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....17/4/00.....

Date Registered : 20/03/2000

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :
Winnersh TC. - Object - over-development.
Env. Health - No objections
Env. Agency - Conditions.
Highways - Conditions.

Planning Issues :
Effect on street scene & neighbouring properties
Identified settlement. WBC1.

Application Number: F/2000/1008

Appraisal :

This application is for a single storey front and side extension & 2 storey rear extension. Neighbours.
The single storey front extension will project 4·3m forward of the front building line. It's 2·4m to the eaves and the pitched roof is hipped and has a ridge height of 3·4m. No 340 is approx 1·5m from the boundary and is sited to the west of the applicant. Therefore any impact regarding overbearing and overshadowing issues is minimised. All other neighbours are a sufficient distance for any impact to be minimised.
There is currently a garage to the side elevation which establishes some impact. The side extension is 2·4m to the eaves and 3·4m to the ridge. It's hipped away from the neighbouring property. No 340 has 4 windows at ground floor to the kitchen and bathroom. There is a 1·8m fence on the boundary. However, the size of this extension will not have sufficient adverse effect on the neighbour regarding overbearing & daylighting issues to warrant a refusal & it's a sufficient distance from all other neighbours for any impact to be minimised.
The single storey element to the rear is 6·4m at the largest depth and is 2·5m from 340 and 1·5m from 336. There is a 1·8m fence on both boundaries. Both neighbours have existing extensions The applicant has an existing rear extension.
The proposed ground floor extn is not considered to have sufficient impact on any neighbours regarding overbearing & daylight issues to warrant a refusal.
The 2 storey element is 3m in depth and is situated 3·9m from 340 and 3·4m from 336. There are no side windows, the eaves height is 4·5m and the ridge height is 6·2m, some 0·9m lower than that of the original roof.

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

Therefore it is considered that any issues regarding overbearing, daylighting and loss of privacy are minimised from the neighbouring properties.
Street scene.
The majority of the extns will be obscured from the street scene in the main by the main footprint of the house. The front extension is of a scale and design appropriate to the dwelling. Although the extn covers a large amount of ground area, the first floor area is modest and therefore, any concern regarding over-development of the site is minimised & any impact on the street scene issues is also minimised.
There are sufficient parking spaces available to satisfy highways issues.

Application Number F/2000/1008
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works
3	SC23	SR06	Parking and garaging.
4	SC08	SR05	first floor level and above. south-east & north-west elevations
5	SC20	SR24.	family bathroom' north-west elevation
6			Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. To prevent the increased risk of flooding and to improve water quality.
			Inf. Under the terms of the Waters Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters. (eg watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J.C. Hall on 01276 454393 for further details.

John Nuttall

31/5/02

RECORD OF SITE VISIT

SITE ADDRESS: 338 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1008

OFFICER: Joss Miller

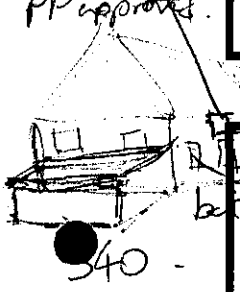
DATE OF SITE VISIT: 17/4/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes on front gate post

2. DESCRIPTION OF SURROUNDINGS
2 storey houses (detached) and bungalows.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached house of (brick) ~~[illegible]~~ render & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
336 Garage at side & extn no side windows
340 Glass porch to front of house approx ½m deep applicants garage at side. 4 o/g windows to side
Existing s/s extn to rear (shed)





5. SITE CONSTRAINTS

TREES half way down garden 10m away OK.

ACCESS/PARKING OK.

LEVELS \

BOUNDARY TREATMENT 1.8m fence.

OTHERS

WALTER GLOUER & ASSOCIATES
Planning & Building Consultants

PLANNING SERVICES	REF 29041
POL	
DC	
APP	
CS	
05 MAY 2000	
COPIES TO:	ACK:
	FILE:

Craig Planning Officer
Attention Joss Miller
Planning Department
Wokingham District Council
Your Ref: F\2000\1008.

Dear Sir,

338 Reading Road
Winnersh, Wokingham.

I refer to my recent telephone discussion with Joss Miller concerning the progress of the above application for planning approval.

I have reported the nature of the conversation to my client.
We cannot understand why the Parish Council should recommend refusal of this application on the grounds of OVER DEVELOPMENT. Please compare this with the approval recently given to No. 340 Reading Road. This approval extends some 11 meters at the rear and has windows at ground level for a Bedroom and Shower Room plus Bathroom all within 1200 for the Boundary.
My application does not overlook except for a Bathroom \ Shower Room at

Ferriby House Abbey Road Virginia Water Surrey GU25 4RS
Tel/Fax 01344 845856 & 0831 238963

Sheet 2

WALTER GLOVER & ASSOCIATES
Planning & Building Consultants

first floor (both with frosted glass). This is inclusive of a Bedroom which exists at the moment.

In order to minimise any impact from next door ie. No 340 we propose to erect a 2 metre fence for the extent of their extension.

Whilst Jos Miller did not state that Planning would be refused we are concerned that it could even be considered having due regard for adjacent approvals.

I have written to you and request that the above is taken into consideration. My client has already prepared himself and has stated this intention to appeal should a refusal be given.

A copy of his letter to me is attached.

Yours faithfully

Walter Glover.

Ferriby House Abbey Road Virginia Water Surrey GU25 4RS
Tel/Fax 01344 845856 & 0831 238963

04/05/00 13:52 FAX NO.: 01344 845856 WALTER GLOUER P. 002
01344 845856

Attention Dave Miller
planning.

Mr. Simon J. Hollis & Mrs. Diana M. Hollis
338 Reading Road, Wokingham, Berkshire, RG41 5EJ
Tel / Fax 01189 893396 Mobile (Mr) 07956 182675 E Mail
Hollissimon@aol.com

4 May 2000

Walter Glover & Associates
Planning & Building Consultants
8 Abbey Road
Virginia Water
Surrey
GU25 4RS

FOR THE ATTENTION MR. GLOVER

Dear Walter

RE: 338 READING ROAD PROPOSED BUILDING APPLICATION F/2000/1008

Further to our telephone conversation Saturday last, I am disappointed the Borough Council have taken the view to initially reject my application despite the input of work we both have done to satisfy the building regulations of this authority.

I wish now to proceed to appeal. I cannot believe the site will be over developed in any way as building line projections have been carefully thought through to ensure this authorities rules and regulations appending to building applications have been adhered to. New building lines to the front of the property are partly hidden due to trees in the front of the property. If anything the new front elevations will enhance the dwellings in this location and the character of Winnersh Parish.

Prior to our application, our neighbours Mr & Mrs Hamilton at 340 Reading Road made their planning application - which has now been approved. We opposed this application due to windows overlooking our property. At the time of approval I contacted the council and spoke about my disappointment with the case officer Mrs. Linnatte Baker on and around the beginning of February this year. Mrs. Baker suggested increasing our fonce to 2 metres, at our expense. When I advised we would be applying for building application later this year which could be refused as our neighbours had their approved, Mrs. Baker advised this would not necessarily be the case as evidently our neighbours were setting a precedence.

At the time of the application notice being displayed I had already approached my immediate neighbours at 336 and 340 Reading Road. Both whom verbally confirmed they were not to oppose our application.

Finally, the main reason for the proposed works is to provide additional dwelling space for our expanding family and additionally to incorporate and finally resolve the drainage problems at the property which we have corresponded to the Councils Engineers on may occasions. This in itself would aid others and would welcome an appointment with the authority on site to further discuss our proposals.

I await your reply in due course.

Yours faithfully

Simon J. Hollis

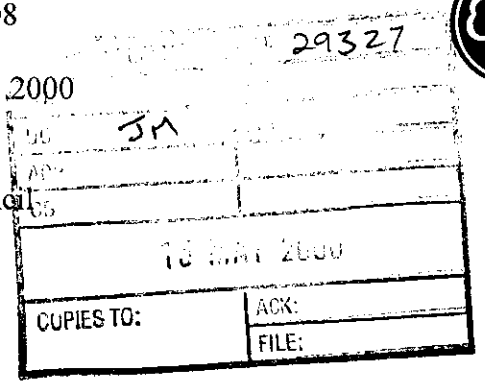
Enc. Property Plans
Application Notice

04/05/00 13:52 FAX NO.: 01344 845856 WALTER GLOUER P. 003
01344 845856

Our ref: SP\2000\001573\001
Your ref: F/2000/1008

Date: 11th May 2000

ENVIRONMENT AGENCY



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

For the attention of: Joss Miller

Dear Madam

FRONT AND REAR EXTENSIONS - 338 READING ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 3 April 2000 which was received on 7 April 2000. You are asked to quote the following reference in any correspondence: **SU77SE/4/20**.The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

Cont/d..

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

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 Ref.	Distance from site	Landfill name	Details
SU 782 703	248 m	Sandstone Close	industrial and commercial in the 60's

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

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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

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

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

Cont/d..

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.

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.

DECISION NOTICE

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

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

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Walter Glover & Assocs, 8 Abbey Rd, Virginia Water, Surrey, GU25 4RS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
RPT
TLS
ENF
11 APR 2000
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Joss Miller, Planning

Your Ref:

Date: 10 April, 2000

PROPOSED SINGLE STOREY FRONT EXTENSION & TWO STOREY REAR EXTENSION
LOCATION: 338 READING ROAD, WINNERSH

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

Joanne Ellis

FROM: Joss Miller

DATE: 03 April 2000

WINNERSH PARISH CONSULTATION SHEET

5 APR 2000 28583
FILE:

Application Number: F/2000/1008

Proposal: Proposed single storey front extension and two storey rear extension to dwelling..

Site Address: 338, Reading Road, Winnersh, Wokingham.

Applicant: Mr & Mrs S Hollis C/O Walter Glover And Associates.

Your observations are required in respect of this application **by 27/04/2000** .

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

1 This would be over-development of the site

SIGNED: _____ DATE: 18.04.00

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 03 April 2000

Application Number: F/2000/1008

Proposal: Proposed single storey front extension and two storey rear extension to dwelling.

Site Address:
338, Reading Road, Winnersh, Wokingham.

Applicant:
Mr & Mrs S Hollis C/O Walter Glover And Associates.

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 - PARKING, GARAGING & TURNING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

18-4-00

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

Tel: (0118) 974 6463

Date: **03 April 2000**

My ref: F/2000/1008

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/1008
338, Reading Road, Winnersh, Wokingham.
Proposed single storey front extension and two storey rear extension to dwelling.

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

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

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1008**
338, Reading Road, Winnersh, Wokingham.
Proposed single storey front extension and two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6463

Date: **03 April 2000**

My ref: F/2000/1008

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

Head of Planning and Transportation

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Proposed single storey front extension and two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: (0118) 974 6463

Date: **03 April 2000**

My ref: F/2000/1008

CONFIDENTIAL

Councillor Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1008**
338, Reading Road, Winnersh, Wokingham.
Proposed single storey front extension and two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ball

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

Received by Wokingham District Council

Application No: F/2000/1008

Proposal:
Proposed single storey front extension and two storey rear extension to dwelling.

Location:
338, Reading Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 MAR 2000
Officer: JM	Application No. F/2000/1008

Map No 60.. Site ...0.06...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT EXTENSION AND TWO STOREY REAR EXTENSION TO DWELLING

Location: 338 READING ROAD

Parish: WINNERSH Ward: Winnersh 3-4-2000

Applicant: MR/MRS HOLLIS

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

Enforcement Section to be notified ☐ tick if required (11)

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	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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3:4:2020.. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ..... ✓

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..100..pre-apps.....

.....

.....

NEIGHBOURS: S/N + 336, 340, 331, + 333 Reading Rd ✓

..... 26, 28 + 30 Lambourn Rd .....

ADDRESS 338 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 60 SU.7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RO/294/72	Mr M Harris	Conv. New Kitchen	11.5.72	APP 14/9

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

07 MAR 2000* 10.8

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	MR. MRS S. HOLLIS
	Address and postcode	338 Reading Road Winnersh Wokingham RG41 5EJ
	Phone number	01189 - 893396
2	Agent's Name	Walter Glover & Associates
	Address and postcode	8 Abbey Road Virginia Water Surrey GU25 4RS
	Phone number	01344 - 845856
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.	338 Reading Road Winnersh, Wokingham [redacted] RG41 5EJ
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Storey Front Extension & 2 storey rear 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. NONE	Yes ☑ silver birch. No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	all materials to match existing house.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark

Please turn over

1305B

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 f certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

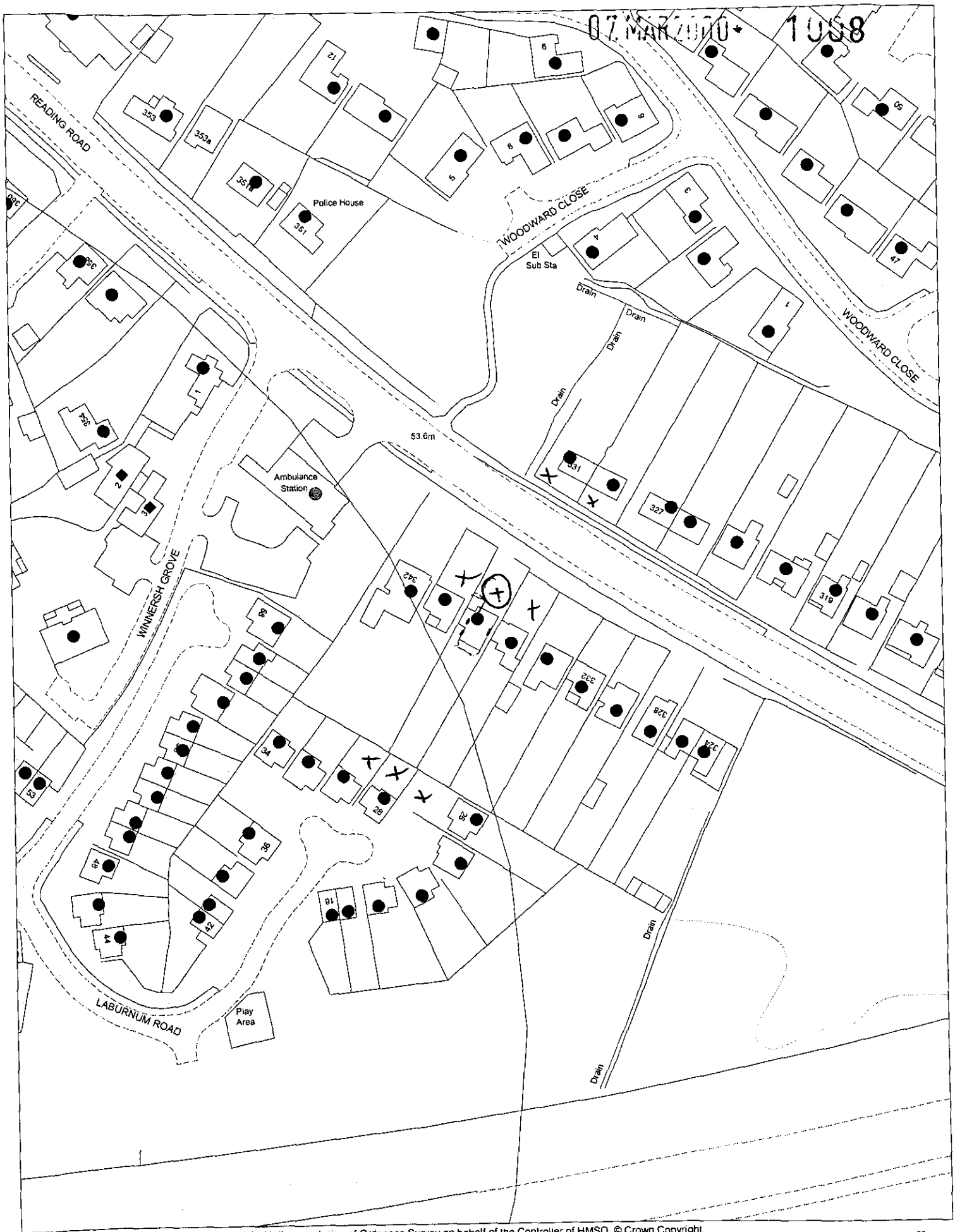
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of Mr. Mrs. S. HOLLIS

Date 15-3-00

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

07 MAR 2000 1058



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Development Control Section, Environmental Services, Wokingham District Council.
27 March 2000

Scale: 1 : 1250

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