APPLICATION NO:
F/2002/5868

LOCATION:
8 Pheasant Close, Winnersh Wokingham.

APPLICANT:
Mr/Mrs D Lilwall C/O Mr T J Woosnam

PROPOSAL:
Proposed single storey side extension to garage.

LE: 18/03

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

9.49

D1

[redacted]

R/A/1/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Lilwall
C/O Mr T J Woosnam
6 Pheasant Close
Winnersh
Wokingham
Berks
RG41 5LS

Application Number: F/2002/5868

Parish: **WINNERSH**

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

Proposal: **Proposed single storey side extension to garage.**

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.

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.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 08/04/2002

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.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 July 2000
My ref. JM/SB Pre App Winnersh
Your ref.

3/125-
1331

John Redwood MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

MRS J LILWALL, 8 PHEASANT CLOSE

Thank you for your letter of 26 June 2000 regarding the above.

I think what has happened here is a matter of semantics rather than any deliberate attempt to try and accuse Mrs Lilwall of deliberately carrying out development without planning permission.

I understand that Mrs Lilwall has been disturbed for a number of years by the activities of a house in multiple occupation nearby which unfortunately the Council cannot control through planning legislation. I will be happy to send a further apology to Mrs Lilwall and will do so.

I assure you however there is no deliberate intent to try and accuse Mrs Lilwall of trying to breach regulations. I further appreciate how apparently complicated it can be to carry out relatively straightforward alterations to one's property and try for my part to ensure as a general rule that there is no interference from the Council where this is unnecessary.

I hope you find this information helpful and I would be grateful if you could pass my apologies to Mrs Lilwall.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 30 June 2000
My ref. JM/SB
Your ref.

3/125

The Rt. Hon. John Redwood, MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Redwood

Thank you for your letter of 26 June outlining Mrs Lilwall's concerns.

I am looking into this matter and will come back to you with a full reply as soon as possible.

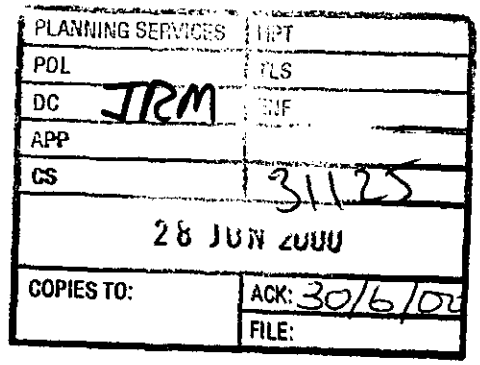
Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA



Reply reqd.

26 June 2000

John Mitchell Esq
Development Control Manager
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berks RG40 1WQ

Dear Mr Mitchell

Mrs J Lilwall of 8 Pheasant Close, Winnersh, came to see me at my surgery on Friday. She showed me the problems she had been having as the Council had sent her a misleading letter concerning planning permission when she had wished to put windows in the roof of her house. Whilst the Council has now apologised for failing to point out at the time that she would need building regulation approval, Mrs Lilwall is still very unhappy about the way the matter is being handled.

In particular she points out that the neighbour informant passed on the wrong information to the Council leading them to false conclusions. Mrs Lilwall assures me that she was not carrying out a loft conversion as alleged in the Council's letters. On the contrary, she showed me evidence that the loft had been converted years before ~~by different~~ by a different owner. She was merely putting two extra windows into the roof line of the loft and having established that she did not need planning permission felt she could go ahead without any need for further regulatory interference.

In order to put the matter right Mrs Lilwall would like the Council to write to the informant to put them into the full picture about the nature of the alterations under way at Mrs Lilwall's property and Mrs Lilwall thinks she is still owed an apology from the Council over the misleading information they were using.

Yours sincerely

Email: redwoodj@parliament.uk

778

Tel. 0118 974 6463 (Direct Line)

Date. 24 January, 2000

My ref. JM/MT/PREAPP/WINNERSH

Your ref.

Mr and Mrs Lilwall
8 Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5LS

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
E-mail:

Dear Mr and Mrs Lilwall,

RE: INSTALLATION OF VELUX WINDOWS AT 8 PHEASANT CLOSE, WINNERSH

Thankyou for your letter which was received on 13 January 2000.

I can inform you that the installation of Velux windows to the roof of your dwelling would not require planning permission, if they are within the plane of the existing roof.

I hope this information is of use to you. If you have any further queries relating to this matter, please do not hesitate to contact Joss Miller, on the above number.

Yours sincerely

MLT

M L THORP

Principal Development Control Officer

Dear Miss Miller

13/1/2000.

We are writing to ask if it is possible to install Velux windows in our loft?
The property was built in 1963 and several neighbours have them,we simply want more light in the loft,so I am putting request in writing hoping you will deal as soon as possible.
Looking forward to hearing from you soon.

Yours sincerly
Mr and Mrs Lilwall
8 Pheasant Close
Winnersh
Wokingham
Berkshire
RG41 5LS

J. Lilwall
D J. Lilwall

Reply Required

PLANNING SERVICES	HPT 24838
POL	TLS
DC ✓ JM	ENF
APP	
CS	
17 JAN 2000	
COPIES TO:	ACK:
	FILE:

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 17 March 2003
My ref. TGW/SB/F/2002/5868 & F/2002/8063
Your ref.

Mr & Mrs D Lilwall
8 Pheasant Close
Winnersh
WOKINGHAM
Berks RG41 5LS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr and Mrs Lilwall

PROPOSED DEVELOPMENT AT 8 PHEASANT CLOSE, WINNERSH, WOKINGHAM

I refer to the above, your letter of 20 February together with the response from the Director of Environmental Services (Acting) dated 6 March and your recent telephone call to this office.

Following on from this I have been asked to write to you further in respect of the issues raised.

As noted in the Director's letter the Council is obliged by law to make available details of applications which have been submitted for planning permission. Whilst I appreciate that unsolicited responses of the nature you have received are at most annoying and also in this case potentially misleading, due to the public nature of planning application details it is not possible for the Council to withhold details of applications it receives. Your idea of a tick box 'opt out' clause from the public disclosure of the submission whilst an interesting approach I am afraid would not be legal.

I can assure you as previously advised that the Council does not "notify" builders of individuals applications neither does it recommend particular firms.

I am afraid the practice you have drawn to our attention is not something with which I am unfamiliar and in previous cases I have forwarded a copy of the letter to our Trading Standards for investigation should it be considered to represent misrepresentation. I will do this again in this case and I trust that these further comments are of help and provide you with further reassurance of the Council's impartial position in respect of such matters.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

cc: Trading Standards

11/3/03

Mrs Lillwall phoned (but she is normally at work so would like a written reply)

Letter from GP Builders does imply that they work for WDC.

There should be an "opt out" box on PA's re do not circulate for builders to contact them

Tel: 01189 793350 or write

Tel: 0118 974 6315 (Direct Line) → 'opt out' clause needed
Fax: 0118 974 6313
Email: mark.moon@wokingham.gov.uk
Date: 6th March 2003
My ref: MM/pb/DesLetter - 20034365

WOKINGHAM UNITARY
Aiming for Excellence

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs D Lilwall
8 Pheasant Close
Winnersh
Wokingham
Berks RG41 5LS

Dear Mr & Mrs Lilwall

Thank you for your letter of 20th February 2003 with enclosed letter from Mr Partridge.

I see that Mr Partridge does not claim that the Council recommends his services, merely that it has 'notified' him of your application. My explanation of this is that Mr Partridge, like many other builders, scans the lists of planning applications made and decided and uses these to assist him in marketing his services.

The Council is obliged by law to make such lists publicly available and some individuals and organisations (including, for example, Parish Councils) request regular copies. Records of decisions made are also available on the Council's website.

It is entirely your decision who you select as a builder, and I can assure you that Wokingham District Council does remain impartial and cannot recommend particular firms.

However, helpful general advice on 'How to Choose a Builder' is available on the Building Control section of the Council's website at www.wokingham.gov.uk.

I hope this letter reassures you.

Yours sincerely

Mark Moon
Director of Environmental Services (Acting)

cc: Andy Roberts, Chief Executive

MR & MRS. D. LILWALL.
8, Pheasant Close,
Winnersh.
Wokingham.
RG41-5LS.
20.02.2003.
Tel. 01189-795350.

WOKINGHAM DISTRICT COUNCIL
RECEIVED
EDUCATION DEPT.

Dear Sir/Madam,

Please find enclosed a copy of letter recieved through the post from George Partridge (builder).

I am rather shocked that he suggests that you (the Council) contacted him regarding our Planning application, which has been approved.

What is also rather alarming is the fact that we were under the impression that "WDC" has to stay impartial on such matters.

If the later is the case, should this person be acting in this manner, or is MR Partridge touting for business using your (the Council) name, as a recommendation?

We await your reply.

MR & MRS. D. J. LILWALL

20034365.
Admin

Mark – pl draft a reply to me re. Any.

G.P. Builders

The Complete Building Service

Extensions - Renovations & Alterations - All Types Of Walling & Brickwork
Maintenance & General Repairs
All Types Of Roofing

George Partridge
5 Riding Avenue
Finchampstead
Wokingham
Berkshire. RG40 4HE

Tel: 0118 9734527 Mobile: 07956 081237
Fax: 0118 9734811

Mr D Lilwall
8,Pheasant Close,
Winnersh

Further to your recent planning application to wokingham district council for your proposed work, wokingham district council has notified us of your recent planning application.

It is our aim to provide a professional service and to ensure that our work is carried out to the highest possible standard.

For your information our company has all the necessary insurance's including public liability cover and employers liability cover of £ 1,000,000

All work comes guaranteed and we are always pleased to provide references on request.

If we can be of any assistance to you, please do not hesitate in contacting us. We assure you of our best attention at all time and look forward to hearing from you.

Yours sincerely

George Partridge

Applicationo	Name & Addres
F/2002/5868	Mr M B Baker 9 Pheasant Close WINNERSH RG41 5LS
Application Approved	Letters sent 12.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5868

Applicant : Mr/Mrs D Lilwall C/O Mr T J Woosnam.

Location : 8, Pheasant Close, Winnersh, Wokingham.
Proposal : Proposed single storey side extension to garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 05/04/2002. 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 :

Winnersh Town Council - No objection but commented that the extension would abut the bounds to No 7.

x2 objection letters from No. 9 and No. 7 (?) - various objections
- out of keeping with the dwelling
- 'openness' of the estate would be compromised
- overbearing on No 7.

Planning Issues :

Impact on Neighbouring Properties
Impact on Streetscene

Policy LOC1, LOC2
WOS1, WOS3
LD3

Application Number: F/2002/5868

Appraisal :

The application property is a chalet style dwelling with an attached single garage which projects into the front garden. A number of similarly designed dwellings exist in pheasant close. The dwelling is set to the west side of the close and is within the identified settlement of Winnersh.

The proposal is to extend the garage to the side at single storey level by 0.9m at the front and rear against the boundary with No 7. A false pitch would be built at the front with the roof being flat. A new door would be inserted at the rear with a window inserted on the side elevation facing No 9. However this window is for the garage and is considered not to be a habitable room.

The proposal would come closer to No 7 but the height would not change (except for the false pitch) therefore the proposal is not considered to overbear or overshadow No 7.

With regard to the impact on Streetscene ~~& house~~ the adjacent dwelling no. 9 has a high pitched roof built over their garage (estimated ridge height 3.5m) Although it is recognised as a different type of extension/alteration ~~the~~ it has more impact on the streetscene than this application proposal. Therefore it is considered not to harm the streetscene.

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

(tick appropriate box)

Application Number F/2002/5868
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 8 Pheasant Close Winnersh Wokingham. APPLICATION NUMBER: F/2002/5868	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS cul-de-sac mix of style + size chalets + detach house with domes.

3. DESCRIPTION OF SITE/BUILDING Chalet - front gage extend in gate builds on pair with No 7 similar house next door

existing gage flat roofed plan to widen it + take pitch it.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 7 similar gage

5. SITE CONSTRAINTS

TREES

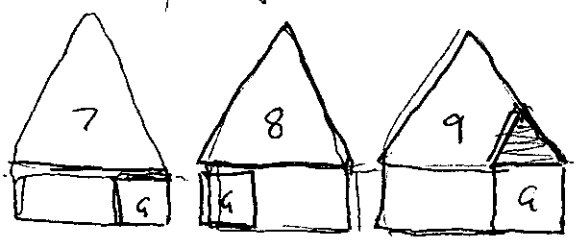
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

gages are prominent but No 9 has very large pitch over them



Application Number : F/2002/5868	Map No : 60
Case Officer : PT	Site Area : 0.04
Valid Date : 8/02/02	Received Date: 08/02/2002

Level : Delegated Application

Description : Proposed single storey side extension to garage.

Location : 8, Pheasant Close, Winnersh, Wokingham.

Parish : WI · Ward : WIN

Applicant : Mr/Mrs D Lilwall C/O Mr T J Woosnam.

Fee Required: £95 Fee Received: £95 (10)

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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

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

No pre-apps

NEIGHBOURS

S/N + see map

5868

08.FEB.2002 5868

8 Pheasant Close
Winnersh
WOKINGHAM
Berkshire
RG41 5LS
E-mail: lilwall@btinternet.com
Tel: (0118) 9795350

8th February 2002

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

Dear Sir or Madam

RE: PLANNING APPLICATION FOR GARAGE WIDENING – 8 PHEASANT CLOSE

Please see enclosed duly completed planning application in respect of garage widening of our property.

The reason for our application is to create a wider garage with direct private access from our existing utility area at the side of our house. This will increase the security of our premises and give the property a more private aspect. Additionally, this will make the property a far more attractive proposition to any prospective buyer. Prospective purchasers have been visibly put off when they've seen the existing open area, next to the adjoining property's garage in the past.

As seen from the plans, the building work will mainly affect the owner of the adjacent property, i.e. 7 Pheasant Close and we would like the council to observe the following points in respect of the alteration work.

1. No part of the extension, guttering, tiles, etc., will encroach in any way across the boundary line between the two properties.

2. To minimise disruption, the builders will be instructed to complete the work in the least time possible.

3. The existing wooden construction rain cover (not shown on plan), which both properties garages presently support, will (if the owner of number 7 so wishes) be modified to straddle the new narrower gap and then refitted to the garages in the same way. This work will be completed at no expense to the owner of number 7.

4. We have been advised by the builders that, other than the optional modification to the rain cover, no work, (including foundations) will require access or use of the land of number 7 and therefore permission for access or use of this land is neither sought or required.

We note that Planning Services have recently approved major extension works to garages and houses in Pheasant Close, therefore, we are very optimistic of a favourable outcome to this relatively minor works application.

Yours faithfully

Mr & Mrs David Lilwall.

Enc.

Environmental Services

For office use only.
Application number: 08.FEB.2002* 5868

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 UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR & MRS D.J. CLEWLEY 8 PHEASANT CLOSE WINNERSH WOKINGHAM BERKS RG41 5LS 01189 795350
2	Agent's Name Address and postcode Phone number	MR T.J. WOOSNAM 6 PHEASANT CLOSE WINNERSH WOKINGHAM BERKS RG41 5LS 01189 627911
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 PHEASANT CLOSE WINNERSH WOKINGHAM BERKS RG41 5LS
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED GARAGE 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 any existing bricks and dark stained timber.	YELLOW BRICKS TO MATCH EXISTING GARAGE
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:
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 [illegible]

Date 02-02-02

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

PLANNING SERVICES | RPT
POL | TLS
DC PK | ENF
APP
ES
08 MAR 2002
COPIES TO | ACK ✓
FILE

9 Pheasant Close
Winnersh
Berks RG41 5LS

Mr P Taylor
Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

5th March 2002

Dear Mr Taylor

Ref: F/2002/5868
8 Pheasant Close Winnersh

I refer to your letter dated 18th February in respect of the above.
I would like to raise the following comments:-

1. The proposed extension goes to the boundary of the property which is not in keeping with any other properties in the close.

2. The roof structure would not be in keeping with the rest of the street.

3. Because of the narrow gap between number 7 and number 8 the very narrow gap will be very imposing.

4. The proposed chain link fence contravenes the open plan policy that has been enjoyed by the close since its construction in 1963 and all other residence have adhered to this rule.

5. A new garage wall on the opposite side to the proposed would be more practical as it would not interfere with any drainage/sewers that would have to be redirected.

I feel the proposed extension will have a detrimental effect on the appearance of the rest of the close.

Yours sincerely,

M.B.Baker (Mr).

Mr P Taylor
Wokingham District
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

9 Pheasant Close
Winnersh
Berks RG41 5LS

5th March 2002

Dear Mr Taylor

Ref: F/2002/8868
8 Pheasant Close Winnersh

I refer to your letter dated 18th February in respect of the above.
I would like to raise the following comments:-

1. The proposed extension goes to the boundary of the property which is not in keeping with any other properties in the close.

2. The roof structure would not be in keeping with the rest of the street.

3. Because of the narrow gap between number 7 and number 8 the very narrow gap will be very imposing.

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5. A new garage wall on the opposite side to the proposed would be more practical as it would not interfere with any drainage/sewers that would have to be redirected.

I feel the proposed extension will have a detrimental effect on the appearance of the rest of the close.

Yours sincerely,

M.B.Baker (Mr).

FROM: Phillip Taylor

DATE: 18 February 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

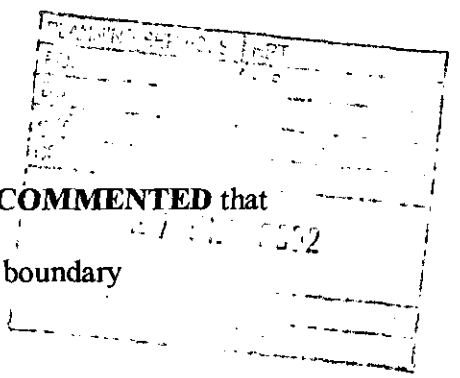
Application Number: F/2002/5868

Proposal: Proposed single storey side extension to garage..

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

Applicant: Mr/Mrs D Lilwall C/O Mr T J Woosnam.

Your observations are required in respect of this application **by 14/03/2002** .



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

1 The proposed extension would abutt the boundary

SIGNED: _____ DATE: 27.02.02

Clerk To Winnersh Parish/Town Council.

Mrs. Judy Easton

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

1955

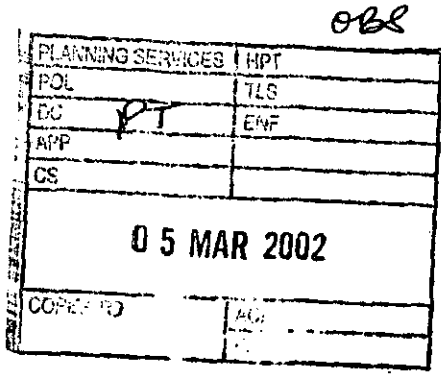
Dear Sir/Madam,

Thank you for your interest in Planning Application No. F/2002/5868

You can contact the Central Support Team on Tel. No. (0118) 976 6428 or 974 6429 if you require further information, but only written comments can be taken into consideration when determining the application. Due to the level of correspondence received on planning applications, we are unable to respond to letters on an individual basis.

We will, however, let you know the outcome as soon as a decision is made.

OBE



POS N°7, Pheasant Close?

Mr P Taylor
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End, Wokingham
Berks, RG40 1WR

26 February 2002

No address supplied.

Dear Mr Taylor,

Town and Country Planning Act 1990

Application No. F/2002/5868
Pheasant Close, Winnersh, Wokingham.
Proposed single storey side extension to garage.

I refer to your letter of 18 February concerning the above-mentioned extension.

I wish to lodge an objection for the following reasons;

1) The proposal would be overbearing to the detriment of the current amenities enjoyed by the occupiers of both properties. There is currently a joint and enclosed covered way, which is pleasant and airy. The extension would reduce this forming a 'tunnel' of the side access to my property.

2) The area concerned receives it's light mainly from the front. At present this is acceptable but the extension would cause a significant reduction to the detriment of the remaining area on my side of the boundary. Apart from the unpleasant appearance it would be detrimental to security by providing a dark and convenient place for a potential burglar or mugger to hide.

   This would be contrary to the advice in Planning Policy Guidance Note No. 3. regarding safety and crime prevention.

3) The width of the access remaining will be such that it would be difficult to open and use my side garage door. Whilst I accept there is no legal right for this the proposal is uneighbourly and takes away a facility, which I have enjoyed for 25 years.

I trust that these comments will be taken into consideration prior to a decision being made and I would appreciate being able to point out these matters to you when you undertake your site visit.

Yours Sincerely

(Mrs) Judy Eaton

Addendum:

4) The proposed chain link fence will detract from the open plan nature of the close, and be contrary to the clauses in my Title Deeds: "Third Schedule:

5. Not to erect, construct or grow any walls, fences, hedges, or other physical divisions on any part of the front garden of the said plot, which shall be defined as part of the land hereby transferred, between the building line and the road or footpath, upon which the said land abuts, which said area shall be left open.

6. Not to permit anything to be done or do anything which shall be or become a nuisance or annoyance or detriment to the owners or occupiers of any adjoining or neighbouring property."

5) The extension could quite easily be built onto the other side of the garage.

cc. Mrs. E. Siggery

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 18 February 2002

Application Number: F/2002/5868

Proposal: Proposed single storey side extension to garage.

Parish: WINNERSH PARISH

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

Applicant:
Mr/Mrs D Lilwall C/O Mr T J Woosnam.

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 21/02/02.

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

Tel: (0118) 974 6442

Date: **18 February 2002**

My ref: F/2002/5868

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/5868
8, Pheasant Close, Winnersh, Wokingham.
Proposed single storey side extension to garage.

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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5868**
8, Pheasant Close, Winnersh, Wokingham.
Proposed single storey side extension to garage.
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 6442

Date: **18 February 2002**

My ref: F/2002/5868

WOKINGHAM UNITARY
Aiming for Excellence

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
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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 6442

Date: **18 February 2002**

My ref: F/2002/5868

WOKINGHAM UNITARY
Aiming for Excellence

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
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Development Control Officer

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

Signed: _____ Date: _____
Councillor Bray

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

ADDRESS 8 PHEASANT CLOSE PARISH WINNERSH

PLOT No. 8 ORD. SHEET No. SU. 7870 60

BUILDER Tring Properties Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/225/59	M/s. Tree Bond Homes Ltd	Outline	12 - 11 - 59	N/A Refu
O/44/60	Mr. A Oxbrough	"	22 - 2 - 60	N/A Cl
O/107/61	M/s. Lower Bowden Properties	"	28 - 4 - 61	N/A Refu
O/127/61	" "	"	18 - 5 - 61	N/A Cl
R/177/61	M/s. Tring Properties Ltd	Amended siting for road	7 - 9 - 61	N/A Cl
O/281/61	" " "	Outline	5 - 12 - 61	N/A Cl
61/62	" "	Dev. House	9 - 8 - 62	App Cl
F/R002/5868	Mr. & Mrs. Lilical	S/St/S Ext.		

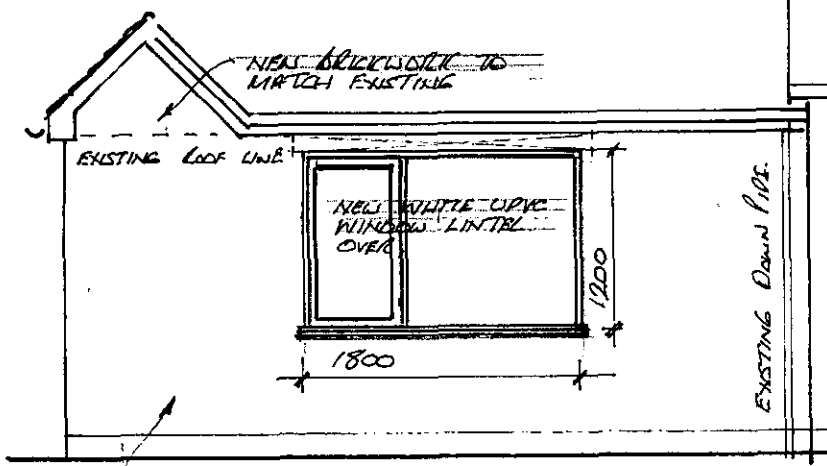
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

06.FEB.2002 59068



APPROVED

EXISTING SIDE ELEVATION SHOWING NEW WINDOWS

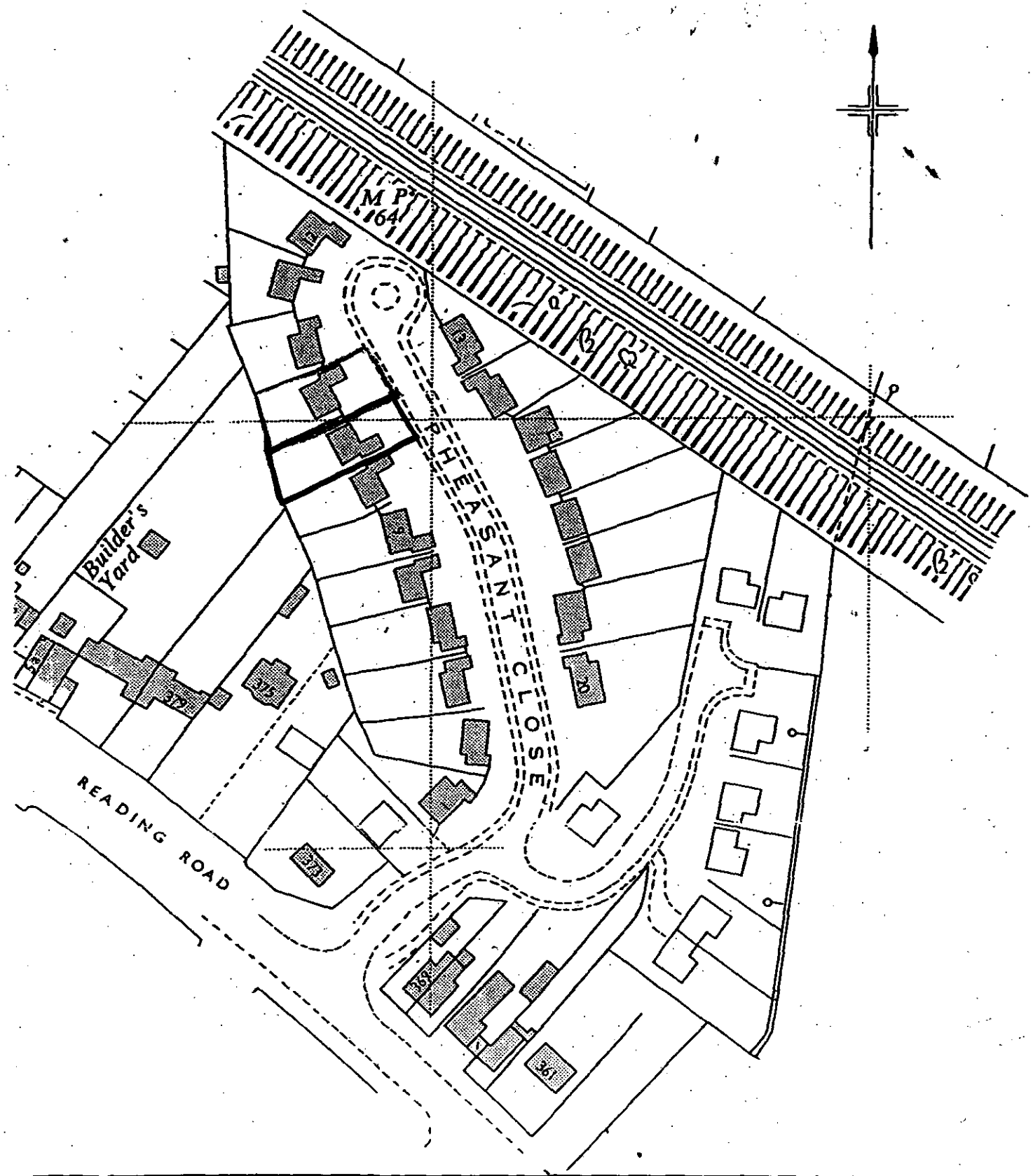
ADDITIONAL SIDE ELEVATIONS NOT SHOWN ON ORIGINAL DRAWING AT.
8 PHEASANT CLOSE
WINNERSH
WOKINGHAM
RG41 5LS.

SCALE 1:50

08.FEB.2002* 5868

LOCATION PLAN

1:1250



Received by Wokingham District Council

Application No: F/2002/5868

Proposal:
Proposed single storey side extension to garage.

Location:
8, Pheasant 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/2002/5868 to enable the library staff to locate the correct information.

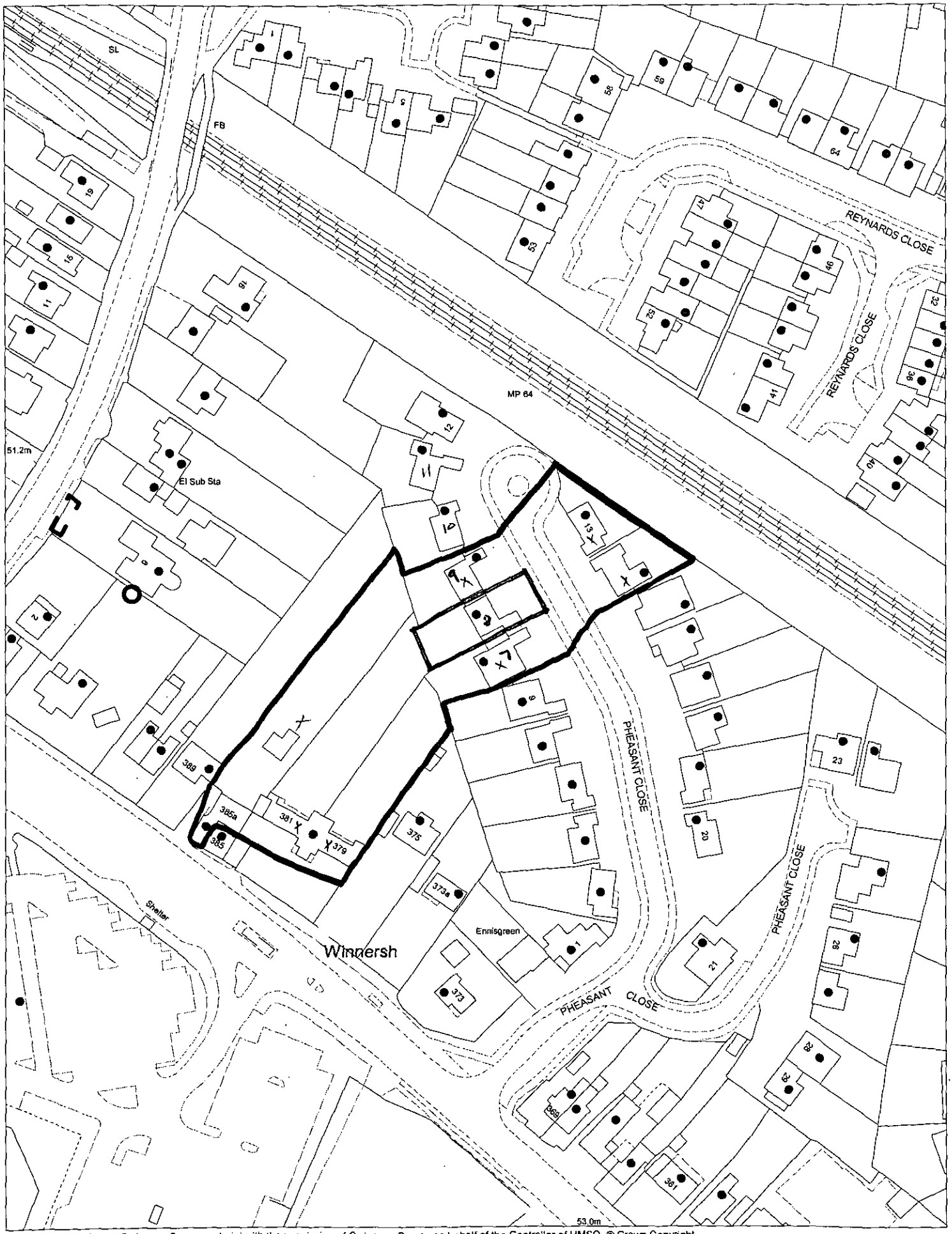
***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. Written comments submitted will become available for public inspection.**

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

18 February 2002

08.FEB.2002* 5868



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Development Control Section, Environmental Services, Wokingham District Council.

13 February 2002 Scale: 1 : 1250

N W E S