APPLICATION NO:
F/2001/3461

LOCATION:
3 Laurel Cottages Robinhood Way, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Hull C/O G H Cook

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **01/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2001

CASE OFFICER: **George Allpress**

APPROVED

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3461**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hull
C/O G H Cook
Westward
Whitepit Lane
Melbury Abbas
Shaftesbury, Dorset
SP7 OD7

Application Number: F/2001/3461

Parish: **WINNERSH**

Location: **3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. 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 side elevation of the extension hereby approved except for any which may be shown on the approved drawing(s).

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.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. Due to the proximity to a sensitive location and the need to safeguard the well being of endangered species, you are advised that if bats or signs of bats or newts are encountered at any point during development then all works must stop immediately and the local English Nature office must be informed prior to commencement of the works.

John Mitchell
Development Control Manager
Date: 09/04/2001

Notice checked by: _____

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

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3461	GA
BUILDING CONTROL NUMBER.	FP2001/1850 Howard	
APPLICANT/AGENT	G.H Cook	
ADDRESS OF SITE	3 Laurel Cottages. Robin Hood Way WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 Storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	900/1	900/1
FLOOR PLANS	— "	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/5/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3461

Proposal:
Proposed two storey side extension to dwelling.

Location:
3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 March 2001

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3461

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

Dear Councillor

Application Number: F/2001/3461
3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3461**
3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3461

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

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3461

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/2001/3461
3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3461**
3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3461

Applicant: Mr & Mrs Hull C/O G H Cook

Location: 3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		14/03/04

Date of Neighbour Notifications : 08/03/01

Date of Site Visit : 15/03/01

Date Registered : 28/02/2001

Earliest Date for Decision : 01/04/2001

Latest Consultation Date/Site Notice Expiry Date : 01/04/2001
05/04/01 (GA)

This application will have expired on: 25/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Countryside Officer - confirms there are no ecological grounds to object to the application, but recommends informative to ensure against harm to bats and newts because of proximity to Dinton Pastures.

Winnersh Parish Council – no comments.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3461

Appraisal :

The application property is on of a small group of three cottages being the end one at the south of the group. Robinhood Way is a cul-de-sac which ends about 80 metres north of the application property.

The application proposes a two storey side extension on the unattached south side of the dwelling. The extension would match the existing dwelling in height and roof form with a gable facing the neighbour to the south, no.80 Robinhood Way. Two side windows are proposed on to the enlarged rear bedroom and one to an en-suite.

The extension is in keeping with the character of the existing dwelling and would not result in harm to the street scene.

No.80 to the south has been recently extended at two storeys and they have a habitable room window in their side elevation which faces the site of the proposed extension. The proposed windows facing this direction would therefore merely replicate the existing relationship the pattern of which has been established by no.80. That propose is therefore considered acceptable in terms of amenity in this location.

The application property is to the north of no.80, with sufficient distance between the two dwellings to ensure no material loss of light results.

No other dwelling would be impacted upon.

The proposal would not result in an increase in parking demand.

Recommendation: Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2001/3461

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the first floor side elevation of the extension
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2			Due to the proximity to a sensitive location and the need to safeguard the well being of endangered species, you are advised that: if bats or signs of bats or newts are encountered at any point during development then all works must stop immediately and the local English Nature office must be informed prior to commencement of the works.

John Mitchell
9/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 3 Laurel Cottages, Robinhood Way, Winnersh, Reading.

APPLICATION NUMBER: F/2001/3461

OFFICER: George Allpress

DATE OF SITE VISIT: 15/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by a variety of traditional and modern houses.

3. DESCRIPTION OF SITE/BUILDING End of terrace group, single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached no.2 Laurel Cottages to the north, no.80 Robinhood Way to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Hardstanding for two cars.
LEVELS	Level.
BOUNDARY TREATMENT	Dwarf wall and hedge to front timber fencing to rear
OTHERS	None

FROM: George Allpress

DATE: 08 March 2001

12 MAR 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3461

Proposal: Proposed two storey side extension to dwelling..

Site Address: 3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.

Applicant: Mr & Mrs Hull C/O G H Cook.

Your observations are required in respect of this application **by 01/04/2001** .

No comments

DC	ENF
APP	
CB	
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

Record of GA.
02/04

SIGNED: _____ DATE: 28.03.01

Clerk To Winnersh Parish/Town Council.

George Allpress

From: Andy Glencross
Sent: Monday, March 26, 2001 1:44 PM
To: George Allpress
Subject: Planning Application No F/2001/3461 Robinhood Way

Hi George

My comments on the above application are as follows : -

There appear to be no ecological grounds to object to this planning application.

However there are two ponds within 500metres that contain populations of great crested newts and the development will involve alterations to the existing loft area which could affect bats. Consequently I recommend the following two informatives be attached to the permission if granted.

(1) If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

(2) If Newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

G-R

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3460 relates.

Address of site 3, LAUREL COTTAGES

ROBINHOOD WAY, WINNERSH, BERKS RG41 5JN

Signed

Date 14-03-01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 FEB 2001
Officer: GA	Application No. F/2001/3461

Map No 54 Site 007

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 3 LAUREL COTTAGES ROBIN HOOD WAY

Parish: WINNERSH Ward: Winnersh 8.3.01 D

Applicant: MR | MRS HULL

Fee (8) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8-3-01

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Dilton Pastures (A Glencross) ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....not prc - apps.....
.....
.....

NEIGHBOURS:

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

3 LAUREL COTTAGES

ADDRESS ROBIN HOOD ~~LANE~~ WAY PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 54 SU 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/116/64	Mr. J.W. Salter Chalker	outline - 2 Pairs Cottages in garden of No 3.	26.5.64	N/A. Refus
PD/131/65	"	Conversion & New Drainage	15.4.65	Rep. N/A
BR 18159	MR. A. NORWOOD	DINING & KITCHEN EXT.	12.2.82	APP
29342			27.11.84	C/A
LAA3927	MR. S HULL	DBLE. GARAGE	6.12.87	APP
97/65846/F	R/O W/SR.			
97/66709/F	Hicks Dev. Ltd.	2 Det. Dwellings	27.3.98	C/A
FP97/7128	"	"	3.2.98	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Rec'd PM 27.2.01

Environmental Services

For office use only. Application number:

28.FEB.2001 * 7461

WOKINGHAM DISTRICT COUNCIL

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	Mrs Mrs J. Hull.
	Address and postcode	3 Laurel Cottages, Robin Hood Way, Winnersh, Wokingham, Berkshire.
	Phone number	0118 901 8112.
2	Agent's Name	G.H. Cook MCIOB.
	Address and postcode	'Westward' White Pit Lane, Melbury Abbas, Shaftesbury, Dorset SP7, 0D7.
	Phone number	01747 854 308.
3	Site	3 Laurel Cottages, Robinhood Way, Winnersh, Wokingham, Berkshire.
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	Proposed two storey side extension
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Fibre Cement Roof Slates Painted, Rendered Walls UPVC Windows All to match existing.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 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

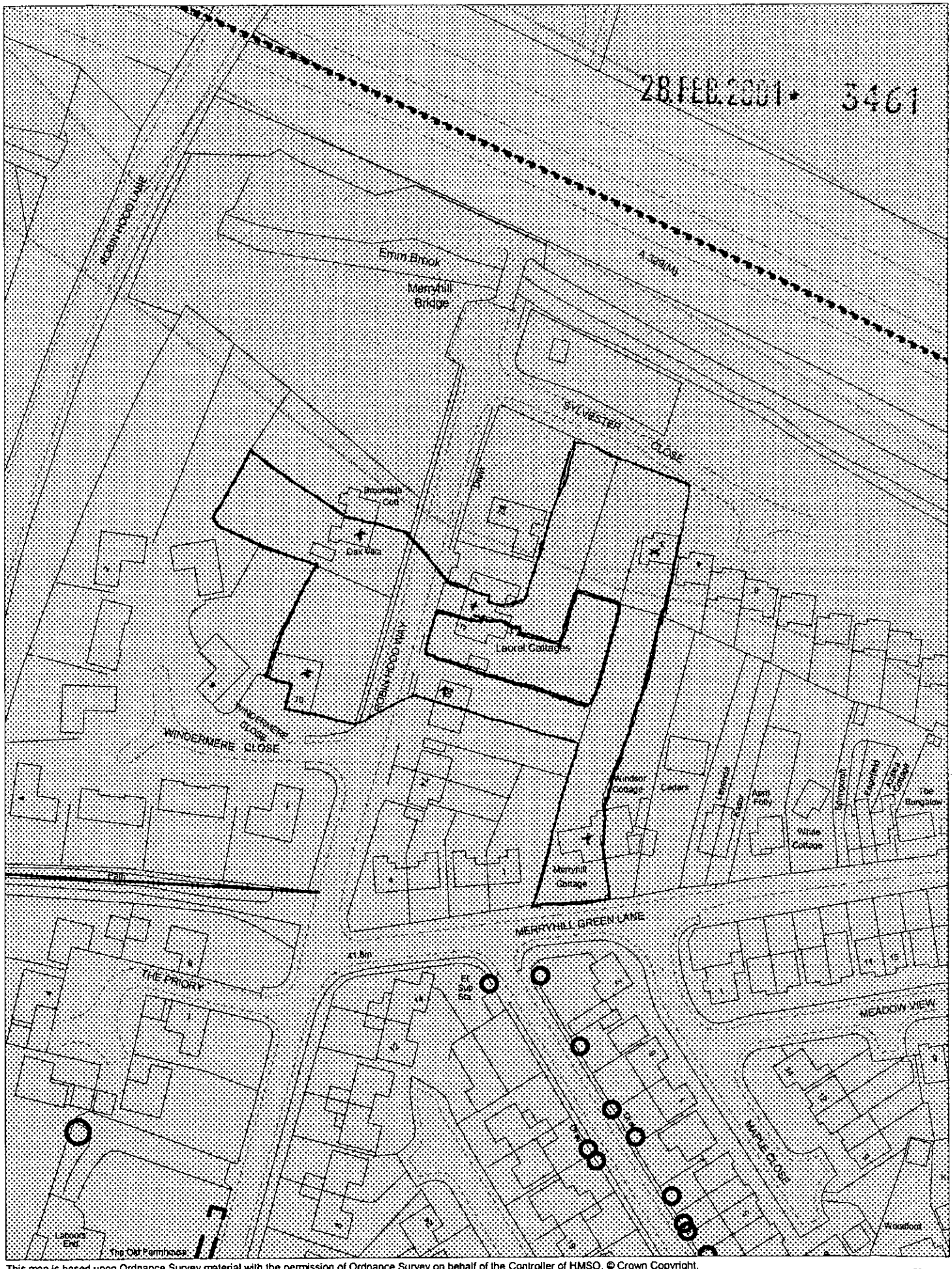
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs. J. Hull.

Date 27.02.01

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



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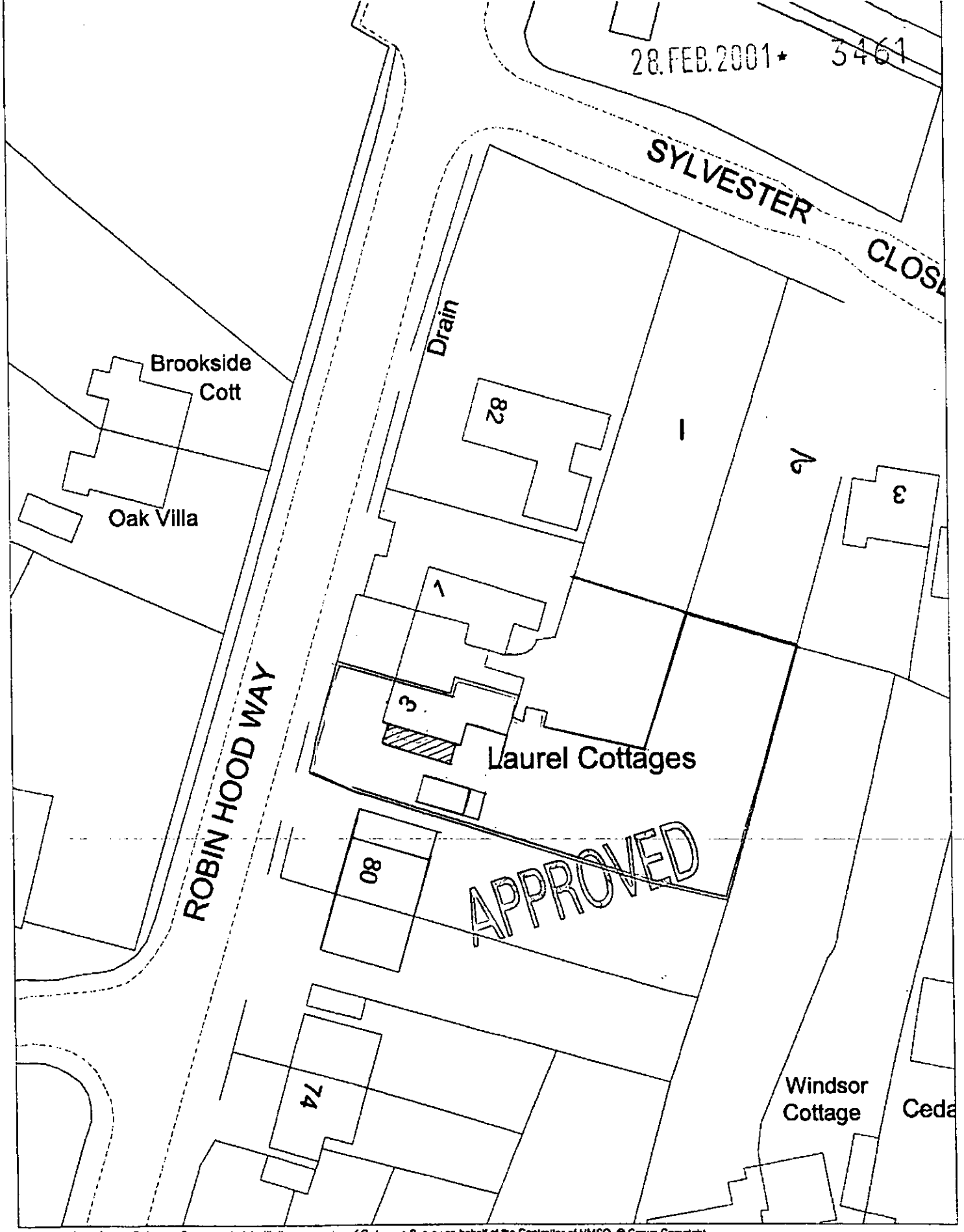
Development Control Section, Environmental Services, Wokingham District Council.
6 March 2001

Scale: 1 : 1250

N
W E
S



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Central Support Section, Environmental Services, Wokingham District Council.
28 November 2000

Scale: 1 : 500

SITE AND LOCATION PLAN.