APPLICATION NO:
F/2001/3569

LOCATION:
38 Watmore Lane, Winnersh Wokingham.

APPLICANT:
A Bowsher C/O John Tucker

PROPOSAL:
Proposed single storey side extension to dwelling to form garage. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: **Helen Pollock**

look @ aerial photos. APPROVED

RAILEX
Marbleboard

EASIFILE EP7

1387

02

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A Bowsher
C/O John Tucker
17 Palmer Park Avenue
READING
Berkshire
RG6 1DN

Application Number: F/2001/3569

Parish: **WINNERSH**

Location: **38 Watmore Lane, Winnersh, Wokingham**

Proposal: **Proposed single storey side extension to dwelling to form garage. Demolition of existing 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.

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

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3569	HP
BUILDING CONTROL NUMBER	Fd 2001/1673	Howard
~~APPLICANT~~/AGENT	John Tuckey	
ADDRESS OF SITE	38 Watmore Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S side ext (replacement garage) demolish existing detached garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	AB/JT/01-1	AB/JT/01-1
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/5/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3569

Applicant : A Bowsher C/O John Tucker.

Location : 38, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed single storey side extension to dwelling to form garage. Demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01

Date Registered : 14/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 09/05/2001. 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 :

Highways : C/A

Winnersh P.C : No objection, but comment that the flat roof is a unfortunate but necessary design.

E.A : A.

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon Street Scene

Application Number: F/2001/3569

Appraisal:

The proposed development is for the demolition of an existing detached garage and the erection of a new attached garage. The proposed garage would be 3.9m wide by 5.8m long, and would have a flat roof that would stand 2.4m tall.

The property is a detached bungalow, with sparse trees and hedging along its boundary with No.40 and denser hedging along its front boundary with Watmore Lane.

1) Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the garage is single storey, would not be visible from No.36 and would have no windows in its side elevation facing No.40, which itself has no side windows.

2) Impact upon the character of the streetscene.

The garage would be visible from Watmore Lane but would be around 15m from the entrance; the materials used would match those of the existing dwelling. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3569
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

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

Date: 30/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 38 Watmore Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3569

OFFICER: Helen Pollock

DATE OF SITE VISIT: 18.10.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on telegraph pole to front.

2. DESCRIPTION OF SURROUNDINGS Residential. mostly bungalows + dorme Bungalows, some houses.

3. DESCRIPTION OF SITE/BUILDING Bungalow - detached garage to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Set forward of 36 (can't see new proposed garage)

no side windows in 40

5. SITE CONSTRAINTS

TREES N/A (See plan)

ACCESS/PARKING garage + 3/4 on driveway

LEVELS N/A

BOUNDARY TREATMENT Scrub hedging/trees along boundary to 40.

OTHERS

large new property being built to rear of 40 + 42.
(no impact on Proposal)
(no new impact to 40)

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3569
CASE OFFICER: Helen Pollock

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3569

Proposal:
Proposed single storey side extension to dwelling to form garage. Demolition of existing garage.

Location:
38, Watmore Lane, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

23 March 2001

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

Tel: 0118 974 6480

Date: **23 March 2001**

My ref: F/2001/3569

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/2001/3569
38, Watmore Lane, Winnersh, Wokingham.
Proposed single storey side extension to dwelling to form garage. Demolition of existing 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3569**
38, Watmore Lane, Winnersh, Wokingham.
Proposed single storey side extension to dwelling to form garage. Demolition of existing 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**********

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

Tel: 0118 974 6480

Date: **23 March 2001**

My ref: F/2001/3569

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
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John Mitchell

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Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3569**
38, Watmore Lane, Winnersh, Wokingham.
Proposed single storey side extension to dwelling to form garage. Demolition of existing garage.
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 6480

Date: **23 March 2001**

My ref: F/2001/3569

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3569**
38, Watmore Lane, Winnersh, Wokingham.
Proposed single storey side extension to dwelling to form garage. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

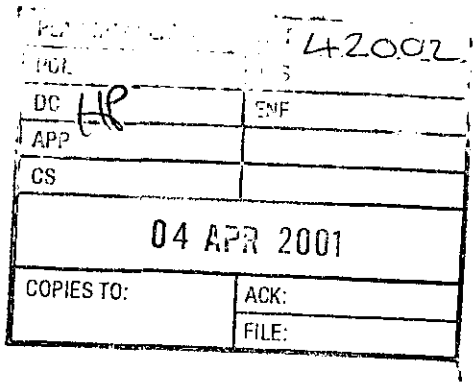
Signed: _____ Date: _____
Councillor Siggery

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

Our ref: SP\2001\003430\001
Your ref: F/2001/3569
Date: 2nd April 2001

ENVIRONMENT AGENCY

FAO: Helen Pollock
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

PROPOSAL: Demolition Of Existing & Erection Of Single Storey Side Extension To Form Garage
LOCATION: 38 Watmore Lane, Winnersh

Thank you for your letter dated 23 March 2001, which was received on 26 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/4/35**. The Environment Agency has no objection to the proposed development.

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 currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454323 for further details.

Advice To Planning Authority

Land Drainage: Contact Amanda Reed On 01276 454331

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

Cont/d..

1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name
SU 787 708	145m	Clarendon Close, Winnersh

In view of distance and the nature of the material deposited at the site, it is unlikely that landfill gas will present a risk to this proposal.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

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

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

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

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 Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose.

Matt Rose
Development Planning Team

CC: John Tucker, 17 Palmer park Ave., Reading, RG6 1DN

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 23 March 2001

Application Number: F/2001/3569

Proposal: Proposed single storey side extension to dwelling to form garage. Demolition of existing garage.

Parish: WINNERSH PARISH

Site Address:
38, Watmore Lane, Winnersh, Wokingham.

Applicant:
A Bowsher C/O John Tucker.

Your observations are required in respect of this application within **7 days** of the above date.

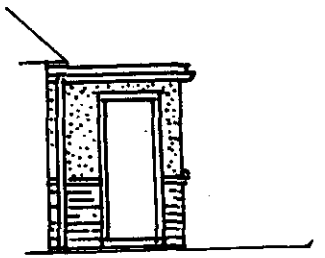
✓ below as applicable;

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).

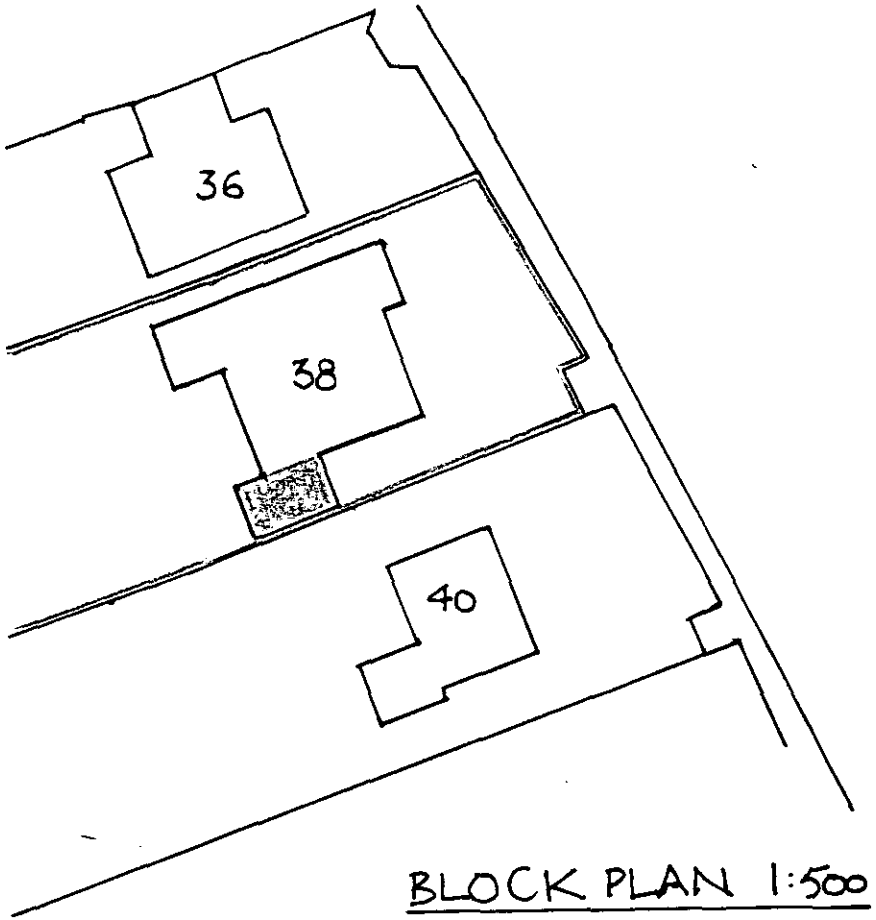
C049, R049.
C122, R122.

DELEGATED

Signed: _____ **Print name:** Adam Coggins 30/03/01



NORTH ELEVATION.



BLOCK PLAN 1:500

DELEGATED

ADDITIONAL DETAIL TO AB/JT/01-1
FOR PROPOSE GARAGE EXTENSION TO
38 WATMORE LANE, WINNERSH, FOR
MR A. BOWSHER

14 MAR 2001 + 3569

Environmental Services

For office use only.
Application number: 14.MAR2001 * 3569

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	A. BONSHER 38 WATMORE LANE WINNERSH WOKINGHAM BERKS RG41 5JT 0118 9771573
2	Agent's Name Address and postcode Phone number	JOHN TUCKER 17 PALMER PARK AVENUE READING. RG6 1DN 0118 9265196
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.	38 WATMORE LANE WINNERSH
4	About the application Give brief details of the proposal for example, two storey side extension.	REMOVE EXISTING GARAGE FREE STANDING. REPLACE WITH UNIT ATTACHED TO HOUSE
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.	
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 ☐

DELEGATED

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 A BOWSHER

Date 4/3/01

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

"RUDDYMEAD,"

ADDRESS 38 WATMORE LANE PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/147/60	Mr. J. F. Stone	outline - dwelling land North side - Ruddymead	16 - 6 - 60	N/A Refus
O/215/64	"	" "	3 - 9 - 64	N/A Clk
BR 20802	MRS. J. SORRIE	INTERNAL WORKS	27.5.83	APP N/A
30415			10.6.88	CLA
BRA4823	MR. A. BONSHOR	ALTERATIONS, EXTENSION, GARAGE	15.4.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

DELEGATED

FROM: Helen Pollock

DATE: 23 March 2001

RECEIVED
26 MAR 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3569

Proposal: Proposed single storey side extension to dwelling to form garage. Demolition of existing garage..

Site Address: 38, Watmore Lane, Winnersh, Wokingham.

Applicant: A Bowsher C/O John Tucker.

Your observations are required in respect of this application **by 16/04/2001** .

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

1 It was felt unfortunate that the style of the existing property appeared to necessitate a flat roof on the extension

DELEGATED

SIGNED: _____ DATE: 28.03.01

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 MAR 2001
Officer: HP	Application No. F/2001/3569

Map No. 60 Site ...A.I.S....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM GARAGE. DEMOLITION OF EXISTING GARAGE

Location: 38 WATMORE LANE

Parish: WINNERSH Ward: Winnersh 23.3.01 JJ

Applicant: A BOWSHER

Fee Received 95-00 (S) 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	show adj.	To follow 13/3	✓ done
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Side/rear elevation to show door	to follow 13/3	✓ done
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 : 23.3.01 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 ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS:

Site notice & see map for neighbour notices

Rec'd 13.3.01

Environmental Services

For office use only.
Application number: 14 MAR 2001 * 3569

Householder planning application form

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1	Your name Address and postcode Phone number	A BOWSHER 38 WATMORE LANE WINNERSH WOKINGHAM. BERKS. RG41 5JT.
2	Agent's Name Address and postcode Phone number	JOHN TUCKER 17 PALMER PARK AVENUE READING. RG6 1DN. 0118 9265196
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.	38 WATMORE LANE WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	REMOVE EXISTING GARAGE - FREE STANDING. REPLACED WITH UNIT ATTACHED TO HOUSE.
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.	MATCHING RED BRICK TO STRINGCOURSE & PEBBLEDASHED RENDERING ABOVE + FLAT FELTED ROOF
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
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 A BOWSHER

Date 4/3/01

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

"RUDDYMEAD,"

ADDRESS 38 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property 14.MAR2001 * ORD. SHEET No. SU 7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/147/60	Mr. J. F. Storrie	outline - 1 dwelling land north side - Ruddymead	16 - 6 - 60	N/A Defus
0/215/64	"	" "	3 - 9 - 64	N/A Clk
BR 20802	MRS. J. STORRIE	INTERNAL WC.	27.5.83	APP N/A
30415			10-6-88	CLA
BRA4823	MR. A. BONSHER	BEDROOM, LOUNGE, CHRIM	15-4-88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2001

Scale: 1 : 1250

N
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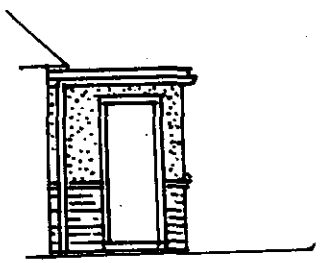
Development Control Section, Environmental Services, Wokingham District Council.

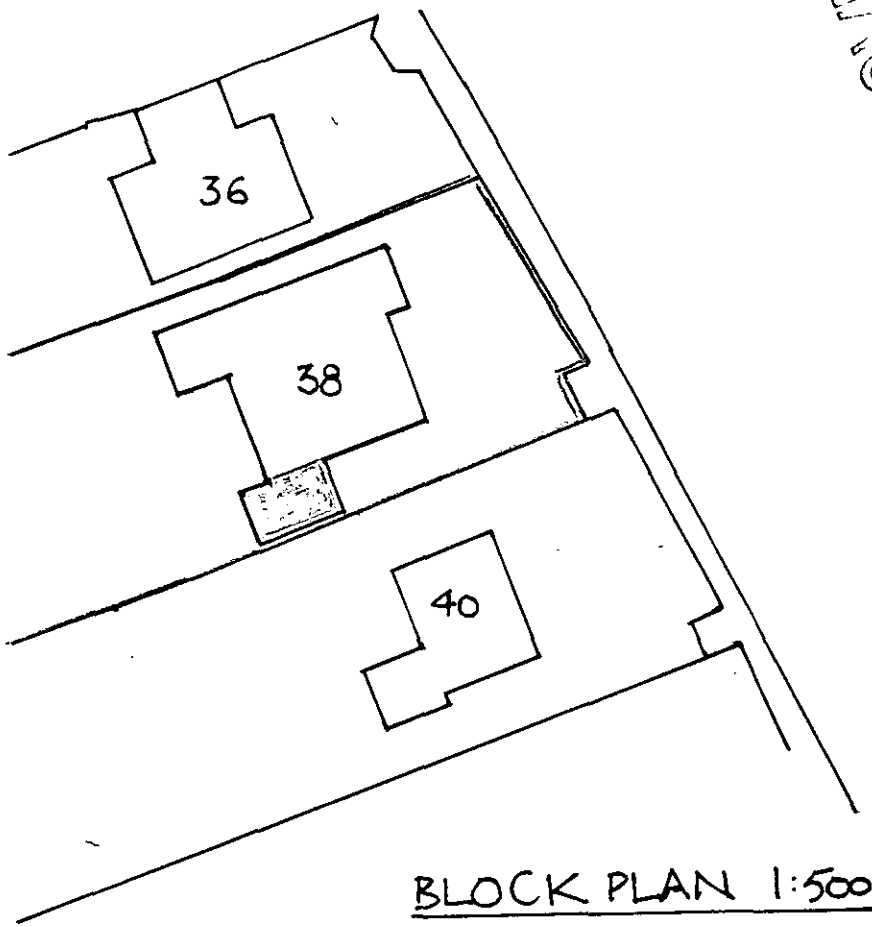
26 April 2001

Scale: 1 : 1000

N
W E
S



NORTH ELEVATION.



BLOCK PLAN 1:500

ADDITIONAL DETAIL TO AB/JT/01-1 FOR PROPOSE GARAGE EXTENSION TO 38 WATMORE LANE, WINNERSH, FOR MR A. BOWSHER

RECEIVED
14 MAR 2001
3569