APPLICATION NO:
F/2002/5904

LOCATION:
23 Bluebell Meadow, Winnersh Wokingham.

APPLICANT:
Mr/Mrs A Gilbert C/O Andesign

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **16/03/2002**
28 day exp. 24/3/02
APPLICATION WILL HAVE EXPIRED ON:
10/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1022

01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Gilbert
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/5904

Parish: **WINNERSH**

Location: **23, Bluebell Meadow, Winnersh, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension.**

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. The applicant is informed that the site lies within 200 metres of a great newt breeding pond and there could be newts using the site outside of the breeding season. If great crested newts are encountered at any point during development, then all works must stop immediately and local English Nature office and Wokingham District Council must be informed. (Tel. 0118 934 2016).

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5904 Frances Lee
BUILDING CONTROL NUMBER	FP 2002/2729 Central
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	23 Bluebell Meadows CANNERSH
DESCRIPTION OF PROPOSED WORK	first floor side ext - s/s rear exts

DRAWING NUMBERS	BC	DC
BLOCK PLAN		/
ELEVATIONS	AH/E/3303A	AH/E/3303A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	15/5/02	

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 : Francis Leo

Application Number : F/2002/5904

Applicant : Mr/Mrs A Gilbert C/O Andesign.

Location : 23, Bluebell Meadow, Winnersh, Wokingham.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Not received site notice.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 6/3/02

Date Registered : 13/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 10/04/2002. 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 :

Highway : approved with conditions

Winnersh Parish : no comment

Andy Glencross : ~~details required from applicant~~ ~~for~~ protection of ~~newt~~ crested newts. informative ~~condition~~ attached

Planning Issues : I'd sett

SBE1, SBE2

WOS3, WBE1

EN1.

To Barra From Francis

Application Number: **Officer : Francis Leo**
23 Bluebell Meadow, Winnersh, Wokingham

Appraisal :

Development
Proposed first floor side extension to dwelling with a front dormer and a single storey rear extension.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
No 21 adjoining property to the east is located forward of application site and has a two storey side extension facing flank wall of no 23.* As for no 25 adjoining property to the west it has a similar extension along the side with a dormer window. Because these properties are located in large gardens the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed development has been designed taking cues from the main building and appears part and parcel of the dwelling as a whole and hence would have no adverse impact upon the character of the area.

Parking: The site has a double garage and two parking spaces are shown in front of the garage, total 4 spaces (see block plan 1:500 scale received 13 February 2002).

Ecology : Site lies within 200m of a great newt breeding pond and there could be newts using the site outside of the breeding season (June – Feb). Although a separate newt – mitigation scheme is not required a condition is imposed for applicant to follow in the event of sighting newts.

* A 2 storey extension behind the garage has already been approved under Pl. appln. F/2000/0574 projecting 3.5m beyond the rear of no 21. with a gap of 4m between proposed extn. and building of no 21. The only difference in this area is that the height of the roof has increased by 1.1m and a gable been added instead of a hip. In view of the previously approved scheme as it is not considered that the differences would warrant refusal on grounds of overbearing impact.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/5904
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:

(1) **The applicant is informed that the site lies within 200m of a great newt breeding pond and there could be newts using the site outside of the breeding season (June-February inclusive). ~~The applicant is required to submit a newt mitigation scheme formulated in consultation with English Nature and if possible agreed by them. For further information please contact Mr Andy Glencross, Countryside Officer (Biodiversity), Wokingham District Council Countryside Service, Dinton Passtures, Country Park, Davis Street, Hurst, Berkshire RG10 0TH Tel no. 0118 934 2016~~**

Informative for approvals	
N16	
~~LODDON AREA LOCAL PLAN POLICIES:~~	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
~~MINERALS LOCAL PLAN POLICIES:~~	

(2)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P D Watson
(Development Control Manager)

If great crested newts are encounted at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed. Tel 0118 934 2016.

Date: 8/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 23 Bluebell Meadow Winnersh Wokingham. APPLICATION NUMBER: F/2002/5904	OFFICER: Francis Leo DATE OF SITE VISIT: 6/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Very spacious detached dwellings open front.

3. DESCRIPTION OF SITE/BUILDING ~~Single~~ Two storey detached dwelling, ~~op~~ large front open garden, very large rear garden: double garage to the side

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 25 has a single line extn. No 21 has a 2 storey side extn facing No 23.

5. SITE CONSTRAINTS

TREES	at rear.
ACCESS/PARKING	at front.
LEVELS	— Timber
BOUNDARY TREATMENT	1.8m high boundary fence.
OTHERS	large garden.

Received by Wokingham District Council

Application No: F/2002/5904

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension.

Location:
23, Bluebell Meadow, 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/2002/5904 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2002. 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

20 February 2002

Basia Polnik

From: Andy Glencross
Sent: 01 March 2002 17:35
To: Basia Polnik
Subject: Planning Application F/2002/5904 23 Bluebell Meadow Winnersh

FAO FRANCIS LEO

Hi Francis

The site lies within 200metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	53592
POL	TLS
DC CAH FL	
APP	
CS	
26 FEB 2002	
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	FILE

ref:4203

Mrs C. Hurst
Planning Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

25th February 2002

Dear Mrs Hurst,

re: Application No. 2002/5904 - 23 Bluebell Meadows, Winnersh

As requested, please find enclosed 6 copies of a side elevation to the Lounge extension which you require in order that your Officers can process the application. I can confirm that the Kitchen extension is already clearly shown on the drawing.

Yours faithfully,

A. Hester

FROM: Francis Leo

DATE: 20 February 2002

22 FEB 2002

DECLINED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5904

Proposal: Proposed first floor side extension to dwelling and single storey rear extensions.

Site Address: 23, Bluebell Meadow, Winnersh, Wokingham.

Applicant: Mr/Mrs A Gilbert C/O Andesign.

Your observations are required in respect of this application **by 16/03/2002** .

No comments

PLANNING SECTION

27 FEB 2002

SIGNED: _____ DATE: 27.02.02

Clerk To Winnersh Parish/Town Council.

FROM: Francis Leo

DATE: 19 February 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5890

Proposal: Proposed two storey side extension to dwelling..

21 FEB 2002

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

Applicant: Mr I Gillespie .

Your observations are required in respect of this application **by 15/03/2002** .

No comments

27 FEB 2002

COPIES TO | ACK | FILE

SIGNED: _____ DATE: 27.02.02

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 20 February 2002

Application Number: F/2002/5904

Proposal: Proposed first floor side extension to dwelling and single storey rear extension.

Parish: WINNERSH PARISH

Site Address:
23, Bluebell Meadow, Winnersh, Wokingham.

Applicant:
Mr/Mrs A Gilbert C/O Andesign.

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,

Signed: _____ **Print name:** Adam 22/02/02

Application Number : F/2002/5904	Map No : 54
Case Officer : FL	Site Area : 0.08
Valid Date : 13/02/02	Received Date: 13/02/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling and single storey rear extension.

Location : 23, Bluebell Meadow, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr/Mrs A Gilbert C/O Andesign.

Fee Required: £95 Fee Received: £95 (6)

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	~~BOTH~~ ELEVATIONS FOR LOUNGE AND KITCHEN EXTENSIONS.	20/02	
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 ✓

DINTON PASTURES – GREAT CRESTED NEWTS ✓

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-app?

NEIGHBOURS

S/N + see map

5904

Environmental Services

For office use only.
Application number 13.FEB.2002* 5904

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. A. GILBERT
	Address and postcode	23 BLUEBELL MEADOWS
		WINNERSH
		BERKS
		RG41 5UW
	Phone number	9773312
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	978416S
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSIONS
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.	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: 4	Proposed: 5
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.	6	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS. A. GILBERT

Date 11/2/2002

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

ADDRESS 23 BLUEBELL MEADOW PARISH WINNERSH

PLOT No. 21 ORD. SHEET No. SU 76 11 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20494	LONDON ESTATES	O/L.	15-12-85	R
25285	BRYANT	DET HOUSE & GARAGE	9.7.86	C/A CA
BRA 4329	"	"	11.9.88	APP
29466	"	VAR. OF CONSENT	20.1.88	CA
F/2000/0574	Mr & Mrs A. Gilbert	1st fl. side ext, S/s rear extn.	16.5.00	APP

DATE OF COMPLETION

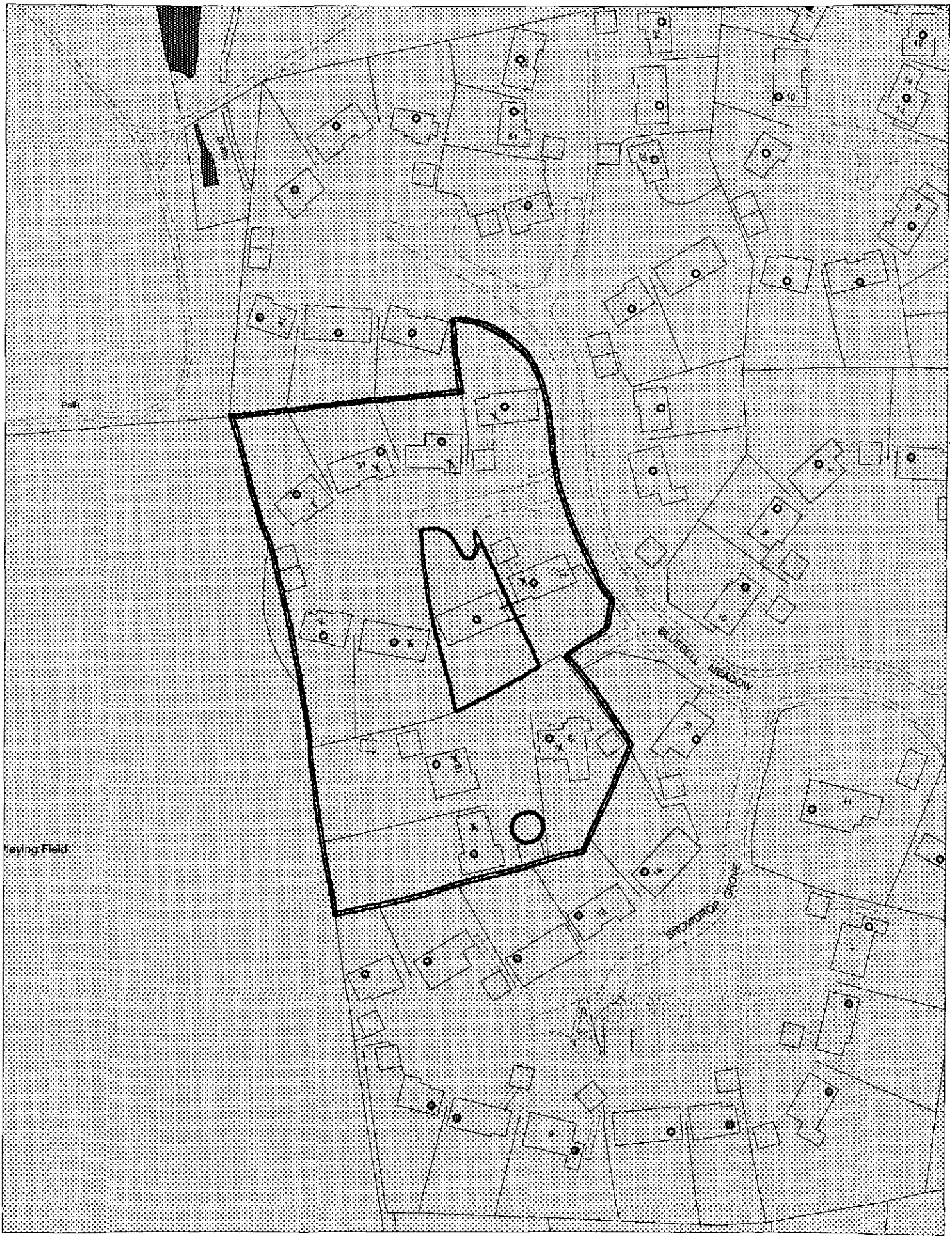
MINISTRY DECISION 20494 - APPEAL ALLOWED - 28.11.85

SPECIAL ORDERS TPO 168

DRAINAGE

091074

13.FEB.2002* 5904



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Development Control Section, Environmental Services, Wokingham District Council.

19 February 2002 Scale: 1 : 1250

N
W E
S

ANDESIGN
BUILDING PLANS

Andrew Hester

PLANNING SERVICES 54960
05 APR 2002
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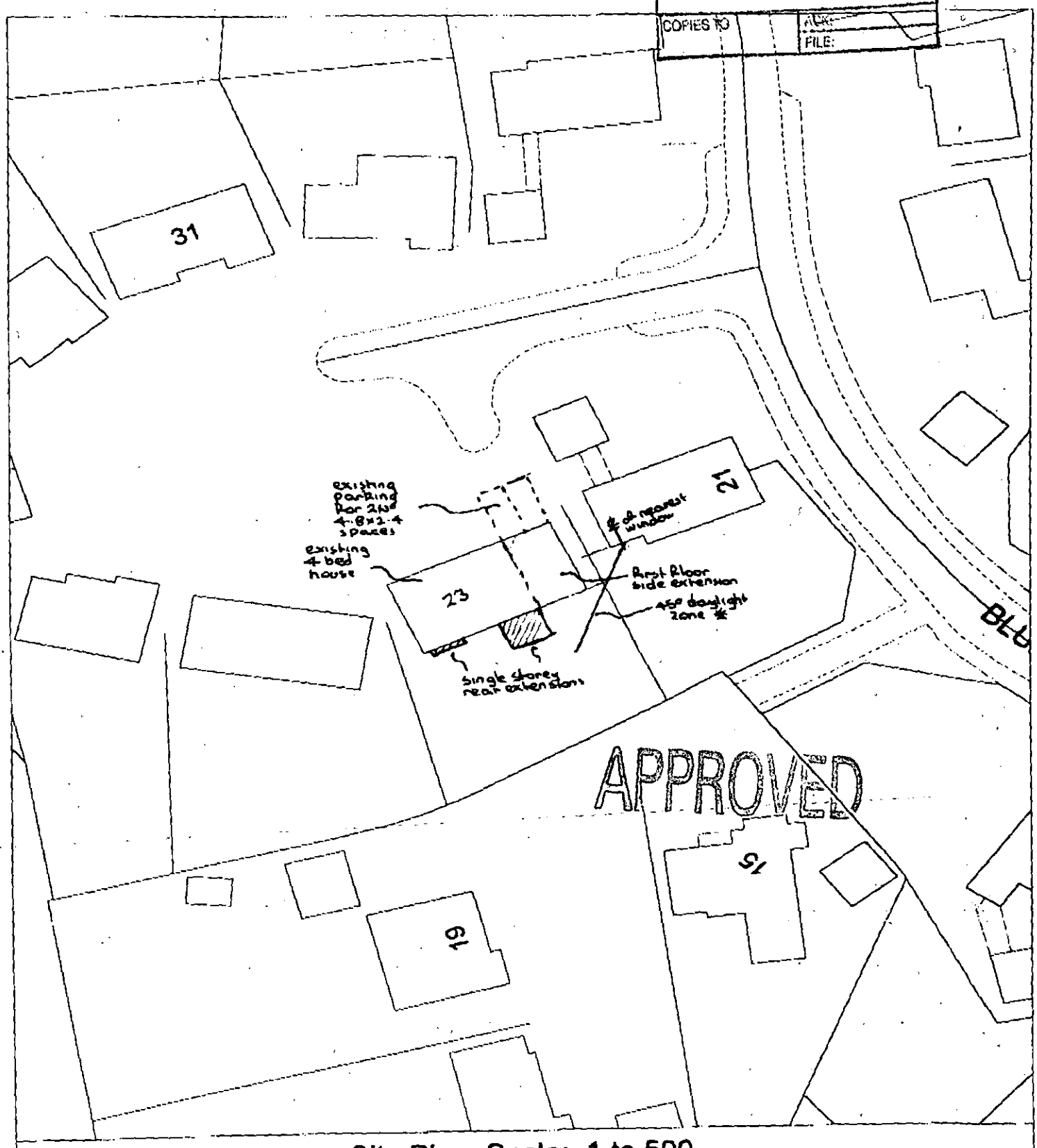

Site Plan, Scale: 1 to 500

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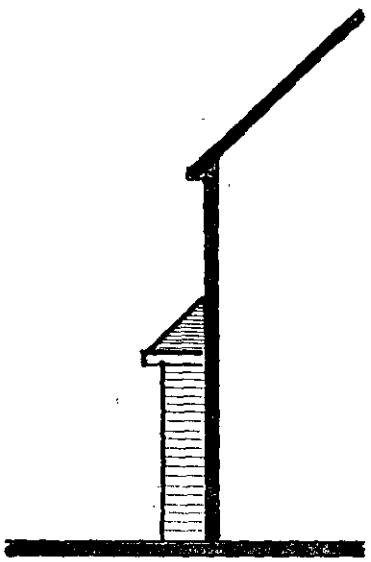
Date: 11 February 2002

* daylight zone added at Planning Officers request.



east

23 BLUEBELL MEADOWS, WINNERSH

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	
26 FEB 2002	
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