APPLICATION NO:
F/2001/4690

LOCATION:
Camellia Cottage Bearwood Road, Winnersh Wokingham.

APPLICANT:
Mr Marsden C/O Andrew Kalik Associates

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **28/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/10/2001

CASE OFFICER: **Helen Pollock**

Consult trees
NO OBSTRUCTIONS

DO

1280

DAILEY

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Marsden
C/O Andrew Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2001/4690

Parish: **WINNERSH**

Location: **Camellia Cottage, Bearwood Road, Winnersh, Wokingham.**

Proposal: ***Proposed two storey side extension to dwelling and* single storey rear extension to form conservatory.**

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. Except where stated otherwise on the approved drawings, 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 EN1.
Loddon Area Local Plan Policies LTV1 and LBE12.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WHE3.

Anna Cronin
Head of Planning & Transportation
Date: 09/10/2001

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.

Retrieved

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4690	HP
BUILDING CONTROL NUMBER.	BR 2002/3046 South	
~~APPLICANT~~/AGENT	Andrews Kalik	
ADDRESS OF SITE	Camellia Cottage, Beanwood Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s rear ext to form conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	1600/1A
ELEVATIONS	1600-5B	1600/3A
FLOOR PLANS	— "	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/10/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	Be. slight alteration to conservatory roof	
DATE	1/11/02	

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 : Helen Pollock

Application Number : F/2001/4690

Applicant : Mr Marsden C/O Andrew Kalik Associates.

Location : Camellia Cottage, Bearwood Road, Winnersh, Wokingham.

Proposal : Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 11/09.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 11/10/2001. 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 :

Winnersh P.C! No Comment

Conservation Architect: 2 Storey - acceptable, Con. art of Scale, Suggests a smaller garden Room – (Primrose Cottage has a Con. Store as proposed ∴ hard to refuse or insist on alteration)

Highways : A.

Trees ! No objections

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety.
4) Impact upon the Conservation Area.

Application Number: F/2001/4690

Appraisal:

The proposed development is for a two storey side extension, to form an extended hall, WC and study/dining room at ground floor and an additional bedroom and en-suite at first floor and a single storey conservatory to the rear. This proposal would take the number of bedrooms to 3.

The proposed side extension would require the demolition of the existing hall, which has been given conservation area consent under application CA/2001/4734. The proposed side extension would be 3.6m wide, 7.7m deep and would have a pitched roof standing 2.4m to the eves to the front elevation and 5m to the rear and 7.6m to the ridge with a barn hip. The proposed conservatory would extend 2.7m from the existing rear of the property and would be 5.7m wide, with a hipped roof, which will stand 2.2m to the eves, and 3.6m to the ridge. It is proposed that the side extension would have a small pitched roof dormer window to the front elevation, one ground floor side window and one first floor rear window. The proposed conservatory would be wholly glazed and would span between the proposed extension and the existing house.

The property is an end terrace built in 2000 within the identified settlement and the Sindelesham conservation area and is partially screened from Bearwood Road by a large Oak tree. The rear garden is enclosed with 1.8m standard fencing.

1) Impact upon neighbouring properties

The proposed two storey section of the development would not be visible from the adjoining property and the proposed conservatory would extend out no further then their existing conservatory, which extends across the rear of that property and would therefore have no impact. 1 Upper Terrace to the left of the property is a listed building and is set down from Camellia Cottage by about 1-1.5m but is in excess of 15m from the proposal and would not be adversely affected by it. There is an out building also associated with the property which is only just over 2m from the proposal, the use of this building is unknown; the only window it has is in the side elevation; beyond the proposed rear building line and would not be affected by the proposal. It is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development has been designed to be in keeping with the character of the existing property and the surrounding conservation area, the materials used would match existing and it is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 2 to 3, so 2 off-road parking spaces need to be provided. This standard has been met and provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

4) Impact upon the Conservation Area

The proposed development has been designed to be in keeping with the character of the existing property and the surrounding conservation area, the materials used would match existing and it is therefore considered there would be no detrimental impact upon the Conservation Area. The Conservation Architect has raised concerns about the scale of the proposed conservatory being out of keeping with the property, however it would not be viewed from within the conservation area and the neighbouring property already has a conservatory extending the full width of the property; therefore the precedent for such development has been set, and the proposed conservatory could not be reasonably refused.

Approval: ✓ **~~Refusal:~~**

Application Number F/2001/4690
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

n° 1 upper terrace is set down from Carillon by ≃ 1.5m → (listed building)

no windows proposed in side 1st floor elevation.

Small oak tree just outside boundary fence.

1.8m enclosure.

next door has Con. ext out = 2.5-3m, across whole rear of property.

- next door building starts ≃ 3m B4 rear building line
- no windows to be effected

± about 1.5m lower than Carillon Cottage.

---

hide to rear good distance away.

RECORD OF SITE VISIT

SITE ADDRESS: Camellia Cottage
Bearwood Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/4690

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/09 & 18/09

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front fence.

2. DESCRIPTION OF SURROUNDINGS
New residential houses along main Rd.

3. DESCRIPTION OF SITE/BUILDING
End terrace property

4. RELATIONSHIP TO ADJOINING PROPERTIES
Attached to Primrose Cottage

5. SITE CONSTRAINTS

TREES V. large oak tree to front grass verge & front of boundary fence - not to be effected.

ACCESS/PARKING

LEVELS None

BOUNDARY TREATMENT

OTHERS

FROM: Helen Pollock

DATE: 29 August 2001

RECEIVED
31 AUG 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

12 SEP 2001

Application Number: F/2001/4690

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory..

Site Address: Camellia Cottage, Bearwood Road, Winnersh, Wokingham.

Applicant: Mr Marsden C/O Andrew Kalik Associates.

Your observations are required in respect of this application **by 28/09/2001** .

No comments

SIGNED: _____ DATE: 11.09.01

Clerk To Winnersh Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 03/09/01

Location:

Camellia Cottage, Bearwood Road WINNERSH

Proposal:

Two storey side elevation to dwelling and single storey rear extension to form a conservatory.

Application Number: F/ 2001/4690

In response to your consultation for the above application, the Conservation/Design comments are as follows;

The host building is not a listed building but within the Sindlesham Conservation Area.
Camellia Cottage is a new terrace which is part of a recent development designed to acknowledge the scale, form and level of detail which characterises the adjoining Walter Estate buildings.

I consider the two storey side extension is an acceptable addition, but the conservatory, although at the rear does not reflect the scale or form of the cottages and adjoining carport.

I suggest a smaller Garden Room should be considered, with the glazed link from the study/dining area narrowed to allow a reduction in the width of the proposed single storey extension.

Harold Sanders
Conservation Architect

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 29 August 2001

DELEGATED

Application Number: F/2001/4690

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Parish: WINNERSH PARISH

Site Address:
Camellia Cottage, Bearwood Road, Winnersh, Wokingham.

Applicant:
Mr Marsden C/O Andrew Kalik Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** Adam Coggins 29/08/01

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 24 September 2001

Location:	Camellia Cottage, Bearwood Road, Winnersh, Wokingham
Proposal:	Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
Application Number:	F/2001/4690

In response to your consultation dated 19 September 2001 for the above application, the landscape comments are as follows:

The protected oak at the front of the site in the verge will not be affected by the proposals.

There is a reasonably young oak within the neighbouring property very close to the northern boundary of the site. It is a fairly poor specimen and will need to be cut back to the boundary in order to build the extension, however this would not have a detrimental impact on the street scene as the oak at the front of the site is visually dominant. Therefore I have no objections to the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

Tel: 0118 974 6480

Date: **29 August 2001**

My ref: F/2001/4690

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/2001/4690
Camellia Cottage, Bearwood Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

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,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4690**
Camellia Cottage, Bearwood Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
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: **29 August 2001**

My ref: F/2001/4690

CONFIDENTIAL

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

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

Development Control Officer

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Camellia Cottage, Bearwood Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
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: **29 August 2001**

My ref: F/2001/4690

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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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4690**
Camellia Cottage, Bearwood Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/4690

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Location:
Camellia Cottage Bearwood Road Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 05/09/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

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 before **26/09/2001**. 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 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.

Date: 05/09/2001

Put up 11/09/01.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(+) PRE-APP ATTACHED (+)

Start date: ~~03 AUG 2001~~ 16 AUG 2001	Map No. 67.75 Site .....
Officer: HP	Application No. F|2001|4690
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

16.AUG.2001* 4690

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING & SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: CAMELLIA COTTAGE BEARWOOD ROAD

Parish: WINNERSH Ward: Winnersh

Applicant: MR MARSDEN 28/8/01 T.W

Fee (5) 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	Show parking (3 bedrooms ⇒ 2 spaces)	13/8	✓
3	Forms unsigned	Not Signed (& S/B on behalf of applicant, not agent)	13/8	✓ 16 AUG 2001
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation of garden room	13/8	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area: Sindlesham.

Listed Building: 1 2 2*

Advertisement Required: Development in Conservation Area.

Date Site Notice Sent: 28/8/01 T.W

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	Arborfield.
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:

.....

.....

Pre-app attached.

NEIGHBOURS:

S/N + see map

Received by Wokingham District Council

Application No: F/2001/4690

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Location:
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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 take this letter with you or quote application number F/2001/4690 to enable the library staff to locate the correct information.

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 28/09/2001. Written comments submitted will become available for public inspection.

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Head Planning and Transportation

29 August 2001

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/SS/1600

16th August 2001

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

16.AUG.2001* 4690

FAO Planning Officer

Dear Sir/Madam,

CAMELLIA COTTAGE, BEARWOOD ROAD, SINDLESHAM

Please find enclosed herewith the completed forms and drawings, as requested in your letters of 13th and 14th August.

I hope that you will now be able to proceed with the planning application in respect of the above.

Yours faithfully,

S.Kalik

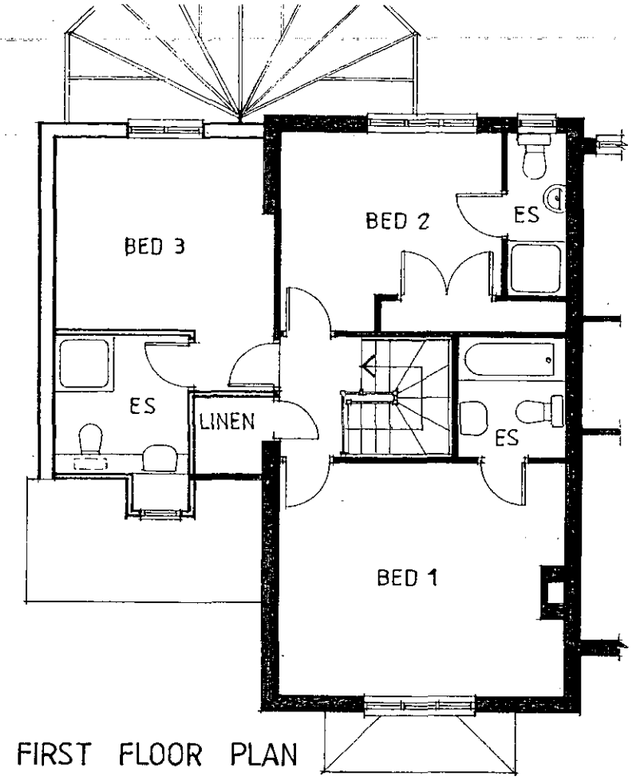
Encls

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

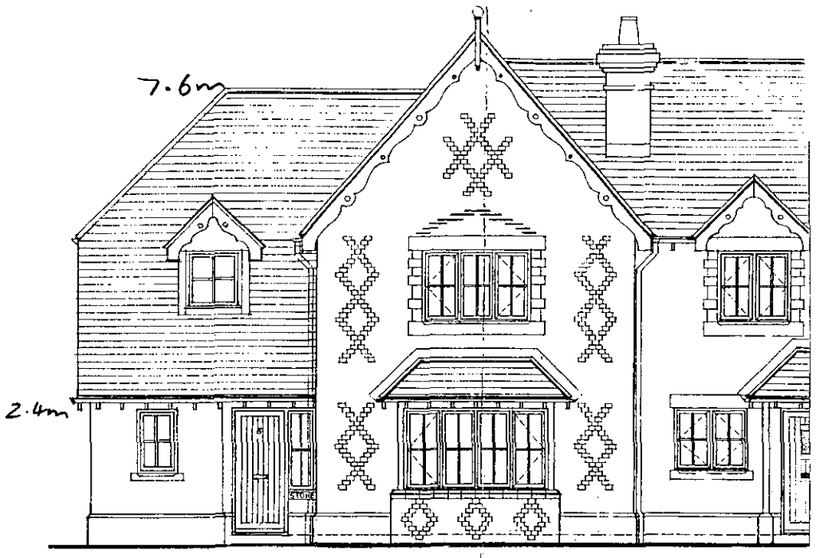
COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

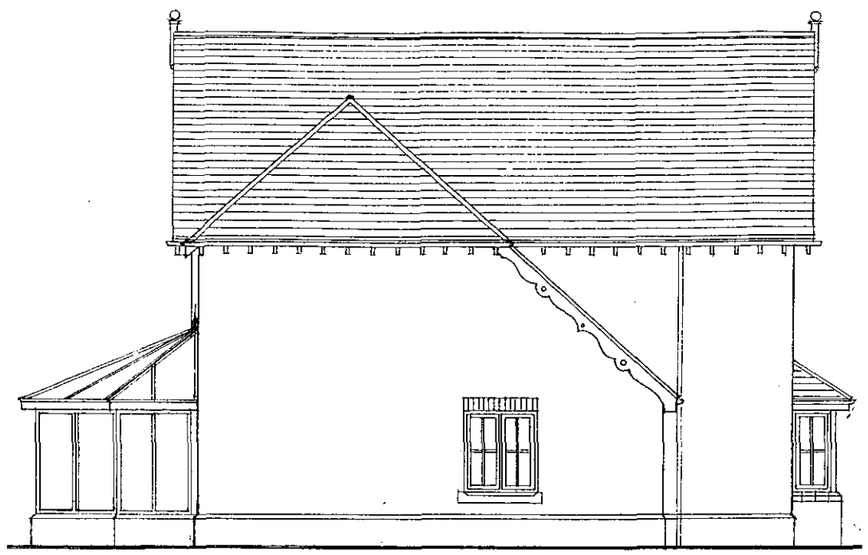
ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



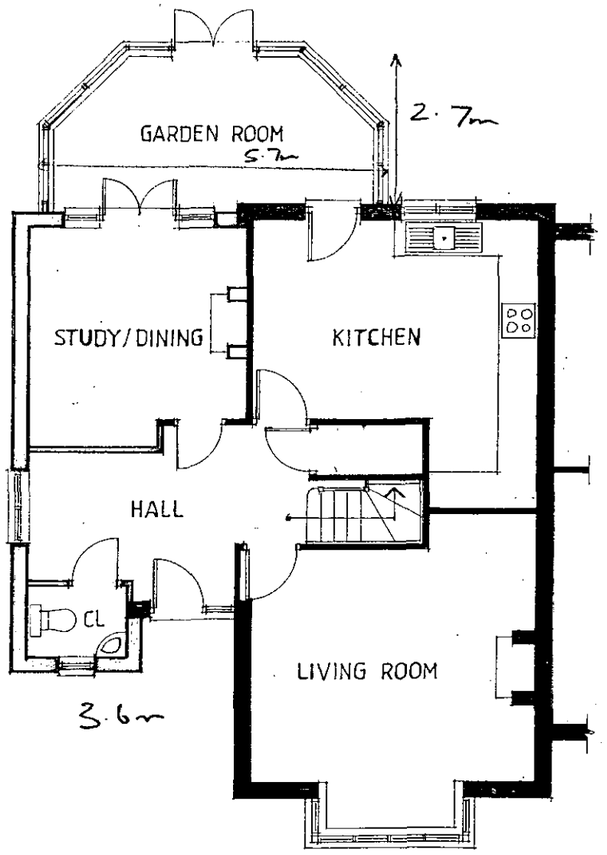
FIRST FLOOR PLAN



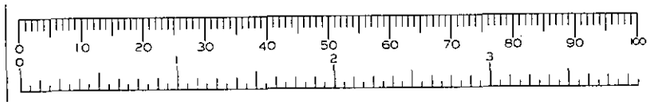
FRONT ELEVATION



SIDE ELEVATION

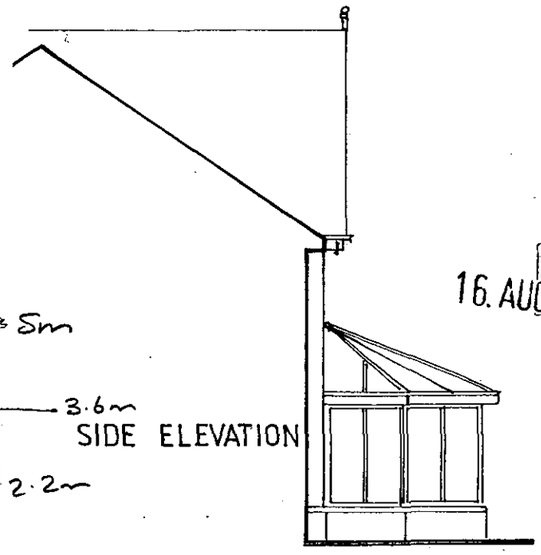


GROUND FLOOR PLAN





REAR ELEVATION



SIDE ELEVATION

APPROVED
16. AUG. 2001 * 4690

letter	date	revision
A	16·08	SIDE ELEVATION ADDED

job: Camellia Cottage / Extension
Bearwood Road
Sindlesham

client: Mr.A.Marsden

drawing: PROPOSED PLANS & ELEVATIONS

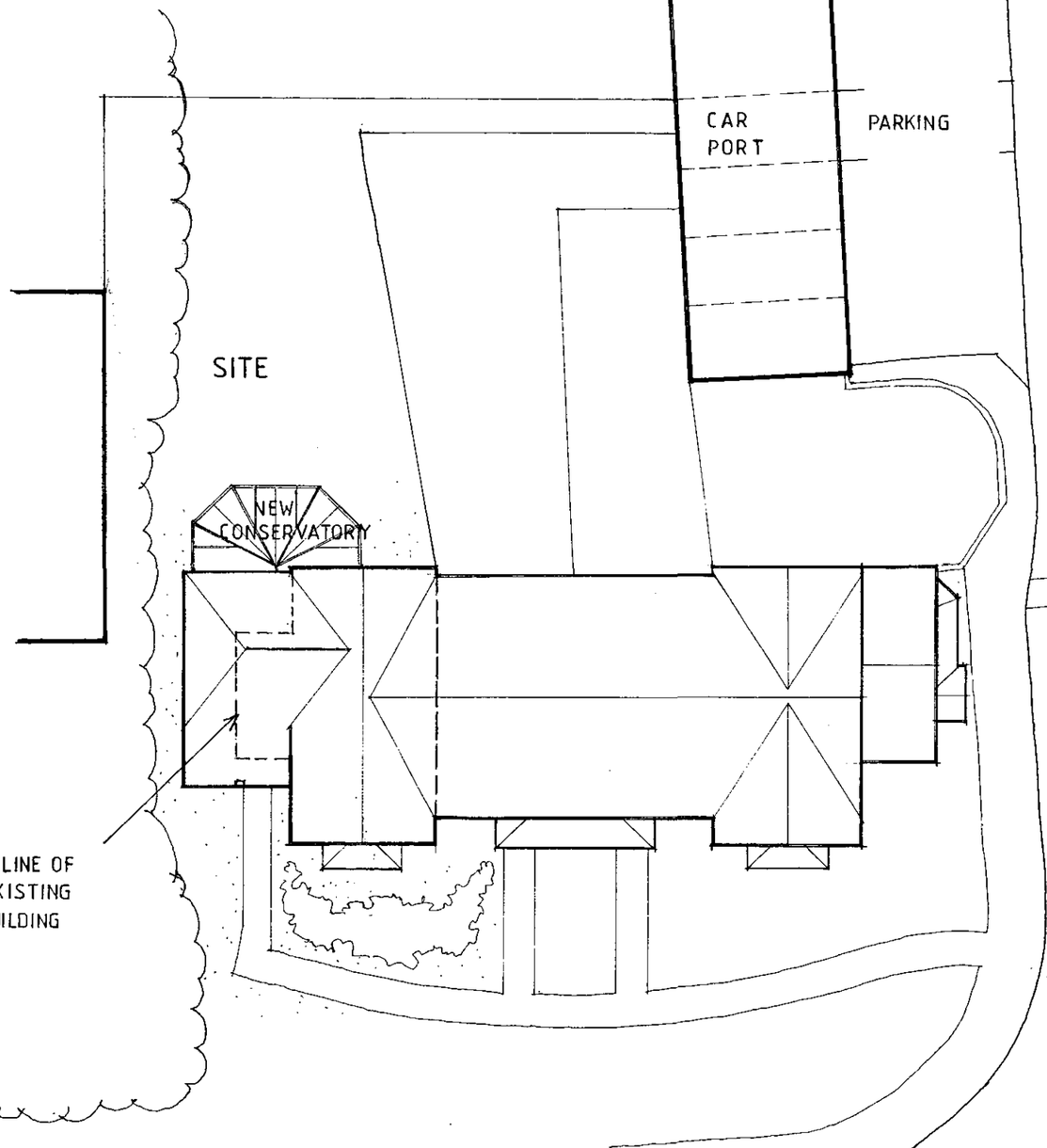
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date: july 2001

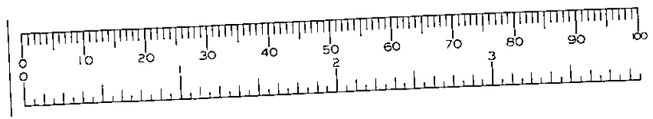
1600/3A

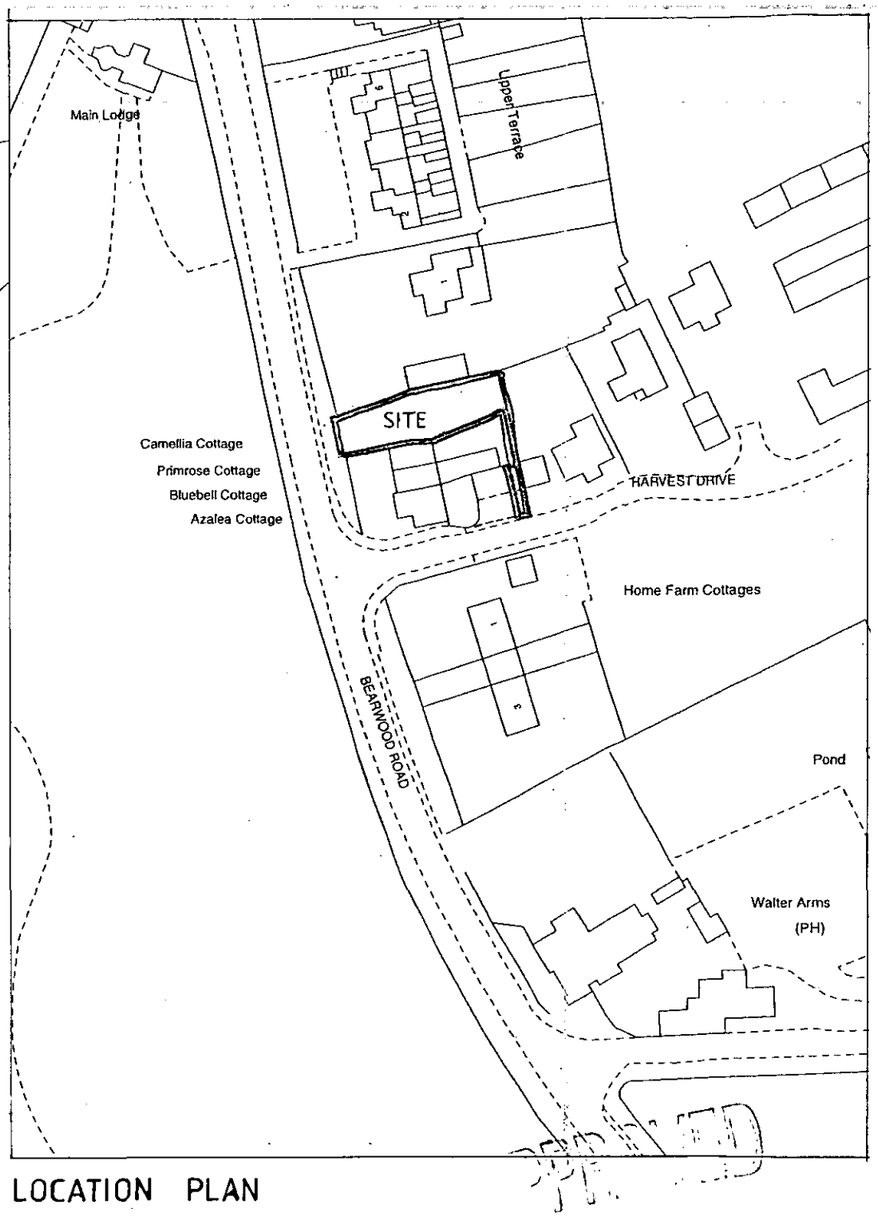
ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9669669

8/1/02



SITE PLAN





LOCATION PLAN

16.AUG.2001 * 4690 | A (letter) | 16·08 (date) | PARKING INDICATED (revision)

job: Camellia Cottage / Extension
Bearwood Road
Sindlesham

client: Mr.A.Marsden

drawing: SITE PLAN. LOCATION PLAN

scale: 1:200, 1:1250

date: july 2001

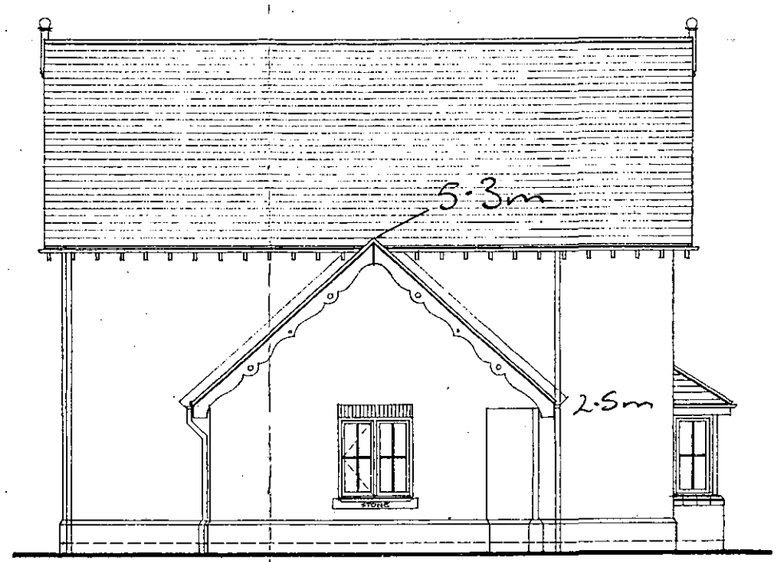
1600/1A

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READING BERKSHIRE
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(0118) 9669669

9/1/02



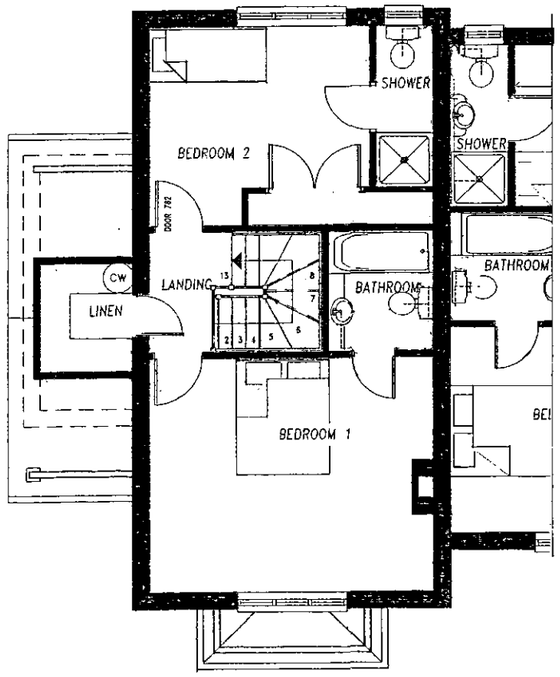
FRONT ELEVATION



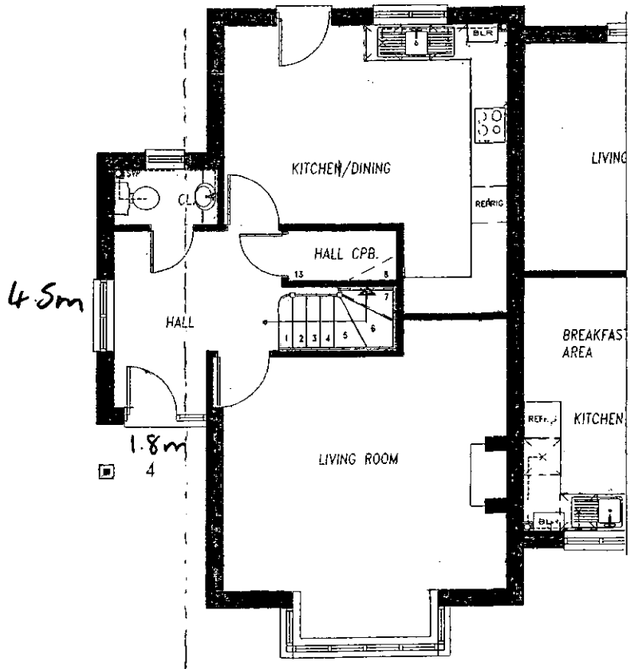
SIDE ELEVATION



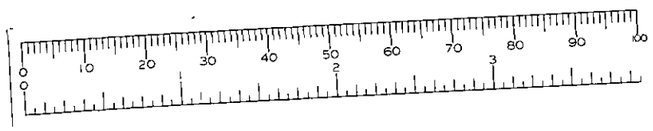
REAR ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



APPROVED

16. AUG. 2001 • 4690

letter date revision

job Camellia Cottage / Extension
Bearwood Road
Sindlesham

client Mr.A.Marsden

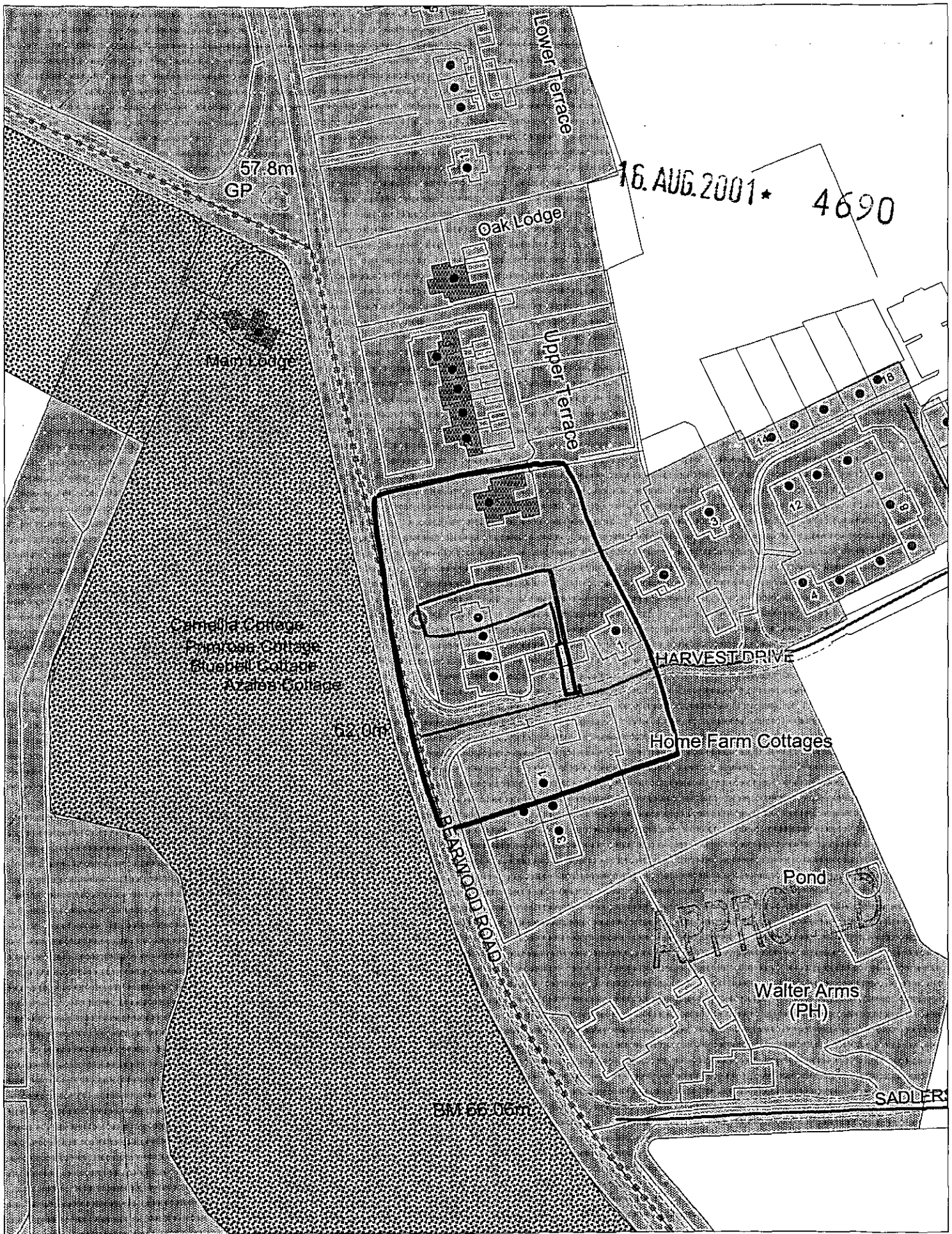
drawing EXISTING PLANS & ELEVATIONS

scale 1:100

date july 2001

1600/2

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BERKSHIRE
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ANDREWS KALIK ASSOCIATES

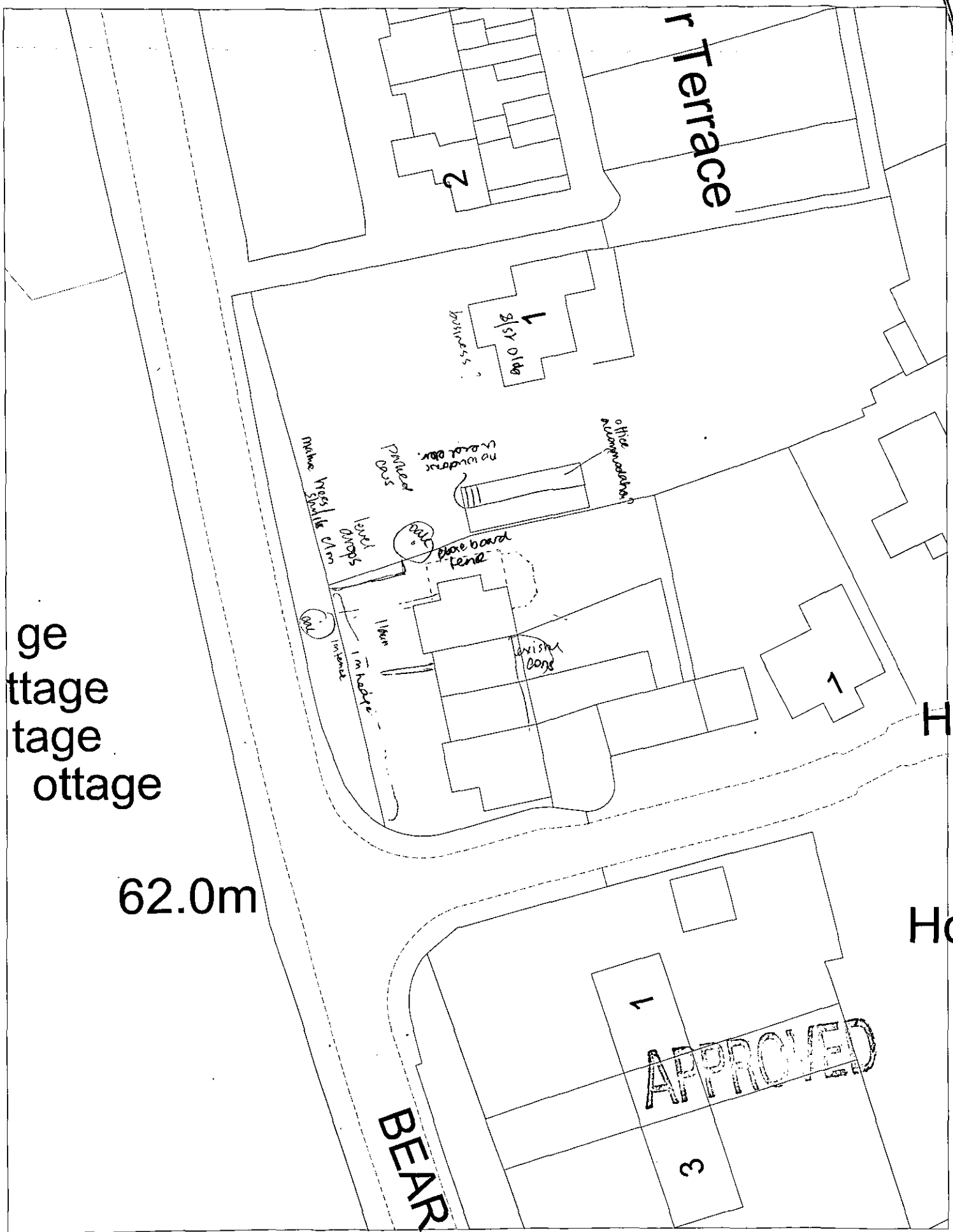


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8 August 2001

Scale: 1 : 1250

N
W



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Development Control Section, Environmental Services, Wokingham District Council.
3 September 2001

Scale: 1 : 500

N
W E
S