APPLICATION NO:
**F/2001/4693**

LOCATION:
**1 Snowdrop Grove, Winnersh Wokingham.**

APPLICANT:
**Mr & Mrs Naheed C/O M C Design**

PROPOSAL:
**Proposed extension to existing garage with storage space in roof.**

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

**APPLICATION WILL HAVE EXPIRED ON:**
**11/10/2001**

CASE OFFICER: **Andrew Thorley**

REFUSED

D1

1283

RAILEX
Marbleboard

EASIFILE EP7

# Appeal Decision

Site visit made on 12 August 2002

**by Peter Drew** Bsc (Hons) DipTP (Dist) MRTPI

**an Inspector appointed by the First Secretary of State**

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

28 AUG 2002

**Appeal Ref: APP/X0360/A/02/1087508**
**1 Snowdrop Grove, Winnersh**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr & Mrs Naheed against the decision of Wokingham District Council.
- The application (Ref.F/2001/4693), dated 14 August 2001, was refused by notice dated 10 October 2001.
- The development proposed is single storey pitched roof garage extension with storage above.

**Summary of Decision: The appeal is dismissed.**

## Main Issue

1. I consider that the main issue in this appeal is the effect of the proposal on the character and appearance of the area.

## Planning Policy

2. The development plan includes the Berkshire Structure Plan 1991-2006, incorporating alterations adopted in August 1997 and the Loddon Area Local Plan, which was adopted in May 1995.

3. Policy EN1 of the structure plan states that the character and quality of the environment, within built-up areas, will be protected and enhanced and that development must be appropriate in scale, form, impact, character and siting to its location.

4. Policy LBE1 of the local plan says that new development should be of a high standard of design appropriate to the character of the area and make a positive contribution to its setting and to the creation of an attractive environment. Conversely policy LBE2 indicates that proposals that are inappropriate in terms of its relationship with adjoining sites, or which would adversely affect the character of an area will not normally be permitted. Although reference has also been made to policies LTV1 and LTV6 and both parties acknowledge that it is within the settlement boundary, since I have not been provided with an extract from this plan's Proposals Map, I am not satisfied that this is the case. As such I am unable to make any assessment of the proposal against policies LTV1 and LTV6.

5. The emerging development plan also includes the Draft Wokingham District Local Plan, which has been subject of an Inquiry. However it appears to me that the relevant excerpts from this plan, with which I have been provided, pre-date the Inspector's Report by almost 2 years. Policy WBE1 requires good contemporary design, which respects its local context,

having regard to a number of considerations, which include its visual impact and its layout, form, scale, massing and materials. Policy WOS3 says, amongst other things, that proposals should be of a high quality of design that respects the local context by virtue of siting, layout, massing, materials, colour and texture. Although reference has been made to policy WOS2 and both parties acknowledge that it is within the settlement boundary, since I have not been provided with an extract from this plan's Proposals Map, I am not satisfied that this is the case. Since I am unclear whether any objections to these draft policies have been resolved, I attach little weight to them, in accordance with the advice in paragraph 48 of Planning Policy Guidance (PPG) 1 'General Policy and Principles'.

**Reasons**

6. The cul-de-sac, of which the appeal site forms a part, has an attractive layout around an open landscaped area that contributes to its pleasant appearance. In my view this open character is not diminished by the relatively modest scale of the existing double garages, which stand slightly forward of many of the dwellings and form part of the original layout. This sense of openness is typical of the remainder of the estate, where extensive, indigenous landscaping forms an important component in the street scene. Whilst it is not formally designated, for the above reasons I consider the area has its own special character.

7. The appeal proposal would extend the existing garage further forward of the house and its neighbours and be a prominent incursion into the open landscaped area near the entrance to Snowdrop Grove. The garage would, however, be most visible when leaving Snowdrop Grove, because mature planting around Robin Hood Barn would limit views of the proposal on entering the cul-de-sac. In my view the increased bulk and mass of the garage would compromise the openness of the area and result in an overly dominant structure, which in terms of height and width would not be dissimilar to those of a small bungalow.

8. The original house to the north of the appeal site at Robin Hood Barn is a 3-storey dwelling, which stands forward of the building line in Snowdrop Grove, including the garage on the appeal site. However this does not undermine or invalidate the visual contribution of the open landscaped area including the area in front of the appeal site. Whilst I accept that the proposal would be seen against the backdrop of this property when viewed from other dwellings in Snowdrop Grove, I consider that this does not justify the scale of the proposal. In particular, because the proposal would stand well forward of all other built development in Snowdrop Grove, I consider it would be an unwelcome intrusion into the open area.

9. On the main issue I conclude that the proposal would harm the character and appearance of the area. As such I consider it conflicts with policy EN1 of the structure plan, policies LBE1 and LBE2 of the local plan and policies WEB1 and WOS3 of the draft local plan.

**Other Matters**

10. I appreciate that the design of the proposal is not dissimilar to the existing garage, that the roof pitch would be reduced, that matching materials are proposed and that shrubs in the garden would help to soften the impact of the scheme to some extent. However there is no guarantee that such planting would be retained and, more importantly, I am not convinced that any landscaping could address the scale and impact of the proposed building. These factors are, therefore, outweighed by the harm that I have identified in respect of the main issue.

11. I have carefully considered the impact of the proposal on the living conditions of the occupiers of Robin Hood Barn, but in my view the proposal would be sufficiently distant from that dwelling so as not to harm their outlook or result in a loss of light. Whilst I note that a small window is proposed in the rear elevation, in my view this would do little more than provide light to the garage area and I consider that the vegetation that exists along this boundary would ensure that there was no overlooking.

**Conclusions**

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

**Formal Decision**

13. In exercise of the powers transferred to me, I dismiss the appeal.

**Information**

14. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

INSPECTOR

(AT)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Refusal of Permission**

**Mr & Mrs Naheed**
**C/O M C Design**
**DEC House**
**145 Cardiff Road**
**Reading**
**Berks**
**RG1 8JF**

**Application Number: F/2001/4693**

**Parish:** **WINNERSH**

**Location:** **1, Snowdrop Grove, Winnersh, Wokingham.**

**Proposal:** **Proposed extension to existing garage with storage space in roof.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

**Reason**

1. The proposed extension to the existing double detached garage by virtue of its design, scale and massing would be detrimental to the visual amenity and character of the area. As such, the proposal is considered to be contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

**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 LBE1/2 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

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

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.**

| Applicationo | Name & Address |
|---|---|
| F/2001/4693 | D & L G Gregory<br>15 Snowdrop Grove<br>Winnersh<br>Wokingham<br>Berks<br>RG41 5UP |
| F/2001/4693 | Peter S Wilson<br>2 Snowdrop Grove<br>Winnersh<br>Wokingham<br>Berks<br>RG41 5UP |
| F/2001/4693 | Mr G & Mrs H Hopper<br>Robin Hood Barn<br>11 Bluebell Meadow<br>Winnersh<br>Berks<br>RG41 5UW |
| F/2001/4693 | Mrs. J. Deakin<br>9 Bluebell Meadow<br>WINNERSH<br>RG41 5UW |
| F/2001/4693 | Mr. D.W. Morris<br>Mrs. D.N. Morris<br>4 Snowdrop grove<br>WINNERSH<br>RG41 5UP |
| Application Refused | Letters sent 17/10/01 |

**WORK SHEET FOR :** Andrew Thorley

**Application Number :** F/2001/4693

**Applicant :** Mr & Mrs Naheed C/O M C Design.

**Location :** 1, Snowdrop Grove, Winnersh, Wokingham.
**Proposal :** Proposed extension to existing garage with storage space in roof.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 11/9/01 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 11/9/01

**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 :**

Neighbours : 6 letters of objection
Dist Councillor : wishes it to be listed if officer approves application
Winnersh PC : No comment to make.
Countryside : mitigation measures required.
Highways : Conditional approved

**Planning Issues :** (identified settlement)
previous approval for 2 storey conservatory - F/2000/0954.

1) neighbours
2) streetscene
3) highways.

**Application Number: F/2001/4693**
**Appraisal:**

The proposal is for an extension to the existing double detached garage which is located within the open plan frontage of a previously extended large 2 storey detached house.

The existing double detached garage will be extended in order to accommodate a garden storeroom with an additional storeroom above. It is proposed that the existing garage will project a further 3.1 metres towards the road, it will be 5.75 metres deep the existing depth of the garages. It is proposed the eaves height of the new roof will remain at 2.5 metres with an increase in roof pitch. The ridge height of the new pitch roof will be 5.8 metres (approximately 0.7 metres higher than the existing pitch roof).

**1) Impact on neighbouring properties**

No. 11, Bluebell Meadow, to the north, is a 3-storey, detached house, with dormer windows in the roof space, nearest neighbour to the proposal. There is a 1.8 metre high boundary fence and in parts a 3.5 metre high laurel hedge. This neighbour is concerned (see letter on file), comments include the increase in size, the introduction of stairs with a room above, breach of front building line, overall design not in keeping with other garages in the area, inaccurate drawings, setting a precedent. The main windows at ground floor, first floor and in the roof space face the rear garden. It is considered that due to the orientation and distance 17.5 metres from the proposed extension the occupants of this property will not be affected – no adverse impact.

**2) Impact on street scene /visual impact.**

The proposed extension to the double garage will physically bring it closer towards the road and therefore be much more visually prominent in the street scene as viewed from Snowdrop Grove. Therefore by virtue of its scale, massing and location would be detrimental to the visual amenity and character of the area – considered unacceptable.

**3) Highways**

Conditional approval.

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

expired 11/10/01

## Application Number F/2001/4693
## ~~Conditions~~/Reasons for Refusal

| No | Std Con | Std Reas | ~~Non Std Conditions~~ / Reasons for Refusal |
|---|---|---|---|
| | | | The proposed extension to the existing double detached garage by virtue of its design, scale ~~and height~~, massing ~~and location~~ would be detrimental to the visual amenity and character of the area. As such, the proposal is considered to be contrary to Policies ~~EN3~~ of the Berkshire Structure Plan , Policies LBE1/2 ~~& LTV6~~ of the Loddon Area Local Plan and Policies WBE1, WOS3 of the Wokingham District Local Plan Deposit Draft. |
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| **Informative for approvals** | | | |
| **N16** | | | |
| **LODDON AREA LOCAL PLAN POLICIES:** | | | **LBE1/2, LTV1/6** |
| **SOUTH-EAST AREA LOCAL PLAN POLICIES:** | | | |
| **WOKINGHAM DISTRICT LOCAL PLAN POLICIES:** | | | **WBE1, WOS2/3,** |
| **GREEN BELT LOCAL PLAN POLICIES:** | | | |
| **BERKSHIRE STRUCTURE PLAN POLICIES:** | | | **EN1, ~~LB3~~** |
| **MINERALS LOCAL PLAN POLICIES:** | | | |

**RECOMMENDATION AND CONDITIONS/REASONS AGREED:** [signature]
**(Development Control Manager)**

**Date:** 10.10.01

# RECORD OF SITE VISIT

SITE ADDRESS: 1 Snowdrop Grove
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/4693

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front lamp post

2. DESCRIPTION OF SURROUNDINGS
Residential, large 2 storey detached houses with open plan frontages ~~stated~~ development grouped around landscaped gardens

3. DESCRIPTION OF SITE/BUILDING 2 storey previously extended detached house on end plot open plan frontage. Orange brick with yellow brick + tiled details. Grey slate roof, white fascias, windows + doors + brown guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 11. Bluebell Meadow at right angles to No 1. SG large detached property (timber frame) with dormers à roof, main windows face existing garage, enclosed rear garden.

5. SITE CONSTRAINTS

TREES — Row of Scot Pine trees located in rear garden of No 1. Snowdrop Grove.
+ Row of Scot Pine trees located in rear garden of No 11, BM adj to No 9, BM.

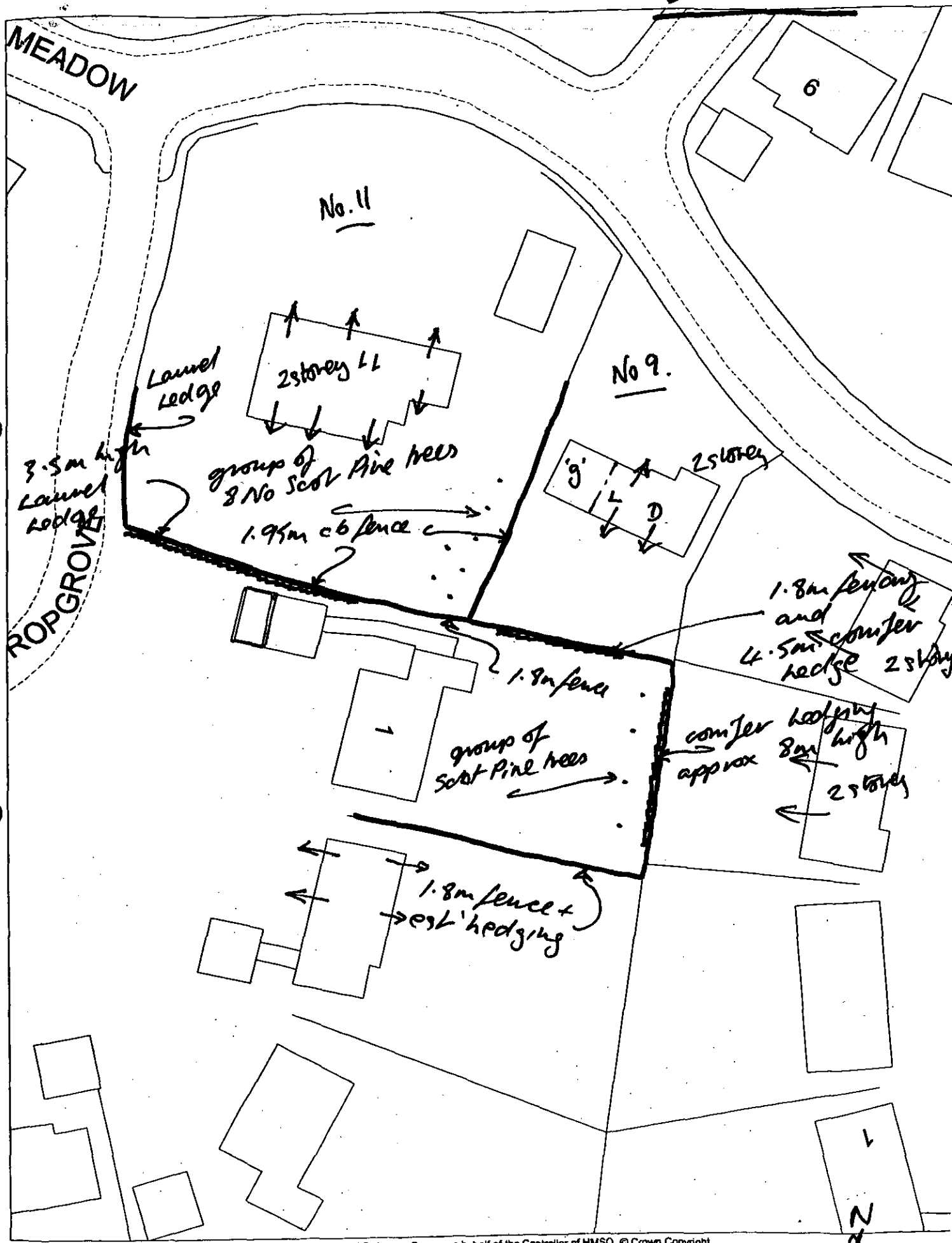
ACCESS/PARKING — As existing at front on driveway + double garage

LEVELS — No 11, BM 0.1m Lower than proposal site.

BOUNDARY TREATMENT — No. 11, BM 1.95m ch fence + 3.5m high laurel hedge
— Front boundary open plan frontage.

OTHERS

# Site Notes

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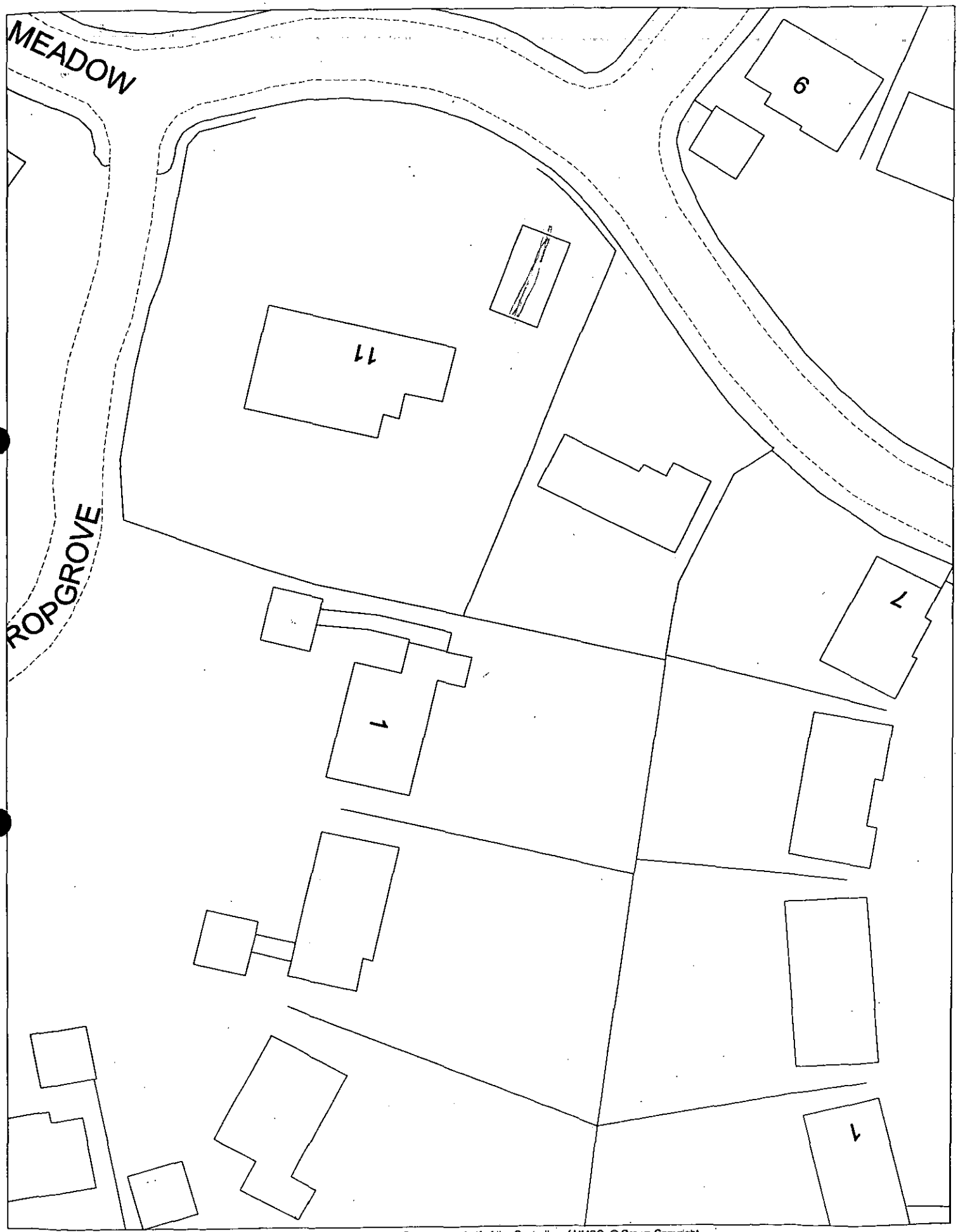
Development Control Section, Environmental Services, Wokingham District Council.
12 September 2001
Scale: 1 : 500

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

Scale: 1 : 500

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

Tel: 0118 974 6441

Date: **29 August 2001**

My ref: F/2001/4693

**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/2001/4693**
**1, Snowdrop Grove, Winnersh, Wokingham.**
**Proposed extension to existing garage with storage space in roof.**

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

*Andrew Thorley*

Development Control Officer

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/4693**
**1, Snowdrop Grove, Winnersh, Wokingham.**
**Proposed extension to existing garage with storage space in roof.**
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 6441

Date: **29 August 2001**

My ref: F/2001/4693

**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
DX: 33506 – Wokingham


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Development Control Officer

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**Proposed extension to existing garage with storage space in roof.**
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6441

Date: **29 August 2001**

My ref: F/2001/4693

**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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**1, Snowdrop Grove, Winnersh, Wokingham.**
**Proposed extension to existing garage with storage space in roof.**

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Yours faithfully,

*Andrew Thorley*

Development Control Officer

---

**LISTING FORM**

Case officer: **Andrew Thorley** Application Number: **F/2001/4693**
**1, Snowdrop Grove, Winnersh, Wokingham.**
**Proposed extension to existing garage with storage space in roof.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2001/4693**
**CASE OFFICER: Andrew Thorley**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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**Received by Wokingham District Council**

# Application No: F/2001/4693

**Proposal:**
Proposed extension to existing garage with storage space in roof.

**Location:**
1, Snowdrop Grove, 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 take this letter with you or quote application number F/2001/4693 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley 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.**

**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**

**29 August 2001**

Visit her property during site visit

Mrs. Hopper

Neighbour at

No 11, Bluebell Meadow

Tel. 97837 45.

# WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

## WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

| | | | |
|---|---|---|---|
| Phoned | | Please call back | |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

1327

# WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 3/10 Time 9.21

## WHILE YOU WERE OUT

Name Martin Clayton

Of Agent

Phone No. 07714 244 273 after 2pm pls Ext.

| | | | |
|---|---|---|---|
| Phoned | | Please call back | ✓ |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

MESSAGE Re: 1 Snowdrop Grove

Signed Jan

0118 434 2016

## Andrew Thorley

**From:** Malvern, Keith (SHS Brk) [MalvernK@plcbrk.siemens.co.uk]
**Sent:** 17 September 2001 15:11
**To:** 'Andrew Thorley'
**Subject:** RE: F/2001/4669 - 1 Snowdrop Grove

Having had your site visit are you in a position to say whether these applications will now go to committee or not? My reason for wanting to know is solely that I am able to reply to the letter from the neighbours in the most appropriate way.

Regards,

Keith Malvern

> ---------
> From: Andrew Thorley[SMTP:andrew.thorley@wokingham.gov.uk]
> Sent: 10 September 2001 15:03
> To: Malvern, Keith (SHS Brk)
> Subject: RE: F/2001/4669 - 1 Snowdrop Grove
>
> Keith,
>
> The answer to your question is yes.
>
> I have received an Email from District Councillor Mrs. Prue Bray last
> Thursday 06/09/2001 requesting planning applications F/2001/4693 and
> F/2001/4669 go to committee should I be inclined to approve both
> applications.
>
> I intend to carry out my site visit of 1, Snowdrop Grove, Winnersh
> tommorow
> Tuesday 11/09/2001.
>
> Regards,
>
> Andrew Thorley
> Case Officer
>
> > -----Original Message-----
> > From: Malvern, Keith (SHS Brk)
> [SMTP:MalvernK@plcbrk.siemens.co.uk]
> > Sent: 06 September 2001 10:47
> > To: 'Andrew.Thorley@wokingham.gov.uk'
> > Subject: F/2001/4669 - 1 Snowdrop Grove
> >
> > Andrew,
> >
> > Members of the Development Control committee are on the list of
> > those copied with a letter that reached me yesterday from Mr and Mrs
> > Hopper
> > at 11 Bluebell Meadow objecting to the above application. Does this mean
> > that the application has been listed to go to committee ?
> >
> > Keith Malvern (District Councillor)
>

AT OBS

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| PLANNING OFFICE | |
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| 13 SEP 2001 | |
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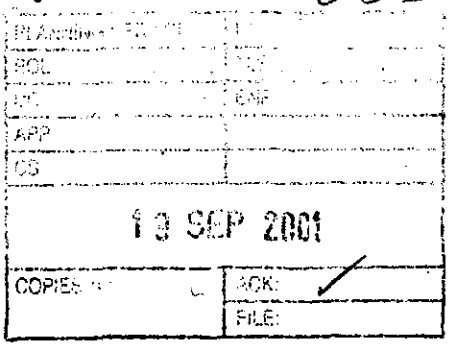


4, Snowdrop Grove,
Winnersh,
Wokingham,
Berkshire, RG41 5UP

Tel. 0118 977 2817

16th September 2001

Mr Thorley,
Planning Office,
Wokingham District Council

Dear Mr Thorley,

PLANNING APPLICATION NO. F/2001/4693
1 Snowdrop Grove, Winnersh. Garage extension

We object most strongly to the above garage extension and "storage space" above, on the grounds that it will be unsightly from our house and front garden. This is not in keeping with the rest of Sherwood Grange estate where every house has only a double garage. From the so called plan which has very little detail as to the necessary dimensions, it appears to be much higher than any other garage on the estate. The extra height would make it completely unacceptable. The plan also reveals it has a built in staircase which seems a bit ambitious for a garage storage area. It seems to be a good basis for later conversion to living accommodation.

PLANNING APPLICATION NO. F/2001/4669 (retrospective)
PLANNING APPLICATION NO. F/2000/0954 (initial)

With regard to the house extension at 1 Snowdrop Grove, Winnersh, the new building has not kept to the original plan which was passed by you. The front gable was not on the original plan and we understand that the rear of the extension has been extended further than planned. Our objection is that the gable, being smaller than the existing gables, makes the complete front elevation look a mess. It is also out of keeping with similar houses on the estate.

In our view, the building of the extension so far reached is obviously a deliberate attempt to extend the building over and above the initial plan to which you have granted planning permission. If this is the case, you are failing in your duty to see that the planning permission you have granted is complied with. We most strongly object to the second plan to cover the situation which has now arisen. We urge you to insist that the original plan is complied with. Otherwise what is the point of applying for planning permission in the first place?

Yours sincerely,

Mr D W Morris

Mrs D N Morris

AT 085

9 Bluebell Meadow
Winnersh
Berkshire
RG41 5NW.

PLANNING SERVICES
POL
DC
SP
TS
19 SEP 2001
COPIES TO:
ACK
FILE:

12th Sept. 2001.

Re: Planning Application
F 2001/4693
1 SNOWDROP GROVE, WINNERSH

Dear Mr Thorley,

I am writing in reply to the above planning application.

The owners of the above dwelling have recently extended the rear of their house over and above the original design for which they were given permission. They are now proposing yet further development in the above application.

They have requested to extend a double garage into triple and use this extra "garage" as a "garden storage room". This room is proposed to have stairs at the rear for easy access to storage space in the ceiling of the garage.

Although the extra garage will not affect my home I am concerned that an estate which was originally spacious and open is becoming crowded by unnecessary building and feel this could set a precedent for

everyone else.

My other concern is that the garage will not be used to relieve the problem caused by extra vehicles in front of the house but merely storage space. I question what will be stored in the space?

I look forward to hearing your comments.

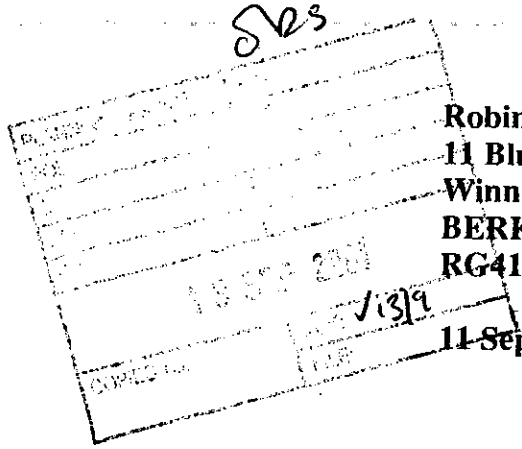
Yours sincerely.

J M Deakin

Mrs J. Deakin

AT

SRS



Robin Hood Barn
11 Bluebell Meadow
Winnersh
BERKS
RG41 5UW

11 September 2001

Dear Mr. Thorley,

**RE. PLANNING APPLICATION NUMBER F/2001/4693**
**for 1 Snowdrop Grove, Winnersh, Wokingham**
**proposed extension to existing garage with storage space in roof**

**In conjunction with:-**
**PLANNING APPLICATION NUMBER F/2001/4669 (retrospective)**
**PLANNING APPLICATION NUMBER F/2000/0954 (initial)**

We have received from Wokingham District Council notification of planning application for a garage and loft extension at the above address. We also believe that this application should be viewed in conjunction with the two other planning applications noted above for which building is currently under way. This building does not comply with the originally granted planning permission and is hence subject to a retrospective request. We have studied the plans for the garage extension and would like to record, in the strongest possible way, our complete objection on the following grounds:-

Increase in size. The size increase on the proposed garage is 50% at the ground level as well as the introduction of stairs and a room above. This in itself seems excessive, but when taken in combination with the 30% increase to the size of the main dwelling, would give a property that is totally incongruous to the surrounding properties and threatens the feeling of space and quality design which was and is a fundamental of Sherwood Grange.

Building line. The proposed extension would breach the building line at the front of the property by a full garage width. This is in addition to an unapproved breach of the building line in their main house extension. This is something that has not been permitted on any other property on Sherwood Grange. Apart from the fact that it would ruin the character of the estate, it sets a very dangerous precedent for future applications.

Height. As far as one can tell from the plans, the extension would be at least a full metre higher than the current garage and indeed, any other garage on the estate. This would not be in keeping with the general look and feel of the estate and would have the effect of creating a garage, the size of a small house. At a personal level, this would also create an eyesore right in front of our lounge, dining room and hall windows as well as our upstairs windows.

**Plans.** The plans submitted are little more than an artist's impressions without many of the necessary dimensions and details. This applies particularly to the roof line and pitch where it is actually impossible to ascertain the exact increase in height of the proposed extension. Given the total lack of correlation between approved plans and actual building on the main house, one could be forgiven for thinking that this vagueness was deliberate so that once again planning procedures could be bye-passed.

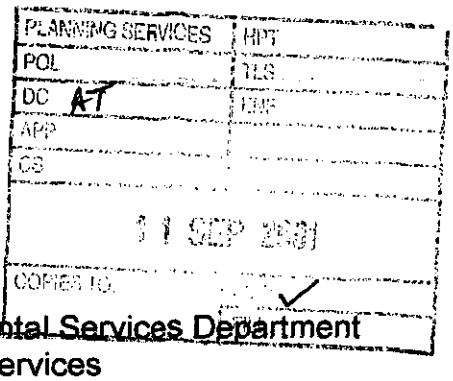
**Usage.** With such an enormous extension already under way on the house, it is difficult to see the need for a storage room above the garage with stair access unless it is to be used for commercial purposes. This should be opposed as an incorrect use of the property as well as a use leading to excessive traffic movements.

We are relying on Wokingham District Council in this instance, to thoroughly review all the facts and factors surrounding this application. Their previously granted planning permission for the house extension has been flouted. The combined house and garage extension is excessively large and out of character. We believe that you should have no option but to refuse this application

Yours sincerely

Mr. G. Hopper  Mrs. H. Hopper

Copy to
Mr. F.D. Browne
Mrs, E. Siggery
Mr. R.Turner
Mrs. P. Bray
Mr. K.A. Malvern
Mrs. J.A. Lissaman
Mr. A.J. Ross
Mr. M.J. Bryant
Mrs.M.A. Long
Mrs. D.C. Beatty
Mrs. M. Robertson
Mr. J.L. Earnshaw
Mr. T.P. Dredge
Mr. S. Conway
Mr. R. Cundy
Mr. N.D. Rose




14 Snowdrop Grove
Winnersh
Wokingham
Berks
RG41 5UP

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

10 September 2001

Dear Sir

**F/2001/4669**

We object to the retrospective planning consent for the proposed two storey side extension to dwelling at 1 Snowdrop Grove, on the following grounds:

1 The extension proposes 2 full sized en suite bedrooms, with bedroom 6 now considerably larger than the original proposal. We question the dimensions of the new application that shows a 1-metre addition to the original proposal; we would like to see this re-measured by the Planning Officers. The accommodation will now be too big for the plot and this puts pressure on the facilities for parking of cars and storage of household goods as evidenced by the other planning proposal (see below).

2 The extension is aesthetically not in keeping with the main house, particularly the frontage which now has a different design. The original proposal was in sympathy with the original design of the house and we had no objection to this extension.

**F/2001/4693**

We object to the proposed extension to the existing garage with storage space in the roof, on the following grounds:

1 This extension is necessitated by the extension to the house (see above), which has resulted in accommodation too big for the size of the plot. This could have been anticipated at the time of the original extension and both applications should have been submitted together.

2 The extension encroaches on the front garden. According to the covenants for the estate, the front garden should be kept to lawn with shrubs. Any agreement to the garage extension will set a precedent for other properties on the estate to extend in a similar way and the open plan character of the estate will be lost.

3 The storage space seems excessive even for the proposed size of the accommodation. The addition of a stairway lends itself to very easy access to the storage space above the garage. We would like confirmation that this storage space will not be used for any business purpose, nor for future living accommodation. We would like to see the application changed so that the stairway is removed and replaced with conventional loft access via a hatch, which should be sufficient for the proposed normal storage of household and garden items.

4 The planning consents on the original extension (above) were breached and we do not have confidence that this extension will be completed in accordance with the current proposal.

Yours faithfully

C. J. Gee

Mr CJ Gee

M. A. Gee

Mrs MA Gee

SVS

Mr Andrew Thorley
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| | ENF |

12 SEP 2001

| COPIES TO: | ACK: ✓ |
|---|---|
| | FILE: |

15 Snowdrop Grove
Winnersh
Wokingham
Berkshire
RG41 5UP

08 September 2001

Dear Mr. Thorley

Re Application Number: F/2001/4693
Site Address: 1 Snowdrop Grove, Winnersh, Wokingham
Proposal: Proposed extension to existing garage with storage space in the roof

Thank you for your letter of the 29 August 2001. Without it, we would not have been aware of this application, as the planning notices have been placed in a position not visible from our property, or from the road into Snowdrop Grove.

We would like to object to this extension on the following grounds: -

1. A previous application for an extension is currently being constructed. The increase in size of the property should be taken based on the original size of house and include both extensions. On this basis the increase in size is beyond a reasonably allowable amount. It will have a significant impact on the aspect of the area one of whose main features is the feeling of space and lack of overcrowding. Any further extension should be delayed until a significant amount of time has passed for the neighbourhood to assess the impact of the current extension
2. Even in its own right this extension will turn the garage into something the size of a small house. We are concerned on the extent of building that is taking place on one plot of land, and its impact on the estates environment. If approved, we would like assurances that the building could never have a change of use to living accommodation creating a housing estate within a housing estate on what was meant to be a spacious uncrowded open area for the visual benefit of all.
3. We are concerned that a permanent staircase is proposed implying either a lot of movement in and out of the storage area or that a change of use is planned. A steady turnover of stored goods would implies deliveries and shipments of stored material in and out of the property on a regular basis. We would like a caveat restricting the storage to non commercial goods removing the possibility of an increase in the number of commercial vehicles moving in a residential area.
4. We also have concerns over what would be stored there. Currently the area suffers from a rat problem, which is undergoing regular attention by the council. If the space is to be used for storing clothing or food there is the obvious concern that this could cause the current problem to get worse.

5. Finally, the previous application for planning has not been adhered to and the construction has been carried out with two significant additions to the original plan. This is now the subject of a retrospective planning application (F/2001/4669). There is the obvious concern over ensuring any new plans would be strictly adhered to.

Yours sincerely

D Gregory

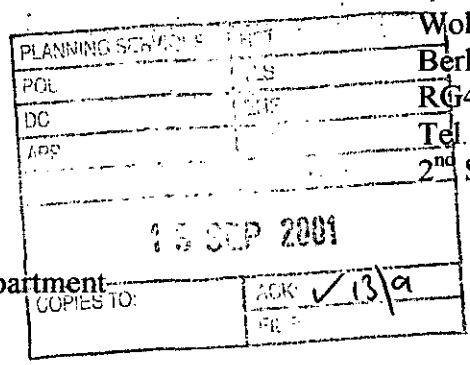
D. Gregory

Lee Gregory

L.J. Gregory

AT

2 Snowdrop Grove
Winnersh
Wokingham
Berkshire
RG41 5UP
Tel. 01189 774405
2nd September 2001




Mr. Andrew Thorley
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR
Your Ref. F/2001/4693

Dear Mr. Thorley,
I am writing to comment on the planning application for 1 Snowdrop Grove re. your letter dated 29th August 2001 for an extension to the garage block as a garden/ store room.

The original design of Sherwood Grange was for an estate with openness, spaciousness and a rural feel. This development would destroy that original intent and present an eyesore of significant proportions to all occupants of Snowdrop Grove. The extension would be outwith the building line which would give a very claustrophobic feel to the area plus it would be visibly insulting to the eye.

The development is supposedly to be used as a Garden store room, as in our own case, this can easily be achieved by the more normal use of garden sheds in the rear garden. Our concern is that the extension may well be used for commercial storage or for housing people. The house currently houses a number of families and occupants (11) well in excess of the numbers intended for such a dwelling.

On a practical note, we are concerned that the occupants of 1 Snowdrop Grove have already flouted one planning application (F/2000/0954) and that any further development could lead to similar problems. In addition, we and the residents of nos 3 and 4 Snowdrop Grove have had to put up with significant disruption due to the building works throughout the summer. This has involved working outside 'normal' hours during the week, weekend working which often started at 07:30, congestion through traffic and working equipment which is both unsightly and dangerous. The work carried out proved to be not only thoughtless but down right dangerous. Delivery and work vehicles were using our drive as a turning bay, nearly damaging our vehicles on two occaisions and showing total disregard for our children's safety. The work was also an infringement on our privacy.

We sincerely hope that this planning application will not be passed so as to preserve the ambience of the Sherwood Grange site as originally intended, to save Snowdrop Grove from an overbearing eyesore and to give us some respite from the inconvenience caused by on going building work.

Yours Sincerely

Peter S. Wilson

## Andrew Thorley

**From:** Andy Glencross
**Sent:** 07 September 2001 16:52
**To:** Andrew Thorley
**Subject:** Planning Application F/2001/4693 1 Snowdrop Grove Winnersh

Hi Andrew

My comments on the above application are as follows.

The site lies within 250metres 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).**

All buildings have potential to act as roost sites for bats which are legally protected species. As the application involves substantial alterations to the roof spaces I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

**This cannot be attached as a condition of planning permission.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

**Andrew Thorley**

**From:** John C. Bray [johncbray@telinco.co.uk]
**Sent:** 06 September 2001 13:17
**To:** andrew.thorley@wokingham.gov.uk
**Subject:** F/2001/4693 and F/2001/4669

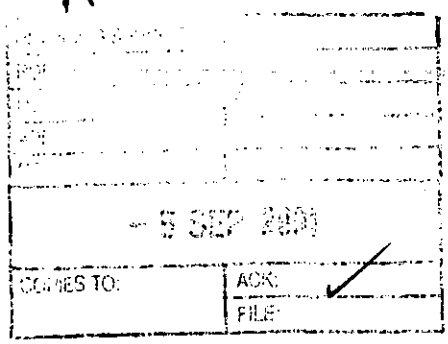
Hi Andrew,
I have come back off holiday, and have discovered these applications for 1 Snowdrop Grove. I am not happy with them. Here's why.
Last year permission was given for an extension at this address. This was just after I was first elected, and also just after the system changed so that councillors were asked about listing householder applications before officers made their decisions instead of afterwards. There was a muddle because I was not aware of that change (because councillors had been notified of it immediately before the election), and neither apparently was Liz Siggery. That meant that the application went through without going to committee - which I would have liked. I did not feel the objectors got the chance to put their views across. Now I find that the applicants are actually building something entirely different - and bigger. They have already had a visit from someone to tell them, so it's not as if they are not aware of it. Not only do we have a retrospective application but an extra one as well!
Enough is enough. I would like both these applications to go to committee (together of course) should you be inclined to approve them.
Thanks a lot,
Prue Bray
Member for Winnersh (Lib Dem)

---

**LISTING FORM**
Case officer: **Andrew Thorley** Application Number: **F/2001/4669**
**1, Snowdrop Grove, Winnersh, Wokingham.**
**Proposed two storey side extension to dwelling (retrospective).**
I wish this application to be listed should the officers recommendation be for APPROVAL
and my reason(s) are flouts previously approved application for same site; overdevelopment; simultaneous application for further extra development on same site (4693)

Signed: P. Bray. Date: 12.9.2001
Councillor Bray

AT OBS




Robin Hood Barn
11 Bluebell Meadow
Winnersh
BERKS
RG41 5UW

2 September 2001

RE. PLANNING APPLICATION NUMBER F/2001/4669 (retrospective)
RE. PLANNING APPLICATION NUMBER F/2000/0954 (initial)
for 1 SNOWDROP GROVE, WINNERSH.

Dear Mr. Thorley,

**We would like to record, in the strongest possible way, our complete objection to the above retrospective planning application. We objected strongly to the original planning application and are now faced with a retrospective application for an extension that is considerably larger and different from the one that Wokingham District Council originally decided to approve. Is this an indication that planning procedures through Wokingham District Council are irrelevant and a total waste of everybody's time and money????**

We live on Sherwood Grange in Winnersh. In March 2000, we received notification that our neighbours at 1 Snowdrop Grove, wanted to extend their property. Along with the surrounding neighbours, we challenged the plans, but were bitterly disappointed when permission was granted to them. We enclose a copy of our Solicitor's letter to the Planning Department at Wokingham District Council, stating the reasons for our objections. We would like to register the same objections to the retrospective application as to the original, but even more vehemently, as the new application **breaches the building line** at the back of the property and inserts a totally **'out of character'** second dormer at the front of the property.

Work began on the said extension about 9 weeks ago. We arrived home from a 12 night holiday,on Thursday, 9th August, to find the extension in an advanced state of development. We were shocked to see that not only had a dormer window been constructed at the front of the house, which was not in the original plan, but that the length of the extension to the back of the house, had been built over a metre more than the original plan.

Outraged, we contacted the Planning Office and spoke to a Mr. Mike Evans, who we pressed to visit the property as soon as possible, as the building had gone up in leaps and bounds in our absence, with 15 men building the 'unplanned wall' on one particular day, according to a neighbour in Snowdrop Grove. He visited the site on Monday 13th August and warned them that if they continued to build, it was at their own risk, as they would have to apply for retrospective planning permission for these unauthorised additions. Needless to say, the owners continued with the building and it is now in an extremely advanced state.

We were deeply upset in the first instance, at the Council's decision to grant planning permission, but grudgingly had to accept it. However, what has now happened is way beyond what we had to accept from the original planning permission. We feel that it is totally wrong and unjust, that people can flagrantly flout planning permission in this way, build what they like and then expect to get it legitimised via a retrospective application.

We hope we can rely on the Council to refuse this retrospective application and insist that at a minimum, the extension is built to the original approved plans.

Yours sincerely

Mr. G. Hopper  Mrs. H. Hopper

Copy to
Mr. F.D. Browne
Mrs. E. Siggery
Mr. R.Turner
Mrs. P. Bray
Mr. K.A. Malvern
Mrs. J.A. Lissaman
Mr. A.J. Ross
Mr. M.J. Bryant
Mrs.M.A. Long
Mrs. D.C. Beatty
Mrs. M. Robertson
Mr. J.L. Earnshaw
Mr. T.P. Dredge
Mr. S. Conway
Mr. R. Cundy
Mr. N.D. Rose

## HIGHWAYS CONSULTATION SHEET

**From:** Andrew Thorley **Date:** 29 August 2001

**Application Number:** F/2001/4693

**Proposal:** Proposed extension to existing garage with storage space in roof.

**Parish:** WINNERSH PARISH

**Site Address:**
1, Snowdrop Grove, Winnersh, Wokingham.

**Applicant:**
Mr & Mrs Naheed C/O M C Design.

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 Cogjin 30686

12 SEP 2001

FROM: Andrew Thorley

DATE: 29 August 2001

RECEIVED
31 AUG 2001

DELEGATED

## WINNERSH PARISH CONSULTATION SHEET

**Application Number:** F/2001/4693

**Proposal:** Proposed extension to existing garage with storage space in roof..

**Site Address:** 1, Snowdrop Grove, Winnersh, Wokingham.

**Applicant:** Mr & Mrs Naheed C/O M C Design.

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.

AT OBS

22-24 Broad Street
Wokingham
Berkshire
RG40 1BA
DX 33500 Wokingham

**E-mail** mail@
cliftoningram.co.uk

Clifton Ingram

SOLICITORS

Your ref Joss Miller F/2000/0954
Our ref IAG SN Hopper

12 April 2000

Wokingham District Council
Planning Department
DX 33506 Wokingham

**BY HAND**

**Telephone**
**0118-978-0099**
International
+44-118-978-0099
**Fax**
0118-977-1122
International
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**Web site** www.
cliftoningram.co.uk

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**Associate Solicitors**
Tim Adams
Tina Crow
Jonathan Davis
Anne Deller
Ian Graham
Caroline Lindon-Morris
Melinda Newbery
Lisa Phelps
Tim Read

**Legal Executive**
Jenny Savage

**Practice Administrator**
Jim Paterson

Dear Sirs

**1 Snowdrop Grove Winnersh - Planning application no. F/2000/0954**

We act for Mr Graham Hopper and Mrs Helen Hopper, the owners of Robin Hood Barn, 11 Bluebell Meadow, Winnersh ("Robin Hood Barn").

Our clients wish us to record their objection to the proposed two-storey side extension to the above property ("the Property") for which planning permission has been applied under the above reference number.

The grounds of objection are as follows:-

1. The proposed extension will bring the dwelling to within two metres of Robin Hood Barn and at both ground and first floor level it will create an imposing brick wall.

2. This will significantly reduce the view from our clients' house and garden.

3. It will significantly diminish the light and sunshine into Robin Hood Barn.

4. There will be significant overlooking and loss of privacy.

5. On the basis of the above it is likely to have an adverse effect on the value of Robin Hood Barn.

6. Robin Hood Barn was the original dwelling in the area and when Sherwood Grange was developed the intention was to have properties widely spaced apart so as to give an open, spacious amenity. The proposed extension would change the character and reduce the amenity of the area and would set a dangerous precedent for the other properties within Sherwood Grange.

7. There is a mature tree close to the boundary between Robin Hood Barn and the Property and the proposed extension may interfere with the roots of that tree.

8. Our clients are concerned that the proposals will bring about further traffic into the Property and the likelihood of further cars being parked

Regulated by The Law Society in the conduct of investment business

close to the garage block up against the boundary fence with Robin Hood Barn. This is likely to cause a nuisance with car doors being opened and closed late at night close to Robin Hood Barn.

In all the circumstances, we feel that the refusal of this application would be a fair administration of planning policy.

Yours faithfully

Clifton Ingram

Copy

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 AUG 2001

Officer: AT | Application No. F/2001/4693

Map No. 54 Site .....

Easting: ..... Flood Plain .....

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: 16.AUG.2001* 4693

(F.) PROPOSED EXTENSION TO EXISTING GARAGE WITH STORAGE SPACE IN ROOF

Location: 1 SNOWDROP GROVE

Parish: WINNERSH Ward: Winnersh

Applicant: MR/MRS NAHEED 28/8/01 T.W.

Fee Received 95-00 (3) 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 : 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 .....
Dinton Pastures Newt consultation zone

### 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:

.....No pre apps.....
.....
.....

### NEIGHBOURS:

.....Site notice & see map.....
.....
.....
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.....
.....
.....
.....

5.

# Environmental Services

For office use only.
Application number: 16.AUG.2001* 4693

## 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<br>Address and postcode<br><br><br>Phone number | MR & MRS NAHEED<br>1, SNOWDROP GROVE<br>WINNERSH.<br><br><br> |
| 2 | Agent's Name<br>Address and postcode<br><br><br>Phone number | MC DESIGN<br>DEC HOUSE<br>145, CARDIFF ROAD READING<br>RG1 8JF<br><br>0771 4244 273. |
| 3 | Site<br>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. | 1, SNOWDROP GROVE<br>WINNERSH. |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | 2 Single Storey pitched roof garage extension. W.H Storage above |
| 5 | Are there any trees on the site?<br>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. | Red bride to match existing |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 6 | Proposed: |
| 10 | Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans. | Yes ☐ | No ☑ |
| 11 | Checklist. Please make sure that you enclose the following: | | |
| a | Six copies of this form signed and dated. | | |
| b | The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below: | | |
| c | Six copies of each set of plans and drawings listed below: | | |
| | • *1:2500 scale location plan with the site outlined in red.* | | |
| | • 1:500 scale site layout plan. | | |
| | • 1:100 or 1:200 scale floor plans and elevations. | | |

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant wi[redacted] 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 NAHEED

Date 14/8/01

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

ADDRESS 1 Snowdrop Grove PARISH Winnersh

PLOT No. 6 ORD. SHEET No. SU 7871 SW

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 20494 | London Estates Ltd. | O/L. | 15.12.83 | R |
| 25485 | Bryant | Det. House & Garage | 9.7.86 | C/A |
| BRA 1413 | " | " | 11.9.86 | App |
| F/2000/0954 | " | 2/St S & R ext, | 21.06.00 | C/ |
| FP/2000/0830 | Mrs Naheed / mc Design | Two/st/s/ext | 17.7.00 | cond |
| | | | | |
| | | | | |
| | | 16 AUG 2001 * | 4693 | |

DATE OF COMPLETION

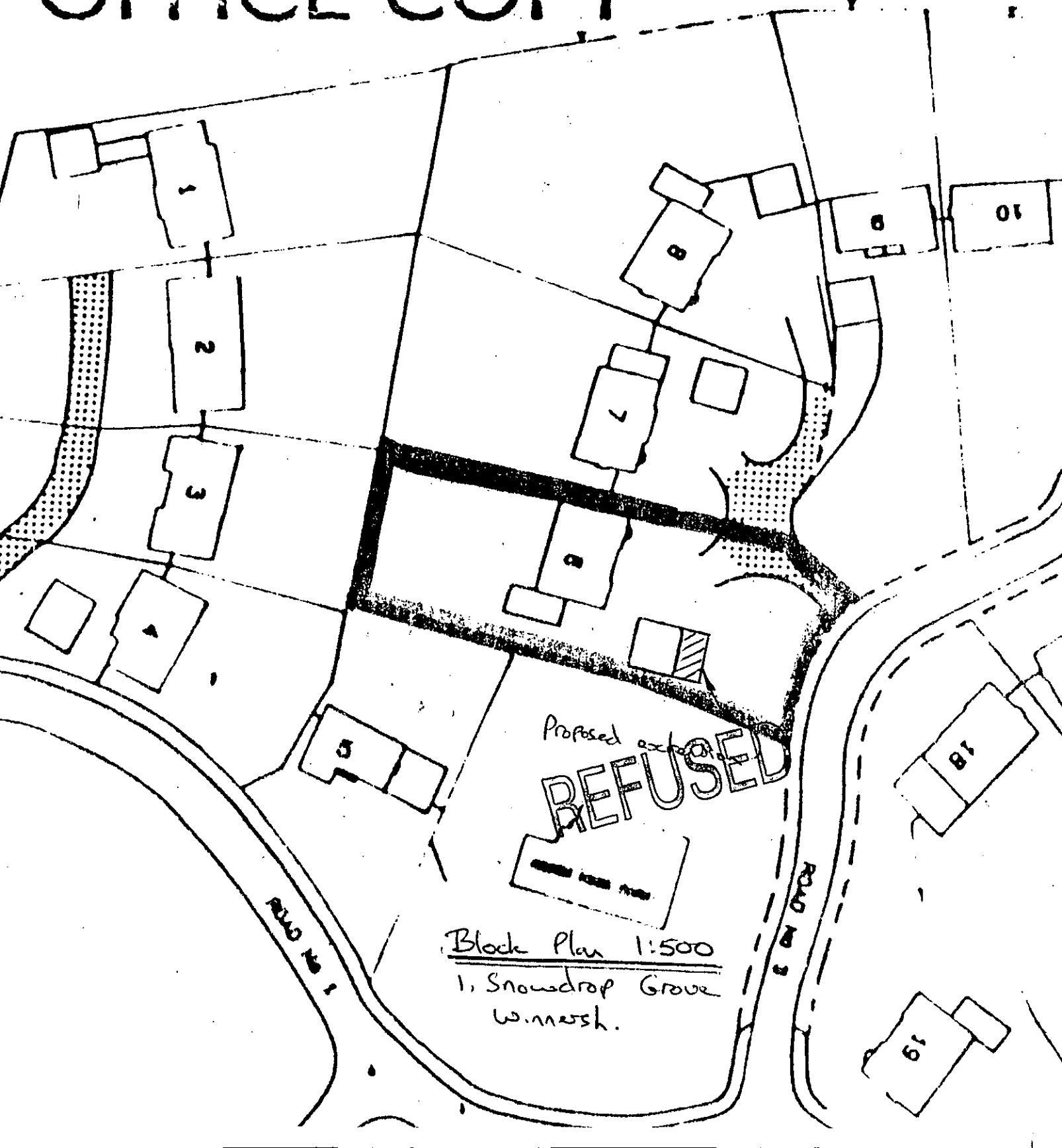
MINISTRY DECISION 20494 – APPEAL ALLOWED – 28.11.85 –

SPECIAL ORDERS TPO 168

DRAINAGE

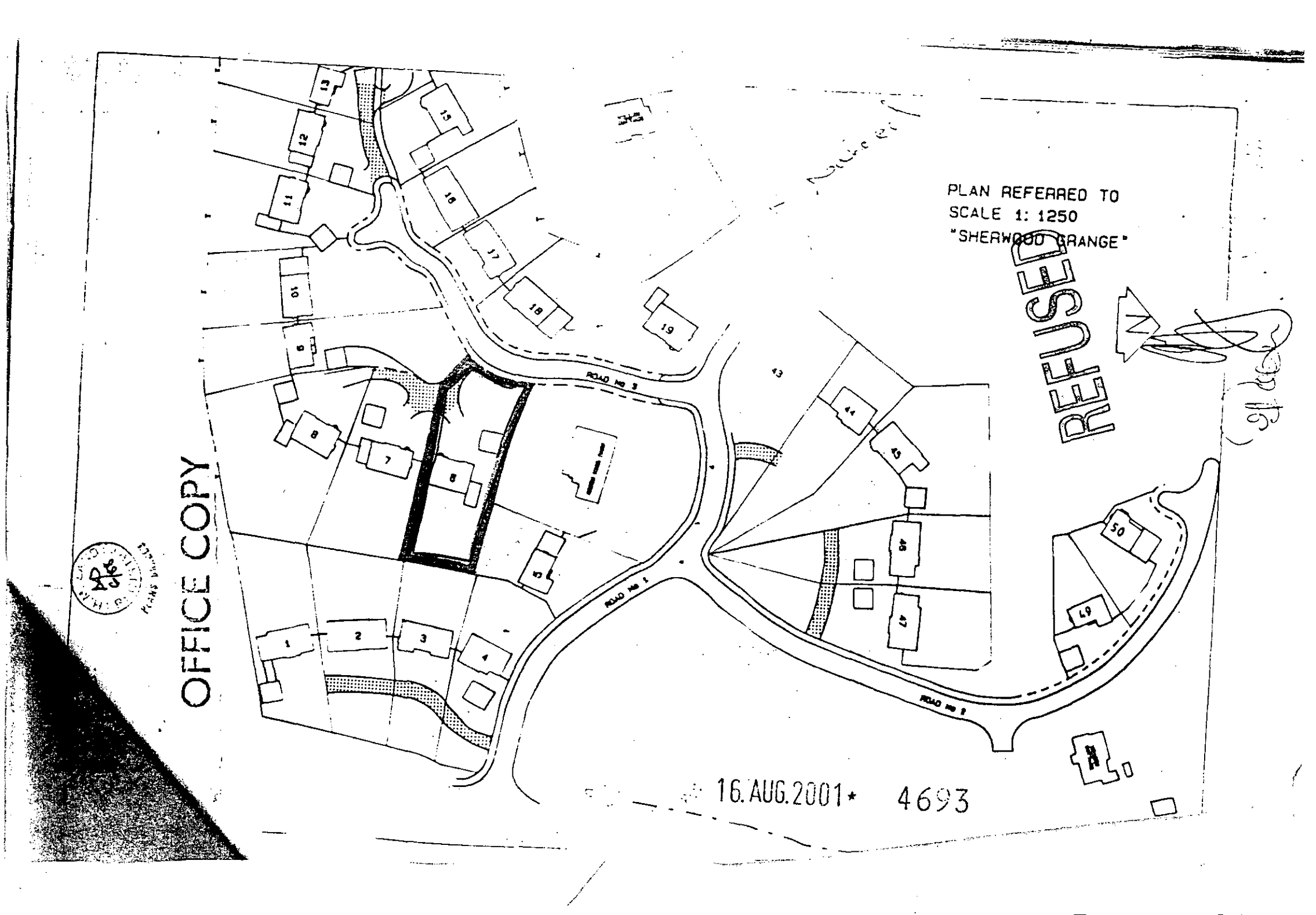
091074

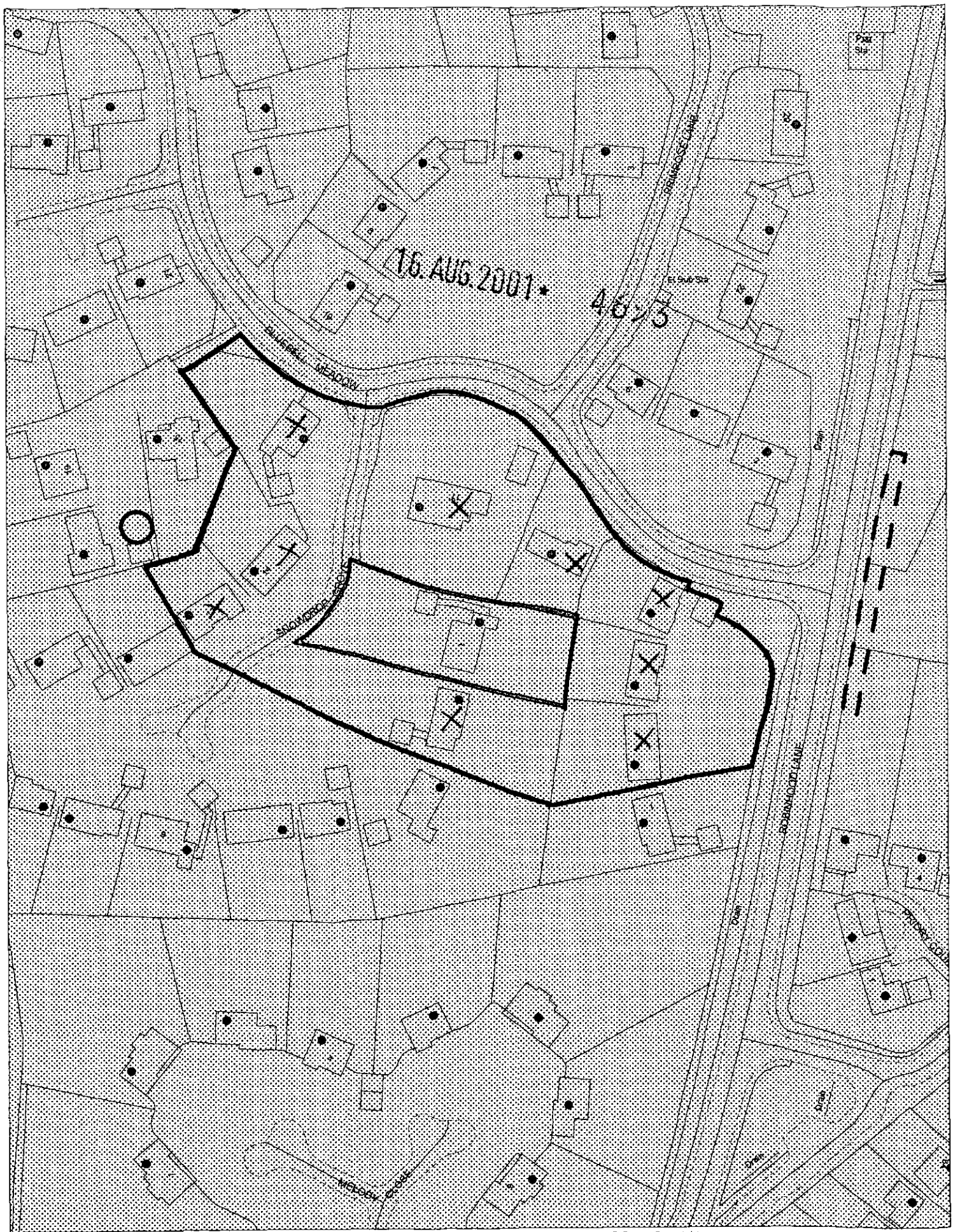
PLANS UNIT
16. AUG. 2001 * 4693
OFFICE COPY




Block Plan 1:500

1, Snowdrop Grove
W.Marsh.


PLAN REFERRED TO
SCALE 1: 1250
"SHERWOOD GRANGE"
OFFICE COPY
16. AUG. 2001 * 4693

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Development Control Section, Environmental Services, Wokingham District Council.

17 August 2001

Scale: 1 : 1250

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