APPLICATION NO:
F/2001/3652

LOCATION:
21 King Street Lane, Winnersh Wokingham.

APPLICANT:
G J Addis C/O Andesign

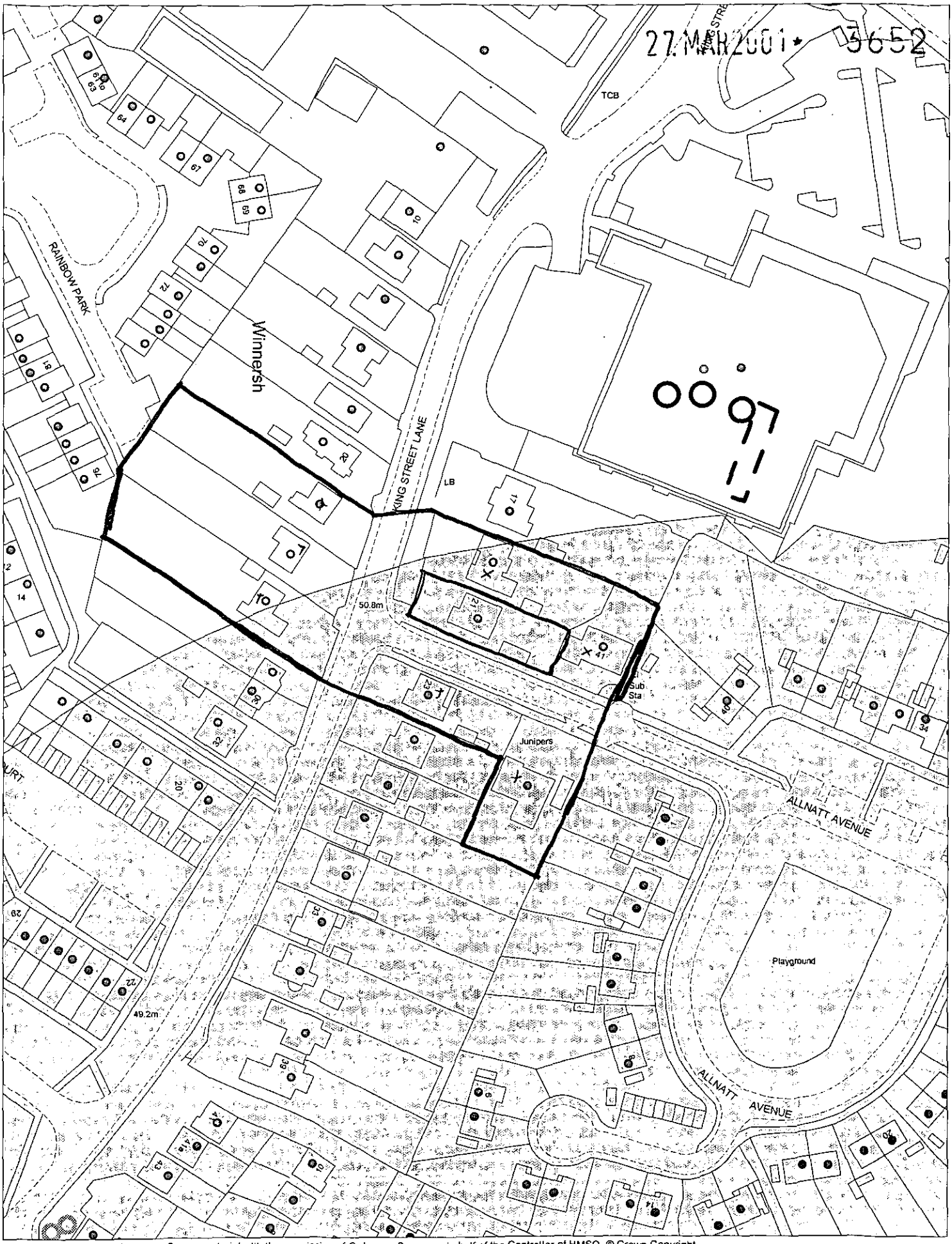
PROPOSAL:
Proposed dormer extensions to dwelling to form rooms in loft space plus front porch extension.

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/05/2001

CASE OFFICER: **Farah Humayun**

01



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Development Control Section, Environmental Services, Wokingham District Council.

3 April 2001

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100m

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F/2001/3652

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CASE OFFICER: **Farah Humayun**

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Proposed dormer extensions to dwelling to form rooms in loft space plus front porch extension.

EARLIEST DATE FOR DECISION: **03/05/2001**

APPLICATION WILL HAVE EXPIRED ON: 22/05/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

G J Addis
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3652

Parish: **WINNERSH**

Location: **21, King Street Lane, Winnersh, Wokingham.**

Proposal: **Proposed dormer extensions to dwelling to form rooms in loft space plus front porch 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.

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 Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/05/2001

Notice checked by: CHurst

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.

Refused.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3652	FH
BUILDING CONTROL NUMBER	FP 2001/1723	Paul
~~APPLICANT~~/AGENT	Andesgin	
ADDRESS OF SITE	21 King Street Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	roof conversion with dormer exts (front porch ext - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3117A	AH/E/3117
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/5/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2001/3652
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3			

RECORD OF SITE VISIT

SITE ADDRESS: 21 King Street Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3652

OFFICER: Farah Humayun

DATE OF SITE VISIT: 25/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

BUNGALOW. DETACHED. CORNER WITH ROAD.
DET GARAGE TO REAR.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 19 - ALSO BUNGALOW - R/O FLOOR SIDE FACING WINDOWS. EXISTING FRONT DORMERS (ATTACHED).
2 SINGLE DORMER TO NO 17 - REAR DORMERS 1/2 SCREENED BY DETACH GARAGE OF NO 9 TO REAR BUNGLOW OF +1 - NO SIDE FACING WINDOWS.

DORMER ENDS AT 17 SET AT SAME POSITION

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 MCB FENCE TO SIDE.

OTHERS

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3652

Applicant : G J Addis C/O Andesign.

Location : 21, King Street Lane, Winnersh, Wokingham.
Proposal : Proposed dormer extensions to dwelling to form rooms in loft space plus front porch extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/04/01

Date Registered : 27/03/2001

Earliest Date for Decision : 03/05/2001

Latest Consultation Date/Site Notice Expiry Date : 03/05/2001

This application will have expired on: 22/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

ENVIRONMENT AGENCY - No objection.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3652

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop dormer and porch extensions. The proposal is to add front and rear facing dormers to the bungalow and add a porch extension to the front of the property.

The app. proposes 2 pitched roof dormers to the front of the dwelling. To the rear the proposal is for two joint pitched roof dormers. At both front and back the pitch of the dormers is of the same height as the existing pitch of the roof. Both are set in from the sides of the dwelling.

The neighbouring property of No19 ~~has~~ is also a bungalow which has ~~[illegible]~~ existing front facing dormer. These are set at the same position as that proposed at No21. The proposed front porch does not extend any further than the existing project of bedroom 1. ~~Therefore~~ Therefore it is considered the prop. dev will not have an adverse effect upon neighbouring properties.

IMPACT UPON THE STREET SCENE

The bungalow is located on a corner junction between King Street Lane and Allnatt Avenue. The proposal will be clearly visible in the street scene. However neighbouring properties of No 19 + No 17 have similar dormer extensions therefore it is considered the proposal will not ~~have an~~ look out of character or form an obtusive feature in the street scene.

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

(tick appropriate box)

Our ref: SP\2001\003537\001
Your ref: F/2001/3652
Date: 17th April 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC	
CS	
20 APR 2001	
COPIES TO:	ACK:
	FILE:

42394

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

Dear Sir/Madam

PROPOSAL: Dormer And Porch Extensions
LOCATION: 21 King Street Lane, Winnersh, Wokingham

Thank you for your letter dated 10 April 2001, which was received on 12 April 2001. You are asked to quote the following reference in any correspondence: **SU77SE/4/35**. The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Waste

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

Grid Reference	Distance From Site	Landfill Name	Details
SU 782 703	230m	Sandstone Close	Inert Waste

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

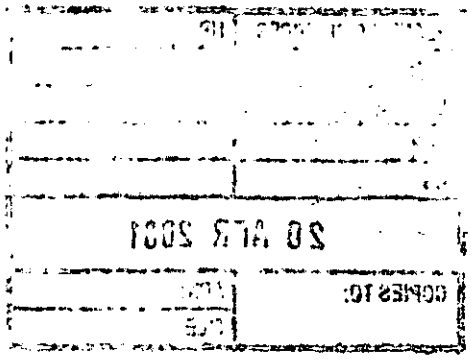
Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301


20 APR 2021
COPIES TO:

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: Andesign, 9 Perkins Way, Wokingham, Berks, RG41 2TN

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

Tel: 0118 974 6482

Date: **09 April 2001**

My ref: F/2001/3652

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/2001/3652
21, King Street Lane, Winnersh, Wokingham.
Proposed dormer extensions to dwelling to form rooms in loft space plus front porch extension.

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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3652**
21, King Street Lane, Winnersh, Wokingham.
Proposed dormer extensions to dwelling to form rooms in loft space plus front porch extension.
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 6482

Date: **09 April 2001**

My ref: F/2001/3652

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
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Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6482

Date: **09 April 2001**

My ref: F/2001/3652

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
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John Mitchell

John Mitchell
Development Control Manager

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21, King Street Lane, Winnersh, Wokingham.
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2001/3652

Proposal:
Proposed dormer extensions to dwelling to form rooms in loft space plus front porch extension.

Location:
21, King Street Lane, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/05/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

09 April 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 MAR 2001
Officer: FH	Application No. F/2001/3652

Map No. 60 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED DORMER EXTENSIONS TO DWELLING TO FORM ROOMS IN LOFT SPACE PLUS FRONT PORCH EXTENSION

Location: 21 KING STREET LANE

Parish: WINNERSH Ward: Winnersh 9.4.01.B

Applicant: G J ADDIS

Fee Received 95-00 (8) 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 : 9.4.01 B

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

..... NS precepts .....
.....
.....

NEIGHBOURS:

..... 2 x S/N (ALLNATT AVE) & King Street Lane) + see enf. for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....

"CLOVELLY",

ADDRESS 21 KING STREET LANE PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12/49	Mr. D. Evans	Extension to house & Demolition of Garage	8.2.49	APP. APP
30074 2 BIA 5182	41 ALLNATT AVE.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

17 MAR 2

Environmental Services

For office use only.
Application number:

27.MAR2001* 3652

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	G.J. ADDIS
	Address and postcode	21 KINGS STREET LANE WINNERSH, BERKS RG41 5AP
	Phone number	9789984
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAMN BERKS RG41 2TN
	Phone number	9784165
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	ROOF CONVERSION
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	4	
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 G.J. ADDIS

Date 23/3/2001

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