APPLICATION NO:
F/2002/5781

LOCATION:
17 Arbor Lane, Winnersh Wokingham.

APPLICANT:
Mr/Mrs C Riley C/O D Tingle Building Design

PROPOSAL:
Proposed erection of replacement garage and enlargement to existing dormer extension.

EARLIEST DATE FOR DECISION: **14/03/2002**
Members listing date: 18/3/2002
APPLICATION WILL HAVE EXPIRED ON:
09/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

902
D2

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs C Riley
C/O D Tingle Building Design
17 Woodland Drive
Tilehurst
Reading
Berks
RG30 4RT

Application Number: F/2002/5781

Parish: **WINNERSH**

Location: **17, Arbor Lane, Winnersh, Wokingham.**

Proposal: **Proposed erection of replacement garage and enlargement to existing dormer 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. If bats or signs of bats are encountered at any point during development then all works must stop immediately and the local English Nature Office informed.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5781	RK
BUILDING CONTROL NUMBER.	KP 2002/3/49 Control.	
~~APPLICANT~~/AGENT	D. Tingle.	
ADDRESS OF SITE	17 Arbor Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	replacement detached garage & enlarge existing dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	17AL.01	17AL.01
ELEVATIONS	17AL 01	17AL 03A
FLOOR PLANS	— L	— L

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC appears to show existing New garage therefore smaller than PP.	store still there.	(BC plan says proposed DC plan says existing
DATE	10/6/02.	

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 : Richard Kelly

Application Number : F/2002/5781

Applicant : Mr/Mrs C Riley C/O D Tingle Building Design.

Location : 17, Arbor Lane, Winnersh, Wokingham.
Proposal : Proposed erection of replacement garage and enlargement to existing dormer extension.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 09/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways : conditional approval
~~But Surrey~~ Countryside : But ~~subject~~ condition
Winnersh P.C. : No comments.

Planning Issues :

Application Number: F/2002/5781

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/5781
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
			INFORMATIVE:
			If bats or signs of bats are encountered at any point during development then all works must stop immediately and the local English Nature Office informed.

Informative for approvals	
N16	N04
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	LBE1 WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M Thorp
(Development Control Manager)

Date: 26.3.02

RECORD OF SITE VISIT

SITE ADDRESS: 17 Arbor Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5781

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Mostly bungalows - most with dormers / this type to rear.

3. DESCRIPTION OF SITE/BUILDING Bungalow with existing small rear dorm.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Semi with No. 15 which has a large dorm (comparable to that proposed) to rear.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING Proposed garage will be v. similar to the existing.

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to S, 1.8m fence alongside garage to N.

OTHERS

Application Number: F/2002/5781- 17 Arbor Lane, Winnersh, Wokingham

Appraisal:

This is an application for a replacement garage and the enlargement of an existing dormer window. This application raises three issues:

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The replacement garage is slightly taller than the existing one, having a steeper pitch to its roof. It is not considered that this will cause undue harm. The enlarged dormer will be visible from the adjoining road of Bathurst Road, but owing to the presence of the existing dormer it will not cause undue harm.

Impact on adjoining properties: LBE 1, WBE 1

The neighbouring property of 15 Arbor Lane has a dormer window comparable to that proposed. Given that any overlooking which will occur has already occurred with the existing window, there is no undue harm caused.

Impact on protected species:

The proposal involves demolition which may affect bats. However, the Countryside Officer is satisfied that the corrugated iron roof is unlikely to support bats and has recommended an informative.

Approve ~~**Refuse**~~

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD

To: Richard

Mr / ~~Mrs / Miss~~ David Tingle

Of: Agent Tel No: 941 9311

☑ Telephoned ☐ Visited ☐ Wants to see you

● ☐ Please Phone ☐ Will call again ☐ URGENT

Message: Re: 17 Arbor Lane – bat survey

Applicant has taken photos. for Andy Glencross who has told them that no bat survey would be required. Please check that you have rec'd Andy's comments so that apply. can now be determined. Any problems contact Agent.

Thanks

Message taken by: Basia Time: am

25.3.2002

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9745844 Fax (0118) 9745966 Email: reprographics@wokingham.gov.uk

Richard Kelly

From: Andy Glencross
Sent: 08 March 2002 14:24
To: Richard Kelly
Subject: Planning Application F/2002/5781 17 Arbor Lane Winnersh (bats)

Hi Richard

The applicant has now provided me with photographs of the structure to be demolished and I can confirm that it is unlikely to support a bat roost. Consequently we will not require a bat survey but should attach the following informative to any permission we grant instead.

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

I have not visited the site.

Cheers

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

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 28 February 2002
My ref: F/2002/5781

D. Tingle Building Design
17 Woodland Drive
Tilehurst
READING
RG30 4RT

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir or Madam

RE: 17 ARBOR LANE, WINNERSH, WOKINGHAM

I write to inform you that it will be necessary to submit a bat survey with this application prior to a decision being made. This is due to the fact that the proposals include the demolition of a building which may be occupied by bats. The survey must be carried out by a trained and licensed bat worker. If you have any questions regarding the nature of this survey or how to find a bat worker please contact out Countryside Officer, Mr Andy Glencross on (0118) 9342016. For any other queries, please do not hesitate to contact me on the above direct line number.

Yours sincerely,

Richard Kelly
Case Officer

File: 5781 Arbor Lane

FROM: Richard Kelly

DATE: 18 February 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5781

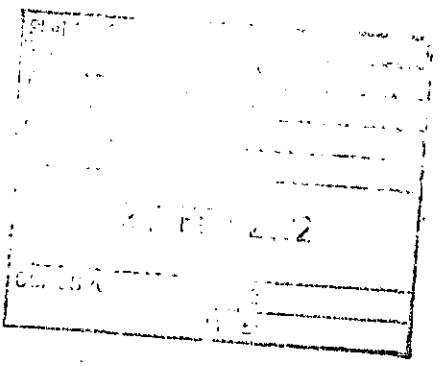
Proposal: Proposed erection of replacement garage and enlargement to existing dormer extension..

Site Address: 17, Arbor Lane, Winnersh, Wokingham.

Applicant: Mr/Mrs C Riley C/O D Tingle Building Design.

Your observations are required in respect of this application **by 14/03/2002** .

No comments



SIGNED: _____ DATE: 22.02.02

Clerk To Winnersh Parish/Town Council.

Richard Kelly

From: Andy Glencross
Sent: 22 February 2002 13:04
To: Richard Kelly
Subject: Planning Application F/2002/578117 Arbor Lane Winnersh

Hi Richard

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

N.B. There are no details of the construction of this garage on the application, it maybe that it's construction is unsuitable for bats? If the applicant wants to they can give me a ring for a chat.

This property is over 300 metres from the nearest great crested newt breeding pond. and it is seperated from that pond by wide single carriageway road and dense residential development. Consequently this application does not in my opinion require a newt mitigation strategy. I suggest we attach the following informative.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I have not visited the site.

I have not visited the site.

Cheers

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

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 18 February 2002

Application Number: F/2002/5781

Proposal: Proposed erection of replacement garage and enlargement to existing dormer extension.

Parish: WINNERSH PARISH

Site Address:
17, Arbor Lane, Winnersh, Wokingham.

Applicant:
Mr/Mrs C Riley C/O D Tingle Building 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 20/02/02

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

Tel: (0118) 974 6229

Date: **18 February 2002**

My ref: F/2002/5781

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/5781
17, Arbor Lane, Winnersh, Wokingham.
Proposed erection of replacement garage and enlargement to existing dormer 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5781**
17, Arbor Lane, Winnersh, Wokingham.
Proposed erection of replacement garage and enlargement to existing dormer extension.
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 6229

Date: **18 February 2002**

My ref: F/2002/5781

WOKINGHAM UNITARY
Aiming for Excellence

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
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Dear Councillor

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5781**
17, Arbor Lane, Winnersh, Wokingham.
Proposed erection of replacement garage and enlargement to existing dormer extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: (0118) 974 6229

Date: **18 February 2002**

My ref: F/2002/5781

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5781
17, Arbor Lane, Winnersh, Wokingham.
Proposed erection of replacement garage and enlargement to existing dormer 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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5781**
17, Arbor Lane, Winnersh, Wokingham.
Proposed erection of replacement garage and enlargement to existing dormer 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5781
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2002/5781

Proposal:
Proposed erection of replacement garage and enlargement to existing dormer extension.

Location:
17, Arbor 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5781 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 February 2002

Application Number : F/2002/5781	Map No : 53/54
Case Officer : RK	Site Area : 0.06
Valid Date : 12 FEB 2002	Received Date: 30/01/2002

Level : Delegated Application

Description : Proposed erection of replacement garage and enlargement to existing dormer extension.

Location : 17, Arbor Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN 18/2/02 JB.

Applicant : Mr/Mrs C Riley C/O D Tingle Building Design.

Fee Required: £95 Fee Received: ~~£0~~ 95-00 ~~No cheque~~ received 12/2/02

Additional: ....95-00 ✓.... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	other elevation garage all elevations dormer	7/2	12/2
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 18/2/02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways

D. Pastures ✓ - Newts
- Demolition of existing garage

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

Tel. (0118) 974 6429 or 6433

12.FEB.2002* 5781

Date: 07 February 2002

Your Ref:

My Ref: F/2002/5781

Mr/Mrs C Riley
C/O D Tingle Building Design
17
Woodland Drive
Tilehurst
Reading ,Berks
RG30 4RT

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 Sir/Madam

Reference Number: 2002/5781

Site Address: 17, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed erection of replacement garage and enlargement to existing dormer extension.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of the other side elevation of the garage.

Please provide 6 copies of all elevations of the dormer extension.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

£95 required - no cheque with application

David Tingle 12.FEB.2002 5781

Associate of The Chartered Institute of Building

Building Design & Surveying Services

17 Woodland Drive,Tilehurst,Reading Berkshire, RG30 4RT
Tel:(0118) 9419311

Wokingham District Council
Planning Control
PO Box 155,
Shute End,
Wokingham,
Berkshire
RG40 1WR

28th January 2002

REPLACEMENT DETACHED GARAGE & ALTERATIONS TOP EXISTING LOFT SPACE
at :- 17 Arbor Lane, Winnershe
onbehalf :-Mrs C.Riley

PLANNING CONTROL
Please Find enclosed six (6) copies following Planning Application Drawings:-
17AL.01 LOCATION & BLOCK PLANS
17AL.02 EXISTING PLAN & ELEVATIONS
17AL.03 PROSED PLAN & ELEVATIONS Rev A
17AL.04 EXISTING & PROPOSED ELEVATIONS DORMER & HOUSE
Please note the application is to demolish existing double length garage and attached store building and replace with new garage covering the existing footprint.
Alterations to existing loft rooms to provide extended dormer and alterations staircase and associated rooms,if the Loft works is exempt from planning please delete from the application and confirm in writing planning will not be required.

I trust the above meets with your approval

Enclosed cheque made payable to WOKINGHAM DISTRICT COUNCIL
Planning Fee **£95.00**

yours faithfully

D. Tingle

David Tingle

Tel. (0118) 974 6429 or 6433

Date: 07 February 2002

Your Ref:

My Ref: F/2002/5781

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs C Riley
C/O D Tingle Building Design
17
Woodland Drive
Tilehurst
Reading ,Berks
RG30 4RT

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 Sir/Madam

Reference Number: 2002/5781

Site Address: 17, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed erection of replacement garage and enlargement to existing dormer extension.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of the other side elevation of the garage. ✓

Please provide 6 copies of all elevations of the dormer extension. ✓

A fee of £95.00 is required. No cheque was with the application.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

David Tingle
Associate of The Chartered Institute of Building
Building Design & Surveying Services
17 Woodland Drive,Tilehurst,Reading Berkshire, RG30 4RT
Tel:(0118) 9419311

12.FEB.2002*

5781

Wokingham District Council
Planning Control
PO Box 155,
Shute End,
Wokingham,
Berkshire
RG40 1WR

28th January 2002

REPLACEMENT DETACHED GARAGE & ALTERATIONS TOP EXISTING LOFT SPACE
at :- 17 Arbor Lane, Winnershe
onbehalf :-Mrs C.Riley

PLANNING CONTROL
Please Find enclosed six (6) copies following Planning Application Drawings:-
17AL.01 LOCATION & BLOCK PLANS
17AL.02 EXISTING PLAN & ELEVATIONS
17AL.03 PROSED PLAN & ELEVATIONS Rev A
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Alterations to existing loft rooms to provide extended dormer and alterations staircase and associated rooms,if the Loft works is exempt from planning please delete from the application and confirm in writing planning will not be required.

I trust the above meets with your approval

Enclosed cheque made payable to WOKINGHAM DISTRICT COUNCIL
Planning Fee **£95.00**

yours faithfully

D. Tingle

David Tingle

12.FEB.2002* 5781

Tel. (0118) 974 6429 or 6433

Date: 07 February 2002

Your Ref:

My Ref: F/2002/5781

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs C Riley
C/O D Tingle Building Design
17
Woodland Drive
Tilehurst
Reading ,Berks
RG30 4RT

Environmental Services Department
Planning Services
P.O. Box 157
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Tel: (0118) 974 6000
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Dear Sir/Madam

Reference Number: 2002/5781

Site Address: 17, Arbor Lane, Winnersh, Wokingham.

Proposal: Proposed erection of replacement garage and enlargement to existing dormer extension.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of the other side elevation of the garage.

Please provide 6 copies of all elevations of the dormer extension.

A fee of £95.00 is required. No cheque was with the application.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

tc 20 011 017

ADDRESS 17 ARBOR LANE PARISH WINNERSH

PLOT No. 8 ORD. SHEET No. SU.7771(

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
302/56	Pers. Reps. of Mr. F.H. Wilson	Outline	9.10.56	N/A Cl
37/58	Mr. H.G. Taylor	Semi/Det. Bungalow	11.3.58	App. Cl
PD/467/58	" "	Garage	11.11.58	App. N/
PD/163/67	Mr. R.B. Rouse	Conservatory	13.4.67	App. N/
1216/72	W. Geadle & W.F. Cook	outline one detached bungalow on land at rear	3.8.72	N/A Repu
1514/72	"	Ditto	28.9.72	N/A Repu
30424 }			10.6.88	Cl
6LA 6842 }	MC. REILLY	S/ST. [illegible]	27.4.88	APP
F/2002/5781	Mr. & Mrs. Riley	Erect replacement garage & enlarge dormer		

DATE OF COMPLETION

MINISTRY DECISION 1514/72 Appeal Dismissed 26-10-72

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 12.FEB.2002* 5781

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS C. RILEY 17 ARBOR LANE WINNERSHE
2	Agent's Name Address and postcode Phone number	D. TINGLE BUILDING DESIGN 17 WOODLAND DRIVE TILEHURST READING RG30 4RT 0118 9419311
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.	17 ARBOR LANE WINNERSHE
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATIONS TO EXISTING LOFT ROOMS & DETACHED REPLACEMENT GARAGE (EXISTING GARAGE & STORE DEMOLISHED)
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.	RED BROWN BRICKWORK TRADE AS EXISTING BROWN CONCRETE ROOF TILES ALL TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below	£ 95-00	
	c Six copies of each set of plans and drawings listed below		
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations	✓	

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

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

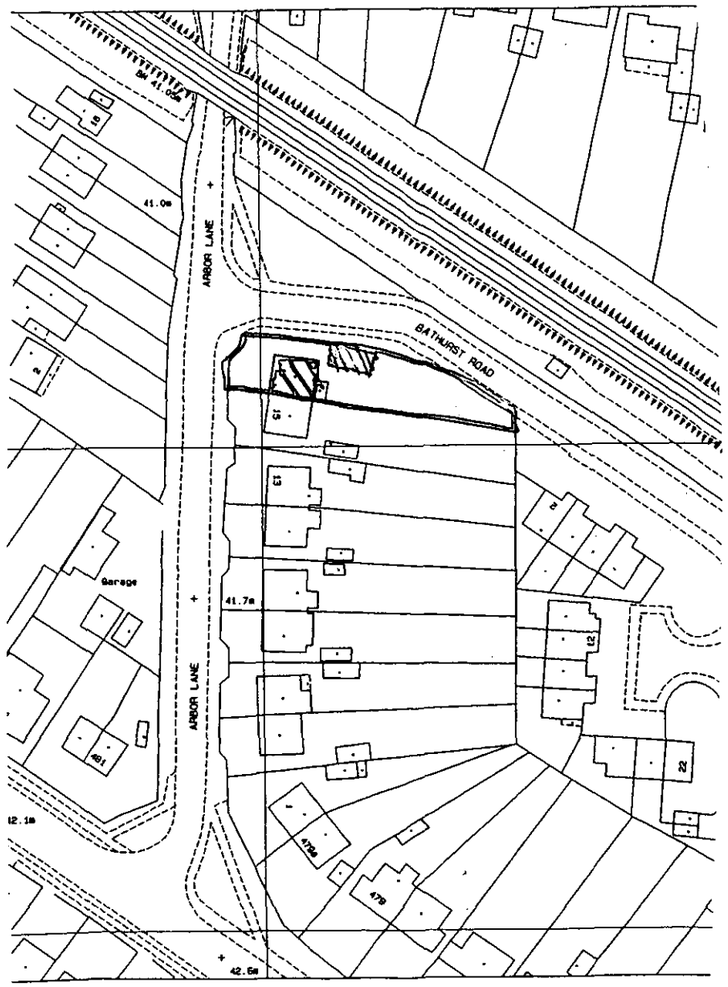
None of the land forms part of an agricultural holding.

Your signature: D. Tingle

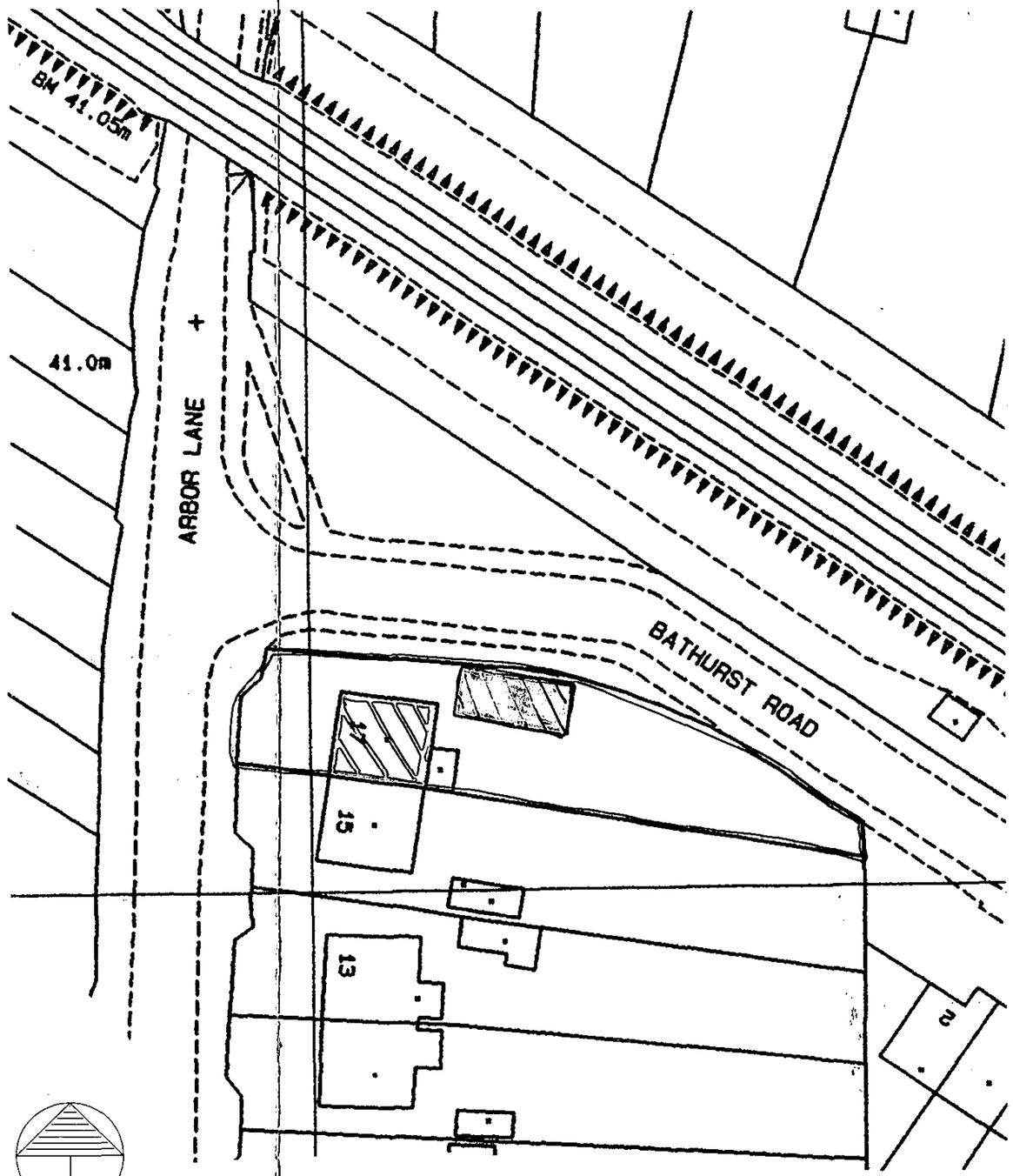
on behalf of MR & MRS RILEY

Date 25.1.02

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



Location Plan
scale 1:1250



NORTH

Block Plan
scale 1:500

Notes

12.FEB.2002* 5781

APPROVED

Rev.	Description	Date

David Tingle

Building Design & Surveying Services
17 Woodland Drive,Tilehurst,Reading,
Berkshire RG30 4RT
tel:0118.9419311 M.0411 902344

Client
Mr & Mrs C.Riley
17 Arbor Lane
Winnershe

Project
Proposed Alterations to Existing
Loft Rooms and
Replacement Detached Garage

Title
Location & Block Plans

Date
Jan 2002

Scale	Drg
1:1250 & 1:500	DT

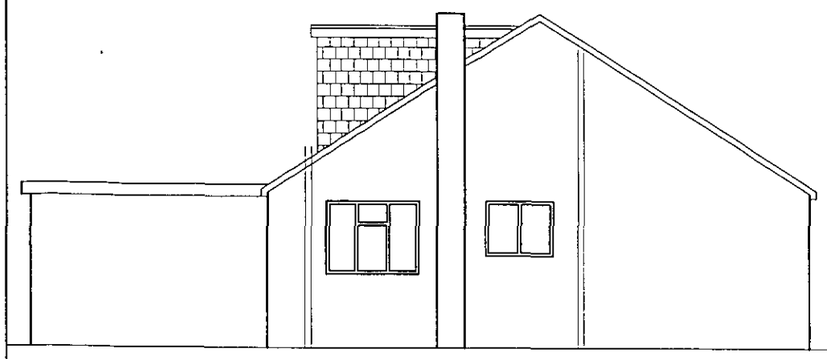
Drawing No.	Rev.
17AL.01	-

0 10 20 30 40 50 60 70 80 90 100
0 2 3

10/6/02

Notes

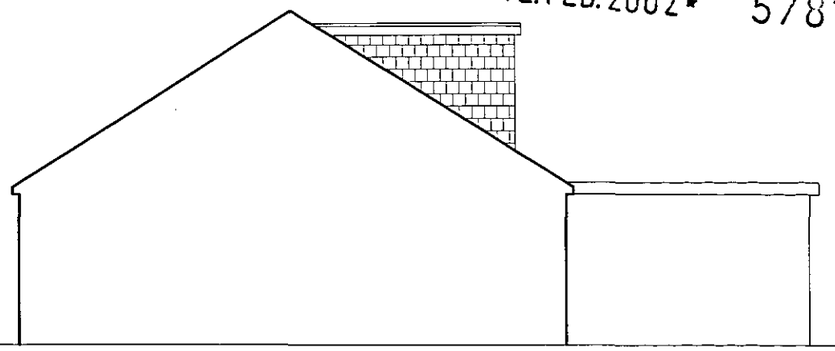
12.FEB.2002 * 5781



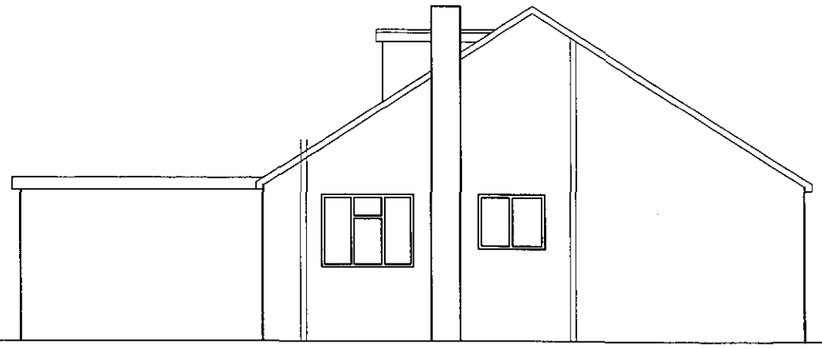
Proposed Side Elevation



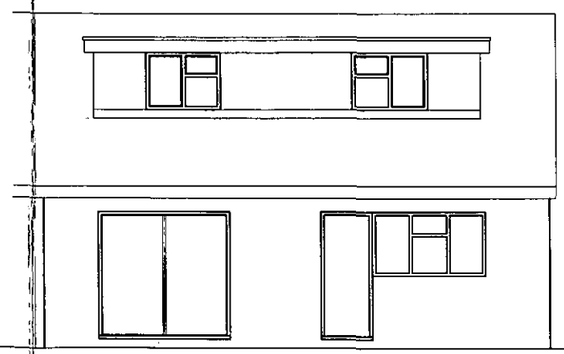
Proposed Rear Elevation



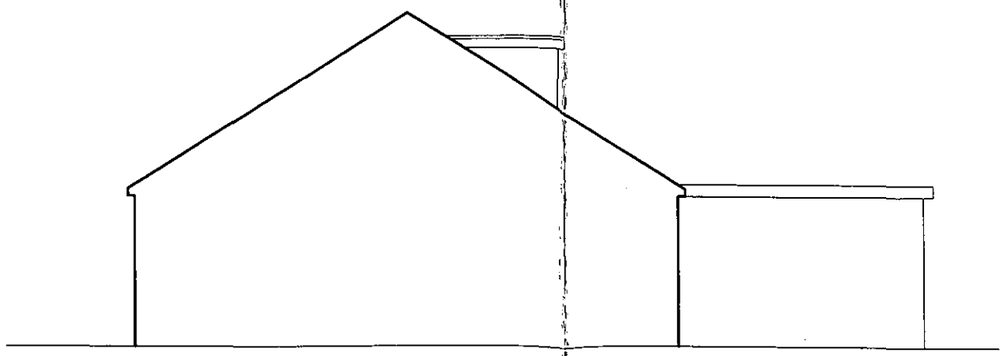
Proposed Side Elevation



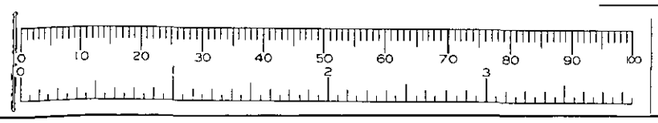
Existing Side Elevation



Existing Rear Elevation



Existing Side Elevation



APPROVED

- -

Rev.	Description	Date

David Tingle

Building Design & Surveying Services
17 Woodland Drive,Tilehurst,Reading,
Berkshire RG30 4RT
tel:0118.9419311 M.0411 902344

Client Mr & Mrs C Riley
17 Arbor Lane
Winnershe
Wokingham

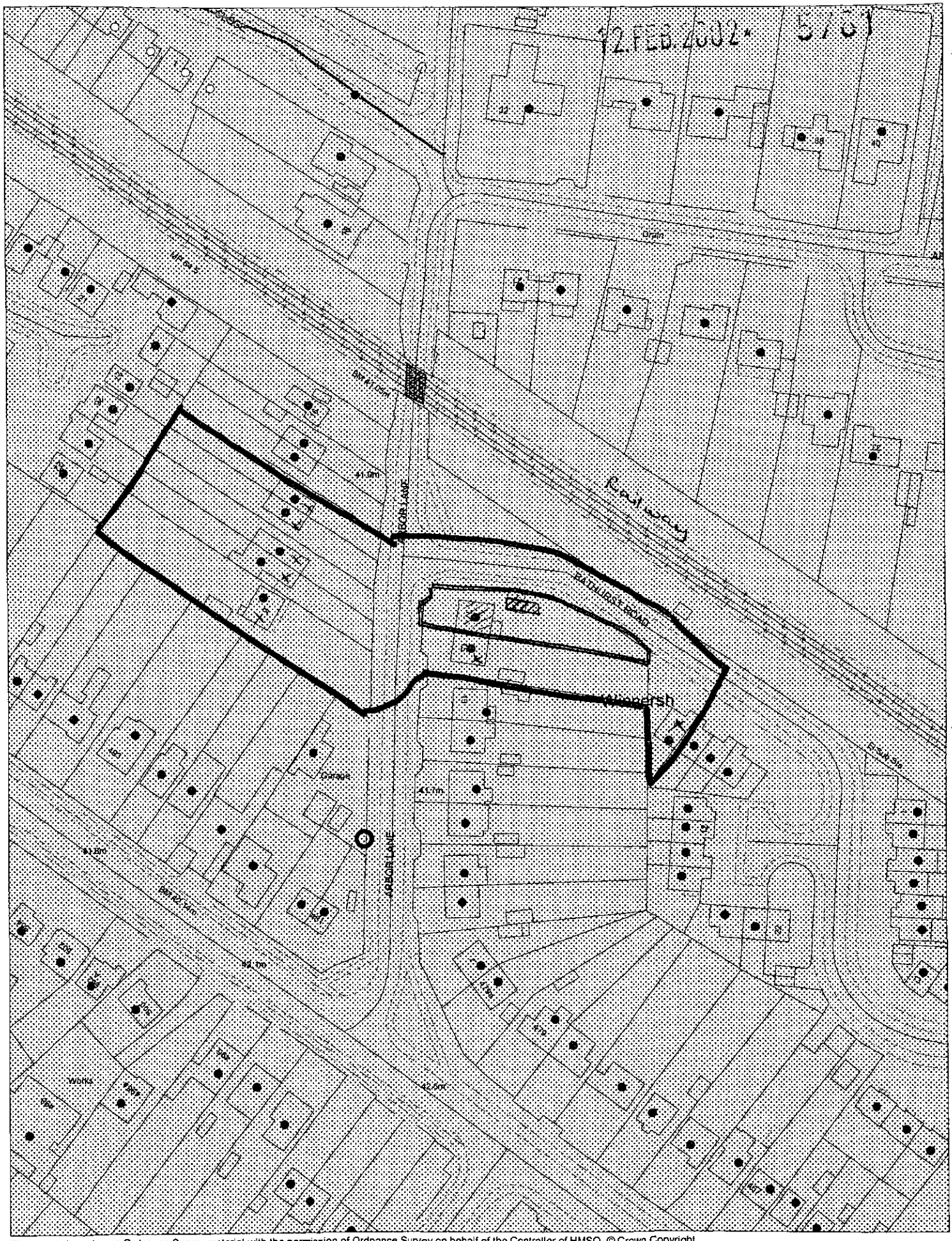
Project
Proposed Alterations to Existing
Loft Rooms and
Replacement Detached Garage

Title
EXISTING & PROPOSED
HOUSE ELEVATIONS

Date
Feb 2002

Scale	Drg
1:100	DT

Drawing No.	Rev.
17AL.04	-



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Development Control Section, Environmental Services, Wokingham District Council.
1 February 2002 Scale: 1 : 1250

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