EX SYSTEMS LTD
SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/4068

LOCATION:
High Veld Gipsy Lane, Wokingham.

APPLICANT:
Mr R Kennedy C/O R G Butler & Associates

PROPOSAL:
Proposed single storey front extension to dwelling and single storey side conservatory extension.

EARLIEST DATE FOR DECISION: **25/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/07/2001

CASE OFFICER: **Natalie Brown**

12

3877

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Kennedy
C/O R G Butler & Associates
11 Strathmore Drive
Charvil
Reading
RG10 9QT

Application Number: F/2001/4068

Parish: **WOKINGHAM**

Location: **High Veld, Gipsy Lane, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling and single storey side conservatory 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.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 04/07/2001

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.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4068
CASE OFFICER: Natalie Brown

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

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

Tel: (0118) 974 6492

Date: **01 June 2001**

My ref: F/2001/4068

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/4068
High Veld, Gipsy Lane, , Wokingham.
Proposed single storey front extension to dwelling and single storey side conservatory 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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4068**
High Veld, Gipsy Lane, , Wokingham.
Proposed single storey front extension to dwelling and single storey side conservatory extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: (0118) 974 6492

Date: **01 June 2001**

My ref: F/2001/4068

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4068**
High Veld, Gipsy Lane, , Wokingham.
Proposed single storey front extension to dwelling and single storey side conservatory extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

Received by Wokingham District Council

Application No: F/2001/4068

Proposal:
Proposed single storey front extension to dwelling and single storey side conservatory extension.

Location:
High Veld, Gipsy Lane, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/06/2001. 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

01 June 2001

Applicationo	Name & Address
F/2001/4068	Mr & Mrs Smith Wemyss Lodge Gipsy Lane Wokingham Berkshire
Application approved	Letter sent: 10/07/01

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4068

Applicant : Mr R Kennedy C/O R G Butler & Associates.

Location : High Veld, Gipsy Lane, , Wokingham.
Proposal : Proposed single storey front extension to dwelling and single storey side conservatory extension.

Site Notice Displayed ? :	YES	NO	DATE
		✓	5/6

Date of Neighbour Notifications : .....

Date of Site Visit : 5/6.....

Date Registered : 22/05/2001

Earliest Date for Decision : 25/06/2001

Latest Consultation Date/Site Notice Expiry Date : 25/06/2001

This application will have expired on: 17/07/2001. 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 :
Wokingham TC : none received
Landscape/Trees : no objection. Is a NF of trees along site boundaries. Neither of the extns will extend sufficiently close to the boundary to damage the trees.

Letters of Rep: 1@6 : Wemyss Lodge, Gipsy Lane - no hesitation in supporting

Planning Issues : (Did set)

Application Number: F/2001/4068

Appraisal :

See attached sheet

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

Application Number F/2001/4068
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5yrs
	C014	R014	Ex. finishes to match

RECORD OF SITE VISIT

SITE ADDRESS: High Veld Gipsy Lane Wokingham.

APPLICATION NUMBER: F/2001/4068

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/6

1 SITE/STATUTORY NOTICE DISPLAYED ? NO - 5/6 - our acknowledgement or EN displayed received.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
Bay window adj. to fr. door to enlarge lounge.
garage protrudes forward of fr. b'line & is former dwelling + rd.
open plan f. garden.
Rear garden enclosed by fencing from f. garden.
Patio area at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING detached double garage + gravel drive

LEVELS

BOUNDARY TREATMENT hedging with Wemyss Lodge.

OTHERS hedging/fencing with Staverton.

Application Number: F/2001/4068

Appraisal:

Development
Single storey front extension to form bay window and single storey side extension to form a conservatory.
The site is a detached bungalow with a detached double garage, set away from the road edge. The site is enclosed by hedging and fencing and is set away from the boundaries. The site lies within the identified settlement of Wokingham

1) Impact upon neighbouring properties (NB: one letter of support received)
   It is considered that there would be no adverse effect upon neighbouring properties, due to the proposed development being single storey and being set away from neighbouring boundaries.

2) Impact upon the character of the streetscene
   It is not considered that there would be any adverse effects upon the character of the area. The conservatory would not be visible from the road and the bay window would be screened by the detached garage.
   There would be no adverse impacts to the trees along the boundaries of the site, as neither of the extensions would extend sufficiently close as to cause damage.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 MAY 2001
Officer: NAB	Application No. F/2001/4068

Map No. ~~TOA~~ Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND SINGLE STOREY SIDE CONSERVATORY EXTENSION

Location: HIGHVELD, GIPSY LANE

Parish: WOKINGHAM Ward: Wescott ✓

Applicant: MR R KENNEDY

Fee Received 95-00 (4) 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 : 01.06.01 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 .....

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: S/N + see map .....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 19 June 2001

Location:	High Veld, Gipsy Lane, Wokingham
Proposal:	Proposed single storey front extension to dwelling and single storey side conservatory extension
Application Number:	F/2001/4068

In response to your consultation dated 1 June 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There are a number of trees along the site boundaries, however neither of the extensions will extend sufficiently close to the boundaries to damage the trees.

Catherine Brimble

Catherine Brimble
Landscape Architect

EHS

PLANNING SERVICES	HPT
POL	TLS
DC JK NAB	ENF
APP	
CS	
18 JUN	
COPIES TO:	ACK: ✓
	FILE:

K J & P A Smith
Wemyss Lodge
Gipsy Lane
Wokingham
Berkshire
13 June 2001

Mr John Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham

Reference: F/2001/4068 Proposed Single Storey extension and Single Storey side Conservatory at Highveld Gipsy Lane Wokingham

Dear Mr Mitchell,

Having reviewed the plans for the above application we have no hesitation in supporting the request.

Yours sincerely

Ken & Pam Smith

ADDRESS HIGHVELD GIPSY LANE PARISH Wok.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/0/27/67	Miss E. West.	Erection of one detached bungalow for private residential use.	28.9.67	C/A.
B/52/67 7027X	A. TINDALL	BUNGALOW & GARAGE	6.11.67	APP C/A
97/65044/7	R. KENNEDY	8/ST. HTS. PITCHED ROOF ON H. GARAGE	10.4.97	C/A
FP97/6339	"	"	29.4.97	APP

Informal notice under building act 1984 - FP/1997/6339

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1305A

Environmental Services

For office use only.
Application number: 22.MAY2001* 4068

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	R. KENNEDY Esq.
	Address and postcode	HIGH VELD GYPSY LANE WOKINGHAM.
	Phone number	
2	Agent's Name	R.G. BUTLER & ASSOCIATES
	Address and postcode	11 STRATHMORE DRIVE CHARVIL READING RG10 9QT
	Phone number	0118 934 3040
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	HIGHVELD GYPSY LANE WOKINGHAM.
4	Give brief details of the proposal for example, two storey side extension. About the application	FRONT EXTENSION AND SIDE CONSERVATORY
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 ☑ OAK No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKS & ROOF TILES 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

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: N/A
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 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.

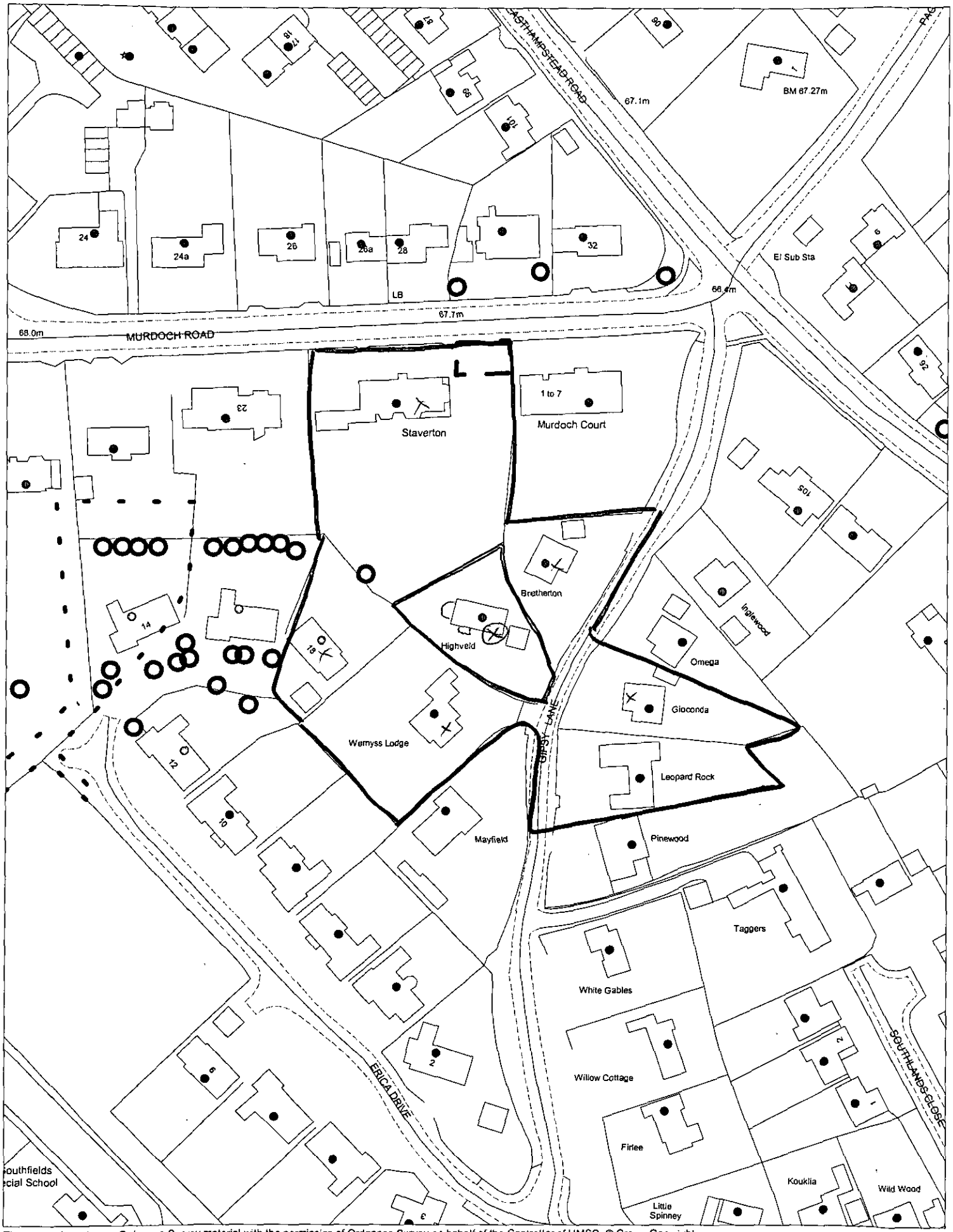
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: R C Buster on behalf of R KENNEDY

Date 21-5-01

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



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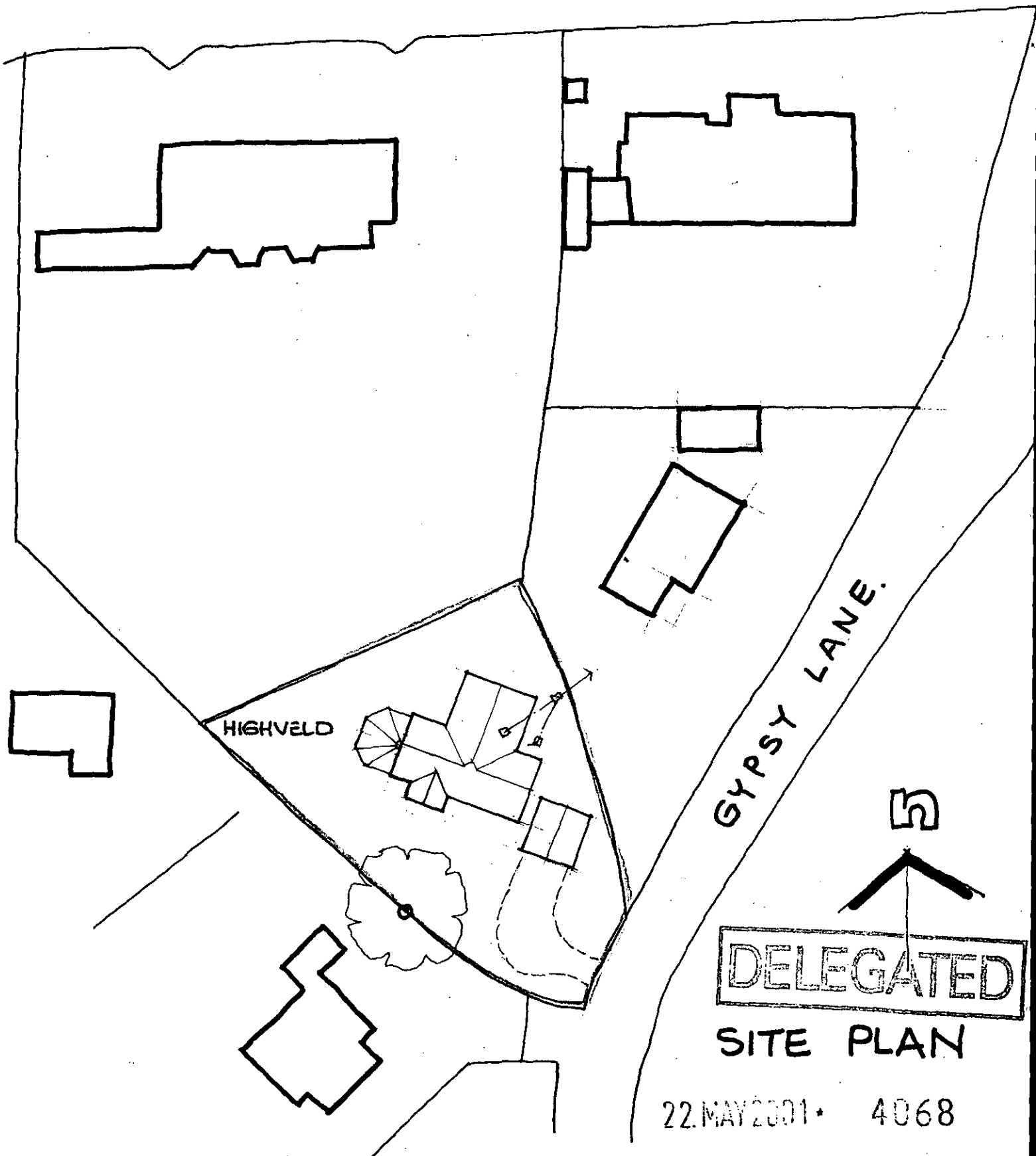
Development Control Section, Environmental Services, Wokingham District Council.

24 May 2001

Scale: 1 : 1250

N W E S



DELEGATED

SITE PLAN

22.MAY2001 • 4068

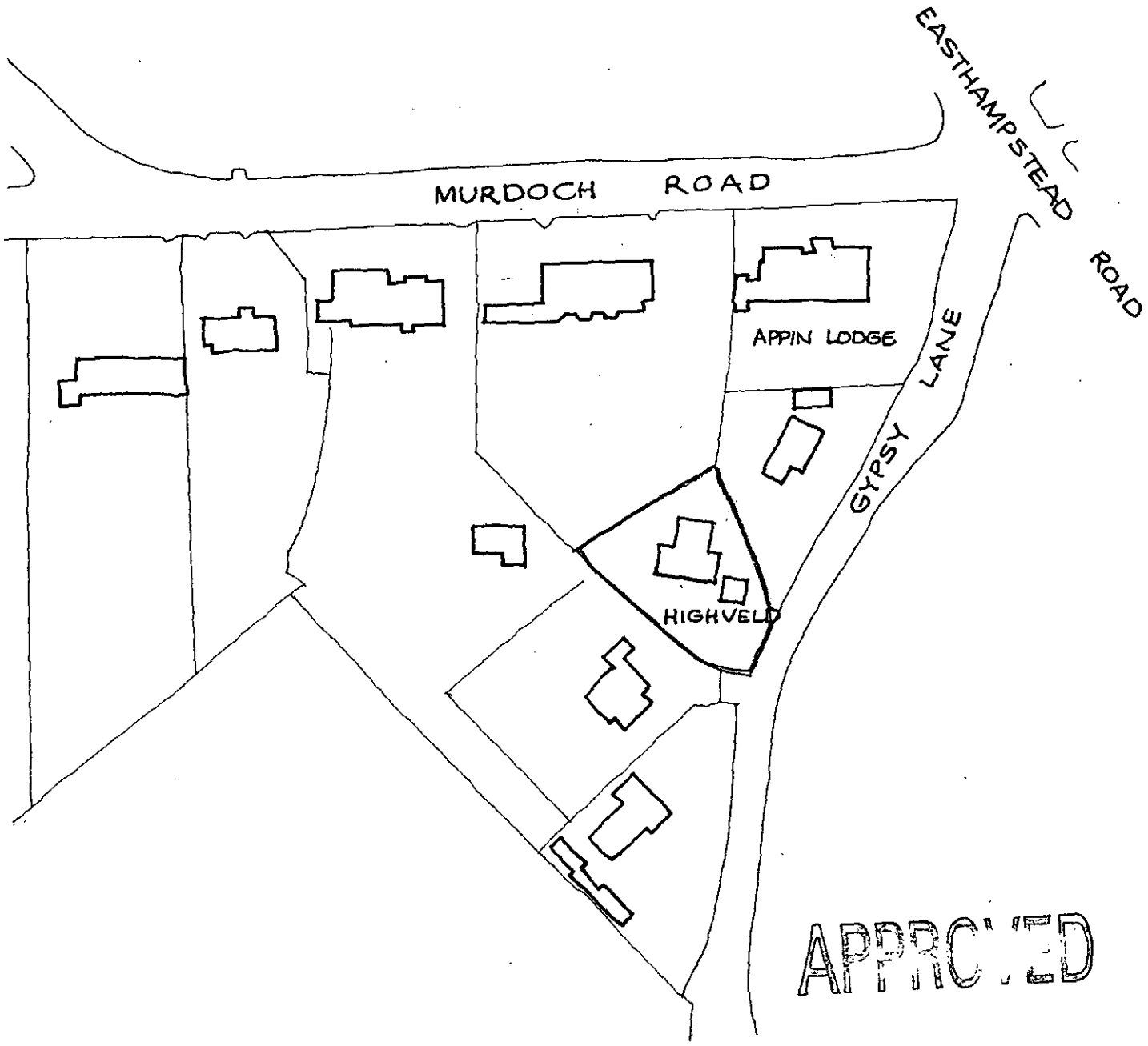
HIGHVELD
GYPSY LANE
WOKINGHAM.

APPROVED

R. G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE
CHARVIL READING RG10 9QT
Tel/Fax 0118 934 3040.

date Feb 97. scale. 1:500

drg no 512 / 2



APPROVED

LOCATION PLAN

DELEGATED

22.MAY2001* 4068

HIGHVELD
GYPSY LANE
WOKINGHAM.

R.G. BUTLER & ASSOCIATES
11 STRATHMORE DRIVE
CHARVIL READING RG10 9QT
Tel/Fax 0118 934 3040.

date. Feb 97. Scale 1:1250

drg no 512/1