APPLICATION NO:
F/2001/5509

LOCATION:
3 Fieldway, Winnersh Wokingham.

APPLICANT:
Mr/Mrs Lainsbury C/O Roger Pring & Sons

PROPOSAL:
Proposed two storey side extension to dwelling plus single storey side extension.

EARLIEST DATE FOR DECISION: **14/01/2002**
28 days ext
APPLICATION WILL HAVE EXPIRED ON: 11/02/2002

CASE OFFICER: ~~Louise Smith~~ Francis Lee.

APPROVED

623

RAILEX
Marbleboard

EASIFILE EP7

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lainsbury
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Berks
RG40 3NT

Application Number: F/2001/5509

Parish: **WINNERSH**

Location: **3, Fieldway, Winnersh, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling plus single storey side 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To protect the safety of existing/proposed occupants of the application site from landfill gas.

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:

South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 25/01/2002

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.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date May 27, 2002
My ref. BP/F/2001/5509
Your ref. RP/373

Mr R Pring
Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Pring

RE: PROPOSED EXTENSIONS AT 3 FIELD WAY, WINNERSH

I refer to your letter dated 9 May 2002 and confirm that the proposed amendments for re-siting of the garage and infilling the area between the garage and the house cannot be dealt with as a minor amendment and would require the submission of a fresh planning application.

I hope this clarifies the current situation.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

POST APPLICATION ACK' LETTER REQ'D

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

THE DISTRICT PLANNING OFFICER
Planning Services,
P. O. Box 157,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Reply Reg 56343

PLANNING SERV
POL
DC
A
CS
10 MAY 2002
COPIES TO
ack 13/05/02 SV

YOUR REF. F/2001/5509
MY REF. **RP/373**

9 May 2002

Dear Madam,

Re; Planning application no. F/2001/5509 (approved)
One and two storey side extensions to
3, Field Way, Winnersh, Berkshire, RG41 5TH.

Following the receipt of all necessary approvals my clients' builder carried out some exploratory excavations. This has revealed that a live 150/225mm diameter surface water sewer lies immediately below where the flank wall to the garage is indicated. In view of this my clients wish to move the garage towards the boundary leaving a covered way between the house and the garage.

I have indicated the lines of the existing foul sewer and surface water drain and the position of the relocated garage on the attached copies of drawings nos. 01/373/04A & 06A. I have also shown the position of the neighbour's garage which will, I believe, obscure any view of the proposed garage.

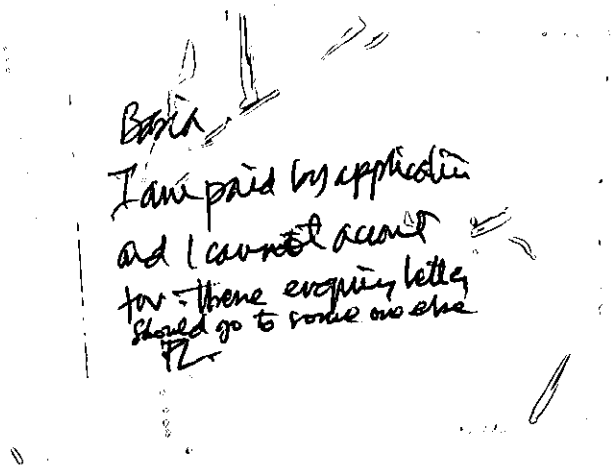
Could you please let me know if the alterations can be dealt with as an amendment to the approved application. Bearing in mind my clients' builder is standing by, a speedy response would be appreciated.

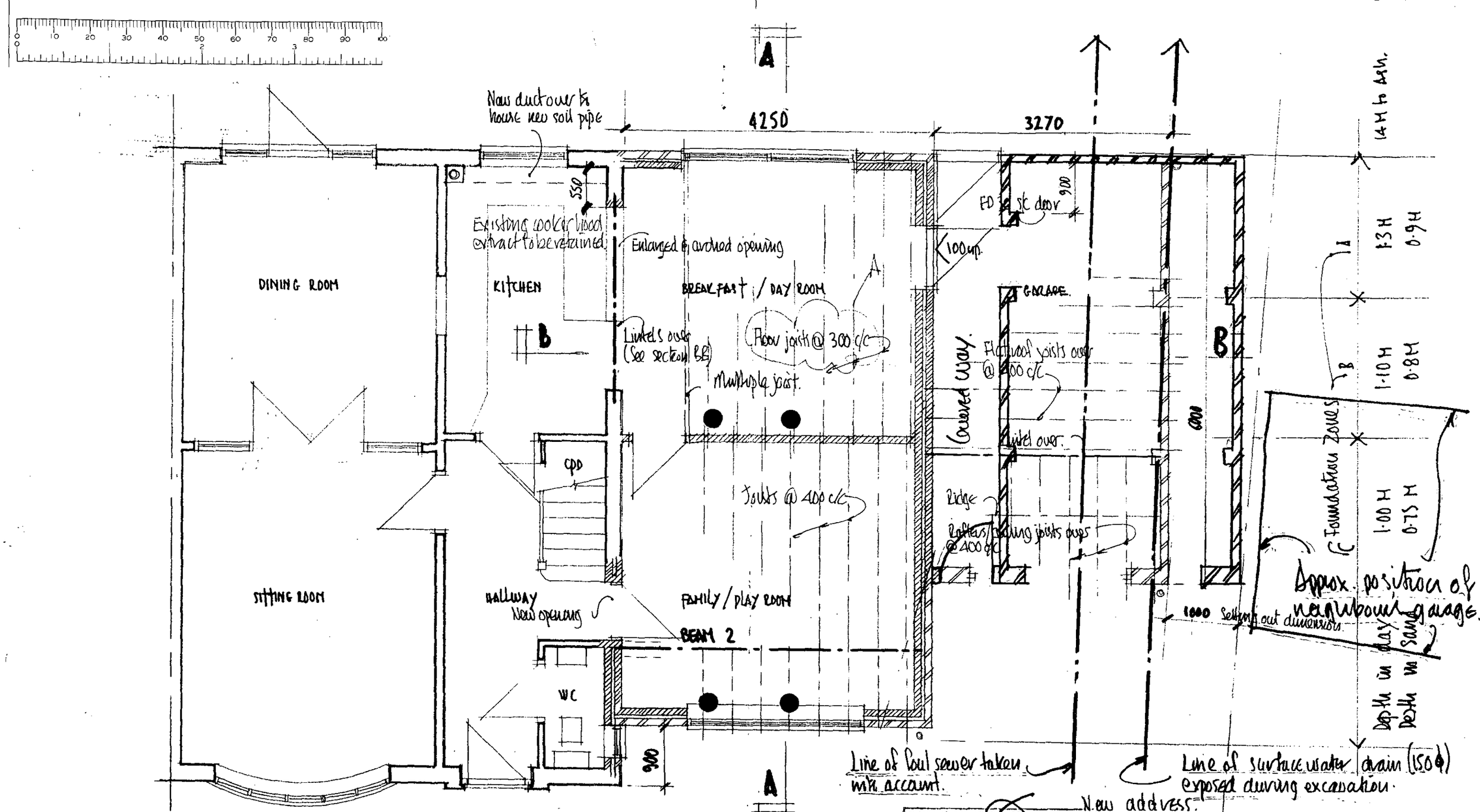
Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. A. Lainsbury.

REGISTERED NO. 2284491


Basil,
I am paid by application
and I cannot account
for these enquiry letters
should go to some one else
PZ



GROUND FLOOR PLAN : AS PROPOSED

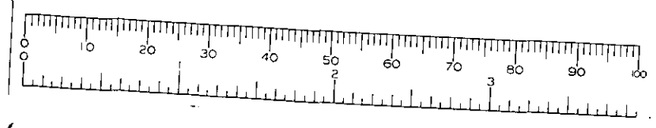
New address:
26 EASBY WAY
LOWER EARLEY, READING,
RG6 3XA
☎ 0118 935 3385

PLANNING SEC. HPT
POL TLS
DC
NIP
10 MAY 2002
COPIES

Marked up by 09/05/02

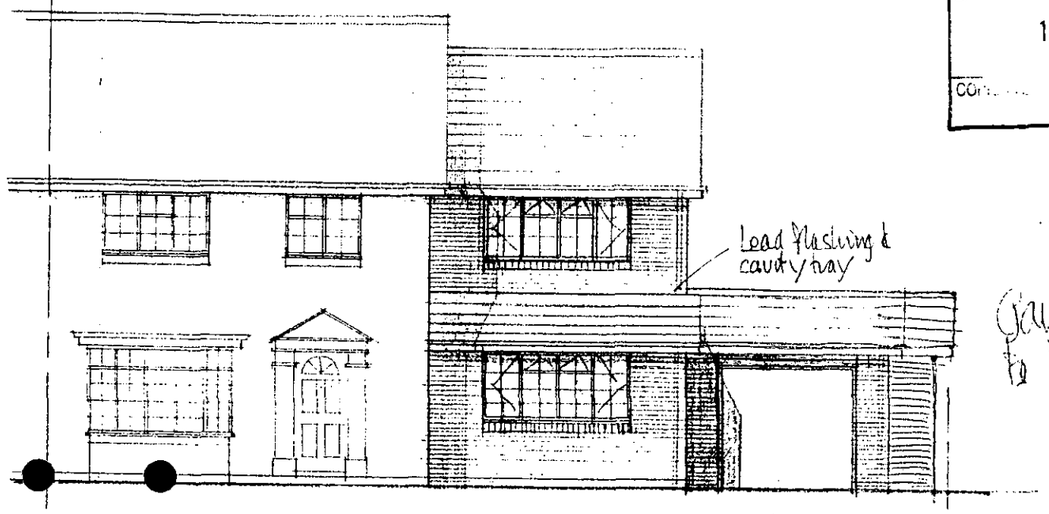
ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290
DRG. NO. 01/373/04A SCALE. 1:50 DATE NOV.'01
Revisions: A centres of first floor joists over breakfast/day room decreased 18/05

3, FIELD WAY, WINNERSH, BERKSHIRE, RG41 5TH

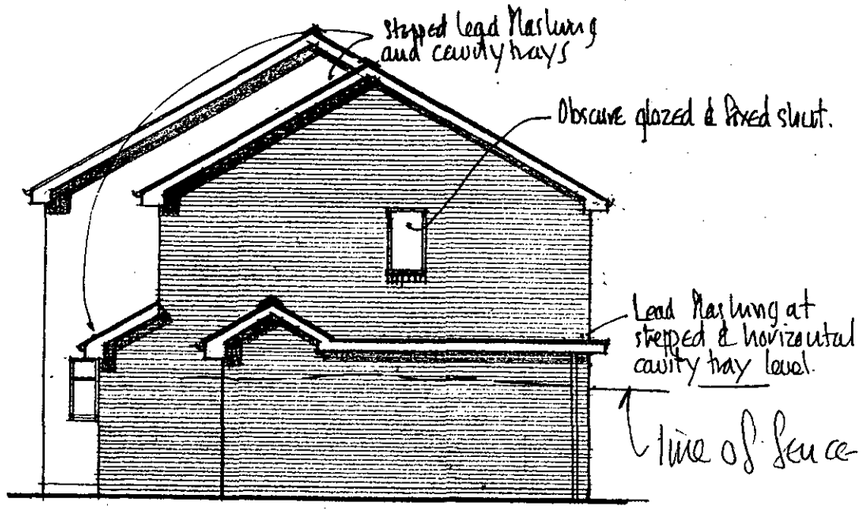




REAR ELEVATION (W)



FRONT ELEVATION (E)



SIDE ELEVATION (N)

NB All new windows to be UPVC double glazed
All retained windows & doors to be replaced with new UPVC double glazed.
Windows to be Georgian style to front & plain to rear.

Marked up by D
09/05/02

3, FIELD WAY, WINNERSH, BERKSHIRE, RG41 5TH

10 MAY 2002

FILE:

New address.
26. ESBY WAY,
LOWER EARLEY, READING
RG6 3XL ☎ 0118 935 3385.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
~~278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.~~
~~Telephone no.: 0118 973 3502.~~ ~~Facsimile no.: 0118 973 6290.~~

DRG. NO. 01/373/06 A SCALE. 1:100 . DATE NOV. 01
Revisions: A garage door added to rear elev. 28/12/01

Tel. (0118) 974 6430irect Line)
Fax. (0118) 974 6484
Email. Francis.leo@wokingham.gov.uk
Date May 13, 2002

My ref. F/2001/5509
Your ref. RP/373

WOKINGHAM UNITARY
Aiming for Excellence

Roger Pring
Roger Pring & Sons
278 Nine Mile Ride
FINCHAMPSTEAD
Wokingham.
Berkshire
RG40 3NT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Letter I.D Number: 56343

Details of Proposal: PROPOSAL TO MOVE THE GARAGE TOWARD THE BOUNDARY LEAVING A COVERED WAY BETWEEN THE HOUSE AND THE GARAGE.

Address of Site: 3, FIELD WAY, WINNERSH, WOKINGHAM. BERKSHIRE.

Application No: F/2001/5509.

I refer to your recent submission seeking further advice following on from the determination of the above application which was received on May 10th, 2002.

The Case Officer who will be dealing with your enquiry is Francis Leo.

It may be necessary to seek to views of consultees (e.g. Highway Engineers) before an opinion can be formed on the acceptability of the revised proposal.

It is the Councils aim to seek to respond to requests for post decision advice within 1 month from the date of receipt. This may take longer though in the case of more complex proposals or where there is substantial input required from consultees.

A full response will be sent to you as soon as possible. If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

pp Principal Development Control Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5509 — Francis Lee
BUILDING CONTROL NUMBER	FX 2002/2710 Central
~~APPLICANT~~/AGENT	Roger Pring & Sons
ADDRESS OF SITE	3. field way WINNERSH
DESCRIPTION OF PROPOSED WORK	S/S & 2 storey side ext's

DRAWING NUMBERS	BC	DC
BLOCK PLAN	—	—
ELEVATIONS	01/373/06A	01/373/06A
FLOOR PLANS	01/373/04 v05	01/373/04 v05

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/2/02	

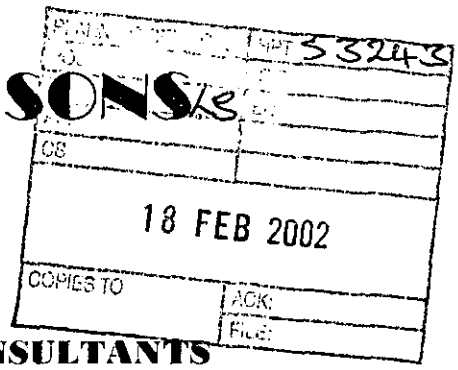
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

5509

ROGER PRING & SONS

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.



ARCHITECTURAL & SURVEYING CONSULTANTS

~~Louise Smith,~~ Francis Lee
Development Control Officer,
Environmental Services Department,
Planning Services,
PO Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

YOUR REF. F/2001/5509
MY REF. **RP/373**

Please quote my reference when replying

Dear ~~Ms. Smith,~~ Francis Lee

Re; Planning consent F/2001/5509
One and two storey side extensions to
3, Field Way, Winnersh, Berkshire, RG41 5TH.

Thank you for the decision notice for the above planning application.

It is noted that Condition 5 relates to 'Gas Protection Measures' which has highlighted the fact that I did not receive the usual copy of the Environment Agency's letter.

Could you, therefore, please send me a copy for my information and file.

Yours faithfully,

RPJ

Roger Pring.

C/C Mr. & Mrs. A. Lainsbury.

REGISTERED NO. 2284491

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 53785
POL	TLS
DC	ENF
APP	
CS	
04 MAR 2002	
COPIES TO	ACK

Our Ref : SP/2001/005076-1/1
Your Ref : F/2001/5509

Date : 27 February 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Leo

TWO STOREY SIDE EXTENSION AT 3 FIELDWAY, WINNERSH, WOKINGHAM, BERKS

Thank you for your letter dated 21st December 2001, received on 28th December 2001. Please quote the following reference in any correspondence: **SU77SE/4/42.** Unfortunately this application was determined before the Environment Agency had provided comments. The following advice should be taken into account where possible.

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there are two landfill sites within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency

would suggest that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Presence of a Watercourse

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.

ADVICE TO APPLICANT

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

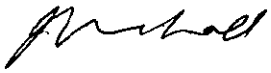
Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
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

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 contact me, quoting the reference at the beginning of this letter.

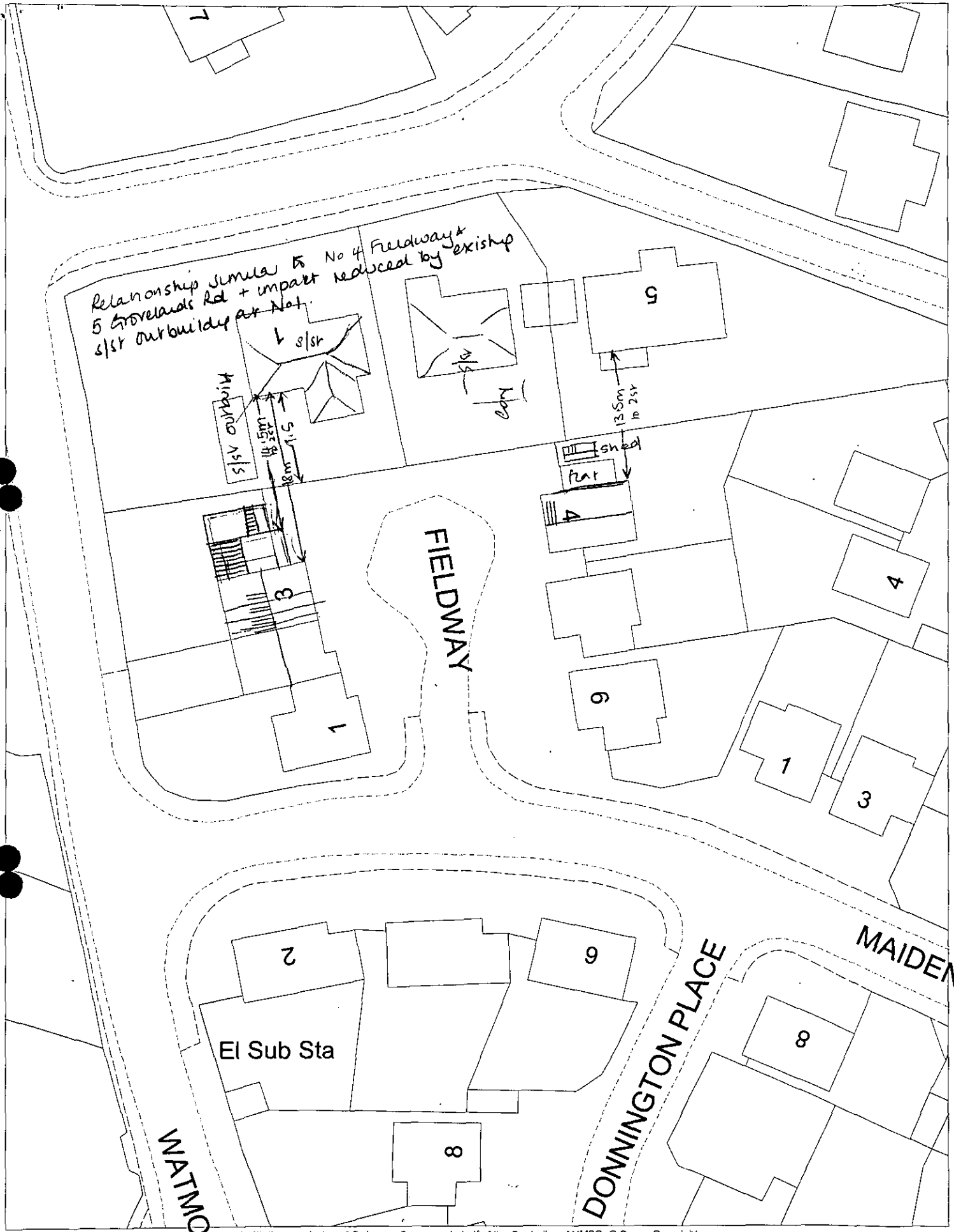
Yours sincerely



JO MARSHALL
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: Roger Pring and Sons



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Development Control Section, Environmental Services, Wokingham District Council.
15 October 2001

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2001/5509

Proposal:
Proposed two storey side extension to dwelling plus single storey side extension.

Location:
3, Fieldway, 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/2001/5509 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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

21 December 2001

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

Tel: (0118)974 6444

Date: **21 December 2001**

My ref: F/2001/5509

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/2001/5509
3, Fieldway, Winnersh, Wokingham.
Proposed two storey side extension to dwelling plus single storey side 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 **Louise Smith** on **(0118)974 6444.**

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5509**
3, Fieldway, Winnersh, Wokingham.
Proposed two storey side extension to dwelling plus single storey side 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 6444

Date: **21 December 2001**

My ref: F/2001/5509

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

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Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5509**
3, Fieldway, Winnersh, Wokingham.
Proposed two storey side extension to dwelling plus single storey side 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 6444

Date: **21 December 2001**

My ref: F/2001/5509

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
DX: 33506 – Wokingham

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)974 6444**.

Yours faithfully,

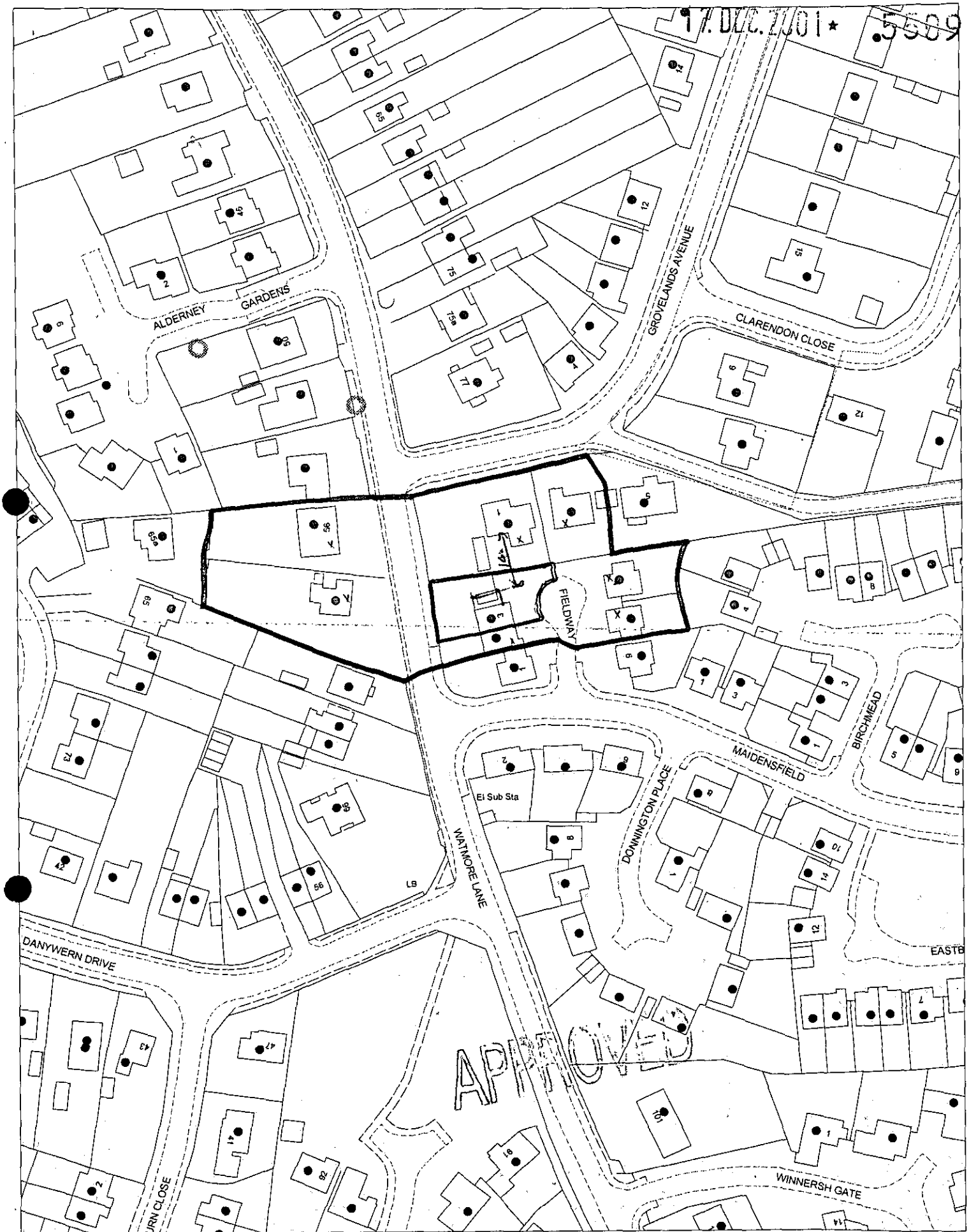
Louise Smith

Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2001/5509**
3, Fieldway, Winnersh, Wokingham.
Proposed two storey side extension to dwelling plus single storey side 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**********



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2001

Scale: 1 : 1250

N W E S

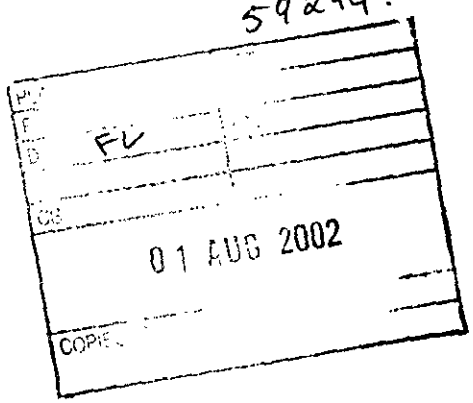
5509

ENVIRONMENT AGENCY

Our Ref : SP/2001/005076-2/1
Your Ref : F/2001/5509 & 6824

Date : 29 July 2002

59294.



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Francis Leo

Dear Sir/Madam

PROPOSAL: TWO STOREY SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY SIDE EXTENSION - AMENDED PLANS
LOCATION: 3 FIELDWAY, WINNERSH, WOKINGHAM

Thank you for your letter dated 26 June 2002, received on 27 june 2002. Please quote the following reference in any correspondence: SU77SE/4/42.

There was no indication of the nature of the amendment or a copy of the current planning permission included with the consultation documents recieved by the Agency. Therefore I have responded as if this proposal was a new application.

The Environment Agency has no objection to the proposed development.

ADVICE

Landfills

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

Grid reference	Distance from site	Landfill name
SU787708	50m	Clarendon Close

The applicant is advised to incorporate gas protection measures into the design of the building unless risk assessment demonstrates that this is not necessary. Suitable gas protection techniques are outlined in the Building Research Establishment Report No. 212 - "Construction of New Buildings on Gas Contaminated Land". Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Wildlife Conservation

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. If you have any further queries please do not hesitate to contact me, quoting the reference cited at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

WORK SHEET FOR : ~~Louise Smith~~ Francis Lee.

Application Number : F/2001/5509

Applicant : Mr/Mrs Lainsbury C/O Roger Pring & Sons.

Location : 3, Fieldway, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling plus single storey side extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		8 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 8 Jan 02

Date Registered : 17/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application <u>will have expired on</u>: <u>11/02/2002.</u> 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 : approve with conditions.

Winnersh Parish Council : no comments

Environmental Health : 1 condition. (see attached)
1 informative.

Env Agency :

Planning Issues : I'd seek to Winnersh.

SBE1. SBE2

WOS3. WBE1.

Application Number: F/2001/5509 **Officer : Francis Leo**
3 Fieldway, Winnersh Workingham

Appraisal :

Development
For a two storey extension measuring 4.25m in width x 8.05m in depth at ground floor and a first floor extension of the same width but a reduced depth of 7.1m. The attached garage measures 3.27m in width x 6.0m in depth. The proposal has a pitched roof following the profile of the main roof and a pitched roof to the extended part of the ground floor and a false pitched roof to the garage at the front and flat roof to the remaining part of the garage.

The site is an end of terrace property located within the identified settlement of Winnersh.

Impact upon neighbouring properties
At present there is some 18m of space between the site and the adjoining property at no1 Grovelands Avenue. Allowing for the first floor extension there would still be approximately 13.75m gap between the two properties. In addition the timber fence between the two properties is 1.8m high. The amenities of the adjoining properties would therefore be protected and there would be no adverse impact.

Impact upon the character of the area
The proposed development has taken cues from the main building and the surrounding properties in its elevational treatment and is in keeping with the character of the Close. Hence there would be no adverse impact upon the character of the area.

Parking: The proposed extension would increase the number of bedrooms to 4 requiring 3 parking spaces. The site has a 15m wide frontage and is capable of accommodating 2 additional car parking spaces plus a driveway for the garage and conforms to Councils parking standards.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5509
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
~~5~~	~~C078~~	~~R078~~	
5.			as overleaf

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To. Louise Smith, Development Control — Your Ref: F/2001/5509

From: Tom Payne, Environmental Health — My Ref: 20016166

Date: 3 January 2001

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY SIDE EXTENSION.

3 FIELDWAY, WINNERSH.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site

NGR	Distance	Landfill Name	Landfill Description
SU 787 708	45 metres	Clarendon Close, Winnersh	Unknown

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore I recommend that the following conditions be imposed should the application be granted planning consent

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8.00am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

RECORD OF SITE VISIT

SITE ADDRESS: 3 Fieldway Winnersh	OFFICER: FRANCIS LEO
APPLICATION NUMBER: F/2001/5509	DATE OF SITE VISIT: 8 Jan 02

1. SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 storey properties in a group of 6, with high pitched roof and garage. Open plan frontage.

3. DESCRIPTION OF SITE /BUILDINGS

2 storey dwelling with garage to side. 5m space bet garage and side boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Side of property faces No 1 Grooveland Ave. Bld to bldg distance at first flr is approx 18m.

5. SITE CONSTRAINTS

TREES Bushes at front along side boundary

ACCESS/PARKING as existing: 15m wide front boundary. It can accommodate 3 cars + garage.

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence to north side.

OTHERS

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Louise Smith, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/5509

My Ref: 20016166

Date: 3 January 2001

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   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

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   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 21 December 2001

Application Number: F/2001/5509

Proposal: Proposed two storey side extension to dwelling plus single storey side extension.

Parish: WINNERSH PARISH

Site Address:
3, Fieldway, Winnersh, Wokingham.

Applicant:
Mr/Mrs Lainsbury C/O Roger Pring & Sons.

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).

C04A, R04A
C12Z, R12Z.

Signed: _____ **Print name:** AC 24/12/01

FROM: ~~Louise Smith~~ Frances Lea

DATE: 21 December 2001

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	

16 JAN 2002

COPIES TO: ACK:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5509

Proposal: Proposed two storey side extension to dwelling plus single storey side extension..

HL
- 3 JAN 2002

Site Address: 3, Fieldway, Winnersh, Wokingham.

Applicant: Mr/Mrs Lainsbury C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 14/01/2002** .

No Comments

PUBLIC PROTECTION
WOKINGHAM DISTRICT COUNCIL
27 DEC 2001

SIGNED: _____ DATE: 16.01.02

Clerk To Winnersh Parish/Town Council.

Louise Smith

From: The Clerk [Winnersh.Parish@dial.pipex.com]
Sent: Thursday, January 03, 2002 10:04 AM
To: louise.smith@wokingham.gov.uk
Subject: Application F/2001/5509 3 Fieldway, Winnersh

Louise

With reference to the above application, I write to advise that as the next Planning committee meeting of the Winnersh Parish Council will be held on 15th January 2002 the observation deadline of 14th January will be missed and therefore the consultation sheet will be faxed back following that meeting. If you have any queries, please do not hesitate to contact me.

Regards

Janet Harlin
Clerk to the Council

FROM: ~~Louise Smith~~ Francis

DATE: 21 December 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5509

Proposal: Proposed two storey side extension to dwelling plus single storey side extension..

RE
- 3 JAN 2002

Site Address: 3, Fieldway, Winnersh, Wokingham.

Applicant: Mr/Mrs Lainsbury C/O Roger Pring & Sons.

Your observations are required in respect of this application **by 14/01/2002** .

No Comments

PLANNING SERVICES
17 JAN 2002
COPIES TO:

WOKINGHAM DISTRICT COUNCIL PUBLIC PROTECTION
27 DEC 2001

SIGNED: _____ DATE: 16.01.02

Clerk To Winnersh Parish/Town Council.

PLANNING SERVICES	KPT 5/333
POL	TLS
DC LS.	ENF
APP	
31 DEC 2001	
COPIES TO:	ACK:
	FILE:

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Louise Smith,
Development Control Officer,
Planning Services,
P. O. Box 157,
Environmental Services Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

YOUR REF. F/2001/5509
MY REF. **RP/373**

28 December 2001

Dear Sir/Madam,

Re; One and two storey side extensions to
3, Field Way, Winnersh, Berkshire, RG41 5TH.

Enclosed herewith, are 6 copies of amended drawing no. 01/373/06 which now shows the rear door to the garage on the rear elevation.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. A. Lainsbury.

REGISTERED NO. 2284491

* PRE - APP ATTACHED *

Application Number : F/2001/5509	Map No : 60
Case Officer : LS FL.	Site Area : 0 04
Valid Date : 17.12.01	Received Date: 17/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling plus single storey side extension.

Location : 3, Fieldway, Winnersh, Wokingham. 21.12.01 23

Parish : WI Ward : WIN

Applicant : Mr/Mrs Lainsbury C/O Roger Pring & Sons.

Fee Required: £95 Fee Received: £95 (4)

Additional: ..... 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	REAR ELEVATION TO SHOW DOOR TO GARAGE.	21.12.01	
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 21.12.01 TJ.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health - LANDFILL SITE 250m CONSULTATION ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - LANDFILL SITE 250m CONSULTATION ✓

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

NEIGHBOURS

S/N + see map

OTHERS

Pre-app attached

5509

17.DEC.2001* 5509 LS

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

MY REF. **RP/373**

13 December 2001

Dear Sirs/Madam,

Re; One and two storey side extensions to
3, Field Way, Winnersh, Berkshire, RG41 5TH.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/373/01 to 06 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

The application drawings take into account the **pre-application comments** contained in Emy Circuit's letter to my clients of the 19 October 2001. In view of this we do not anticipate any problems with the application and look forward to hearing from you shortly.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. A. Lainsbury.

REGISTERED NO. 2284491

MASTER CARD FOR

ADDRESS FIELD WAY — PARISH WINNERSH — 60

PLOT No. 1-6 — ORD. SHEET No. SU 7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
570/55	Mr Hutchinson	O/L Res Dev	16. 9. 55	NA Ref
S/5/61	Berks CC	School Site		
O/138/63	Mr Hutchinson	O/L Res Dev	22. 4. 63	NA Ref
O/197/67	"	" "	16. 2. 68	NA Ref
S/22/67	Berks CC	Site for Primary School	31. 1. 68	NA Ref
1052/71	Mrs Hutchinson	O/L Res Dev	30. 12. 71	NA Ref
00174	"	" "	14. 3. 74	NA Ref
00781	"	" "	13. 6. 74	NA Ref
05397	J. A Fisher	" "	28. 10. 78	NA Ref
09596	"	57 Houses & garages	15 2 79	NA Ref
BR11096	"	" "	29. 10 79	Revised & app
#15087	"	Access Rd.	9 7 79	Ref NA
			12 3. 81	NA Ref

DATE OF COMPLETION

MINISTRY DECISION #15087 Appeal dismissed 25.11.81.

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 3 FIELDWAY — PARISH WINNERSH — 60

PLOT No. 3 — ORD. SHEET No. SU7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09596	J A Fisher	Semi det hse & garag	15. 2. 79	NA Ref
BR11096	"	" "	29. 10. 79	app NA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

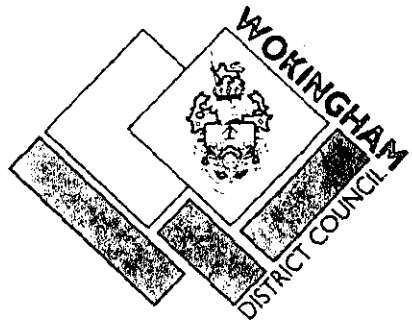
DRAINAGE

091074

Environmental Services

For office use only.
Application number: 17.DEC.2001* 5509

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 A. LAINSBURY 3 FIELDWAY WINNERSH BERKSHIRE RG41 5TH. 0118 977 5472
2	Agent's Name Address and postcode Phone number	ROGER PRING & SONS 278 NINE MILE RIDE FINCHAMPSTEAD WOKINGHAM BERKSHIRE RG40 3NT 0118 973 3502
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.	3 FIELDWAY WINNERSH BERKSHIRE RG41 5TH
4	Give brief details of the proposal for example, two storey side extension. About the application	ONE & TWO STOREY SIDE EXTENSIONS
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.	BRICK & TILES OF SIMILAR COLOUR & TEXTURE TO 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: 1
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.~~

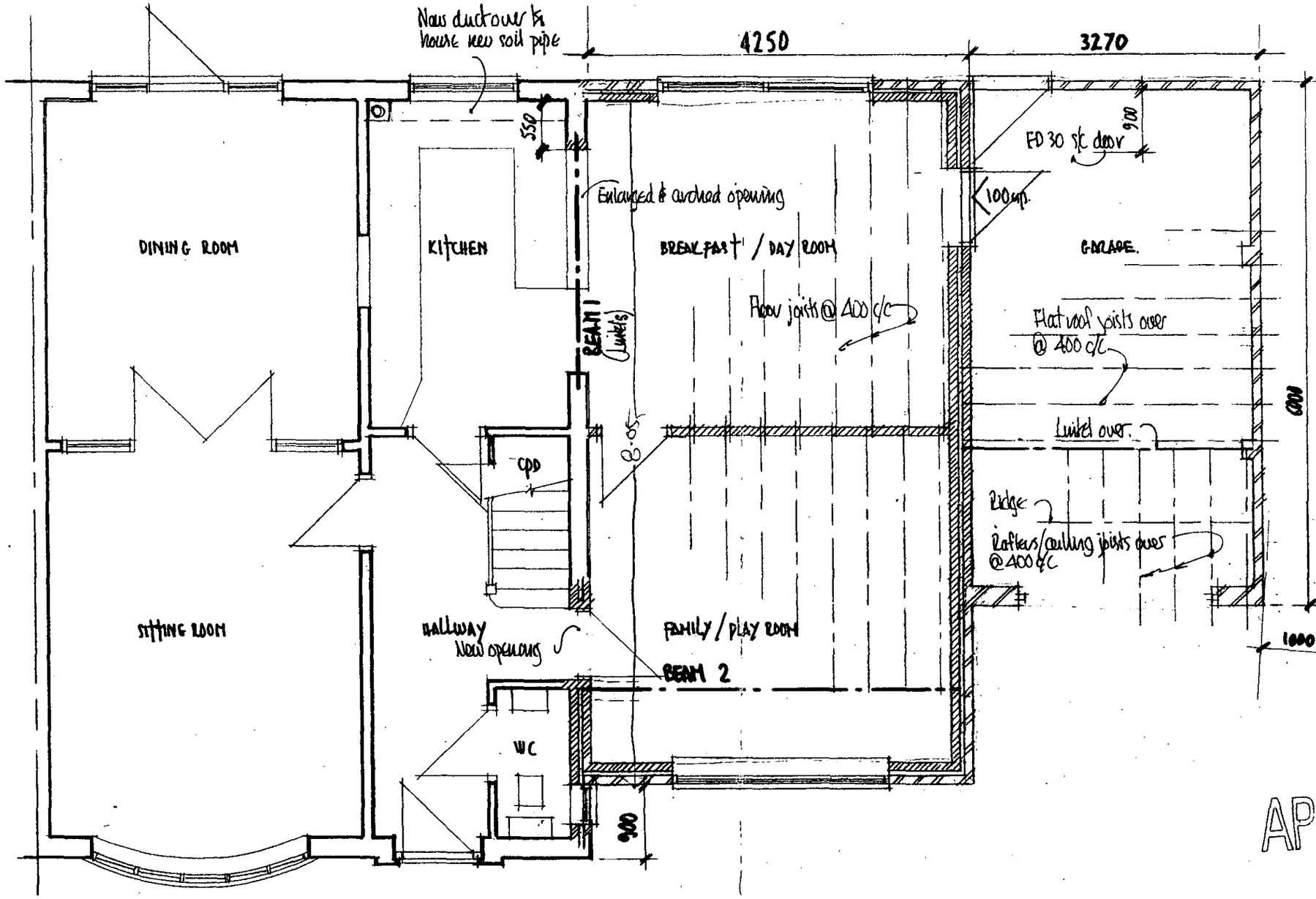
Your signature: [signature]

on behalf of MR & MRS A. LAINSBURY

Date 13/12/01

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

17.DEC.2001* 5809



GROUND FLOOR PLAN : AS PROPOSED

APPROVED

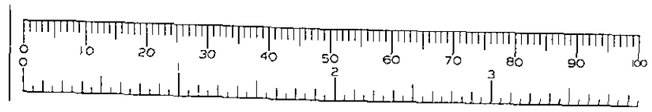
14/2/02

3, FIELD WAY, WINNERSH, BERKSHIRE, RG41 5TH

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290

DRG. NO. 01/373/04 SCALE. 1:50 . DATE NOV.'01

Revisions;



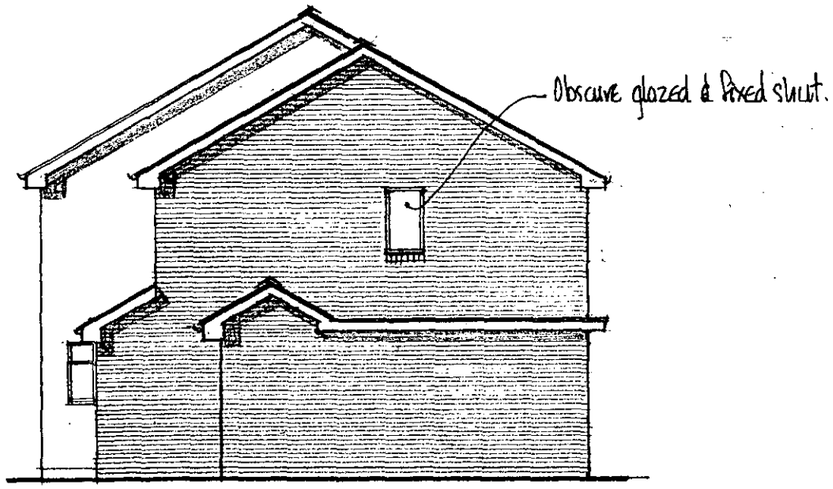


REAR ELEVATION (W)



FRONT ELEVATION (E)

REVISED PLAN



SIDE ELEVATION (N)

NB All new windows to be UPVC double glazed
All retained windows & doors to be replaced with new UPVC, double glazed
Windows to be Georgian style to front & plain to rear.

Amended

APPROVED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
DEC 2001	
COPIES TO:	ACK:
	FILE:

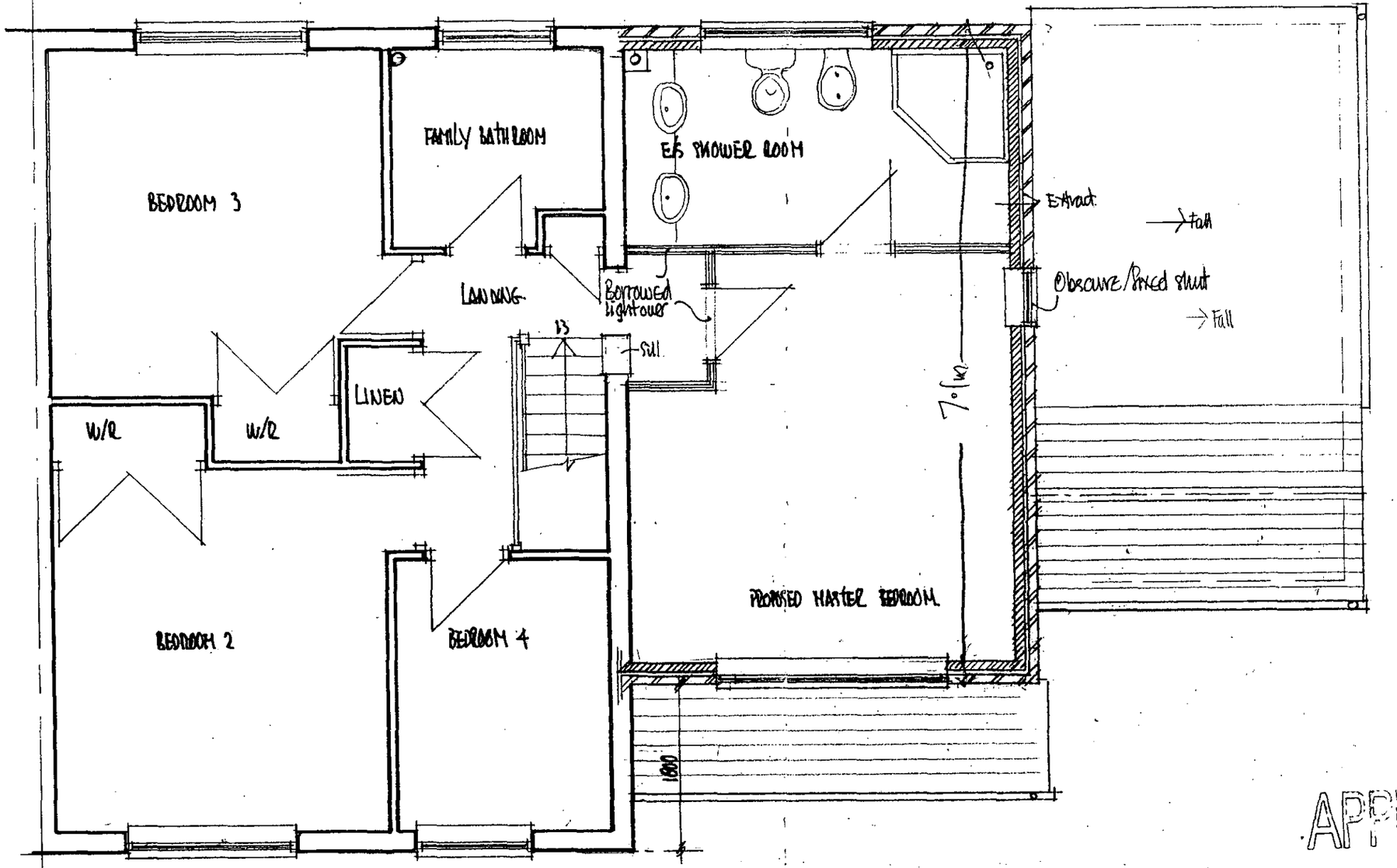
3, FIELD WAY, WINNERSH, BERKSHIRE, RG41 5TH

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/373/06A SCALE. 1:100 . DATE NOV. 01
Revisions; A garage door added to rear elev. 28/12/01.

c014/02

17.DEC.2001* 5509



APPROVED

FIRST FLOOR PLAN : AS PROPOSED

3, FIELD WAY, WINNERSH, BERKSHIRE, RG41 5TA.

ROGER PRING & SONS

ARCHITECTURAL & SURVEYING CONSULTANTS

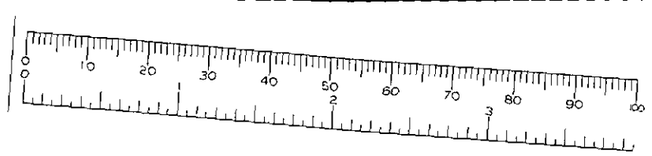
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT

Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

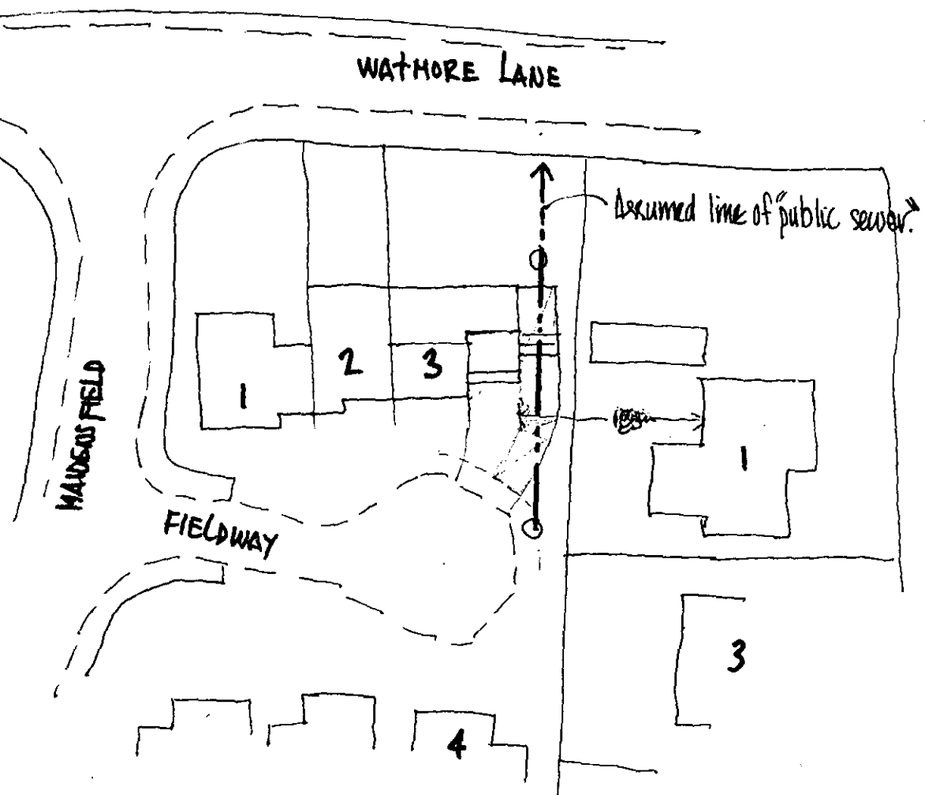
DRG. NO. 01/373/05 SCALE. 1:50 . DATE NOV. '01

Revisions:

14/1/02

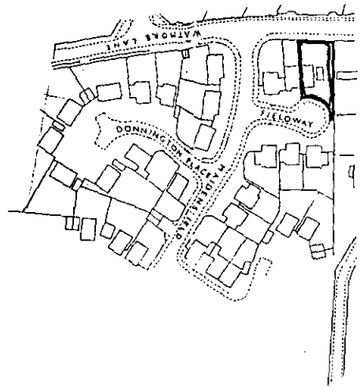


17.DEC.2001* 5509



BLOCK PLAN 1:500

Parking requirements. 4 bedrooms : 3 spaces
1 in garage
2 on driveway



LOCATION PLAN 1:2500

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3, FIELDWAY, WINNERSH, RG41 5TH

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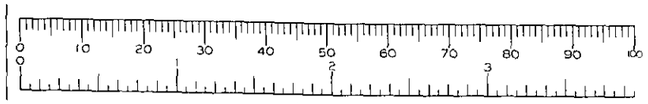
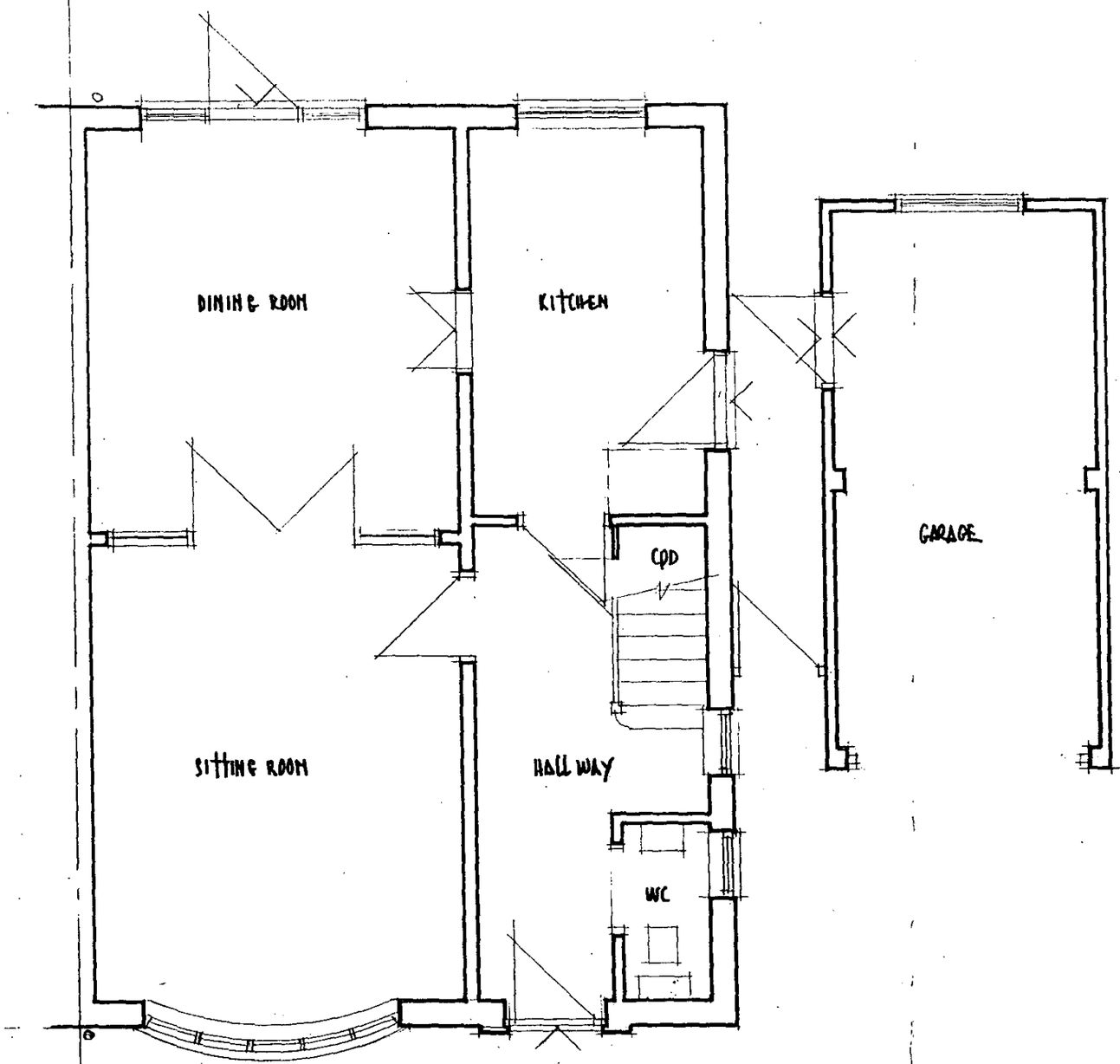
278, Nine Mile Ride. Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/373/01 SCALE. As shown. DATE 13/12/01

Revisions;





GROUND FLOOR PLAN : AS EXISTING

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17 DEC 2001 * 5509

Boundary Fence

Close boarded fence ?

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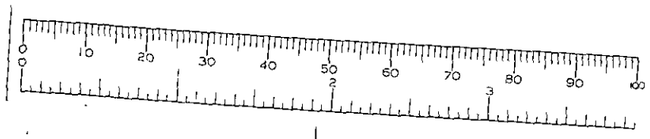
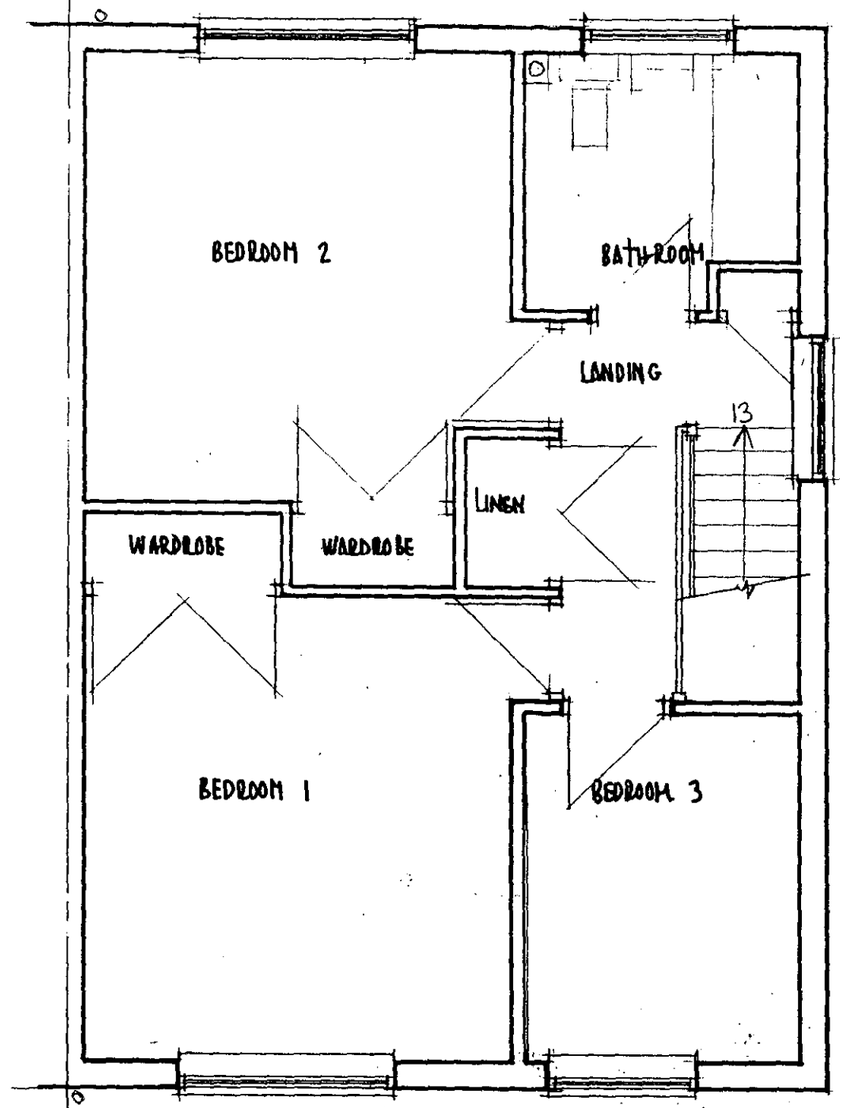
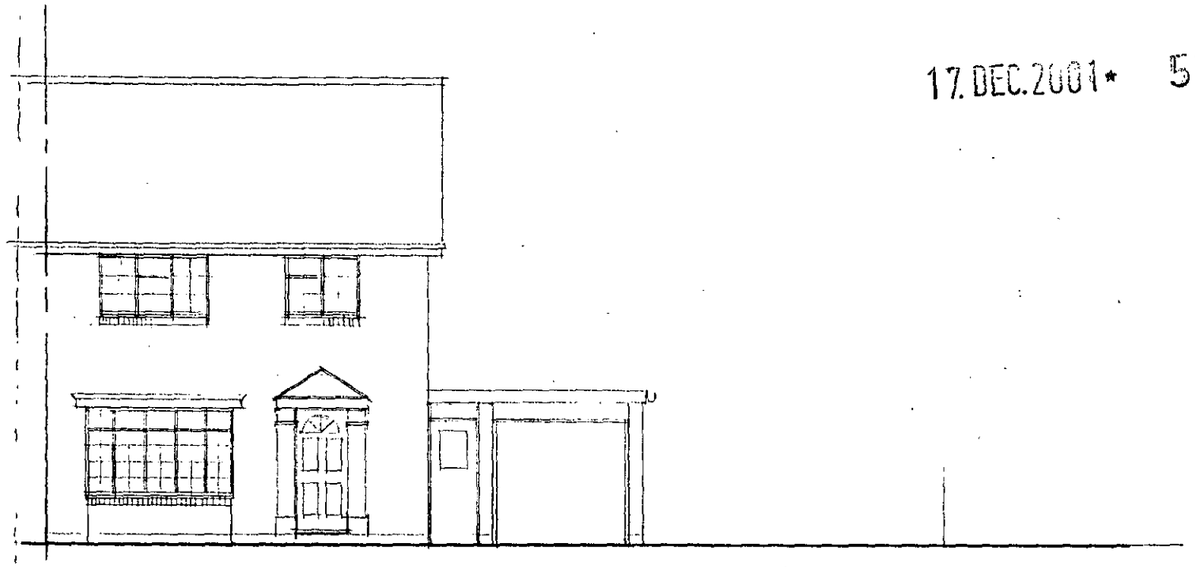
DRG. NO. 01/373/02 SCALE. 1:50 . DATE NOV. '01

Revisions:

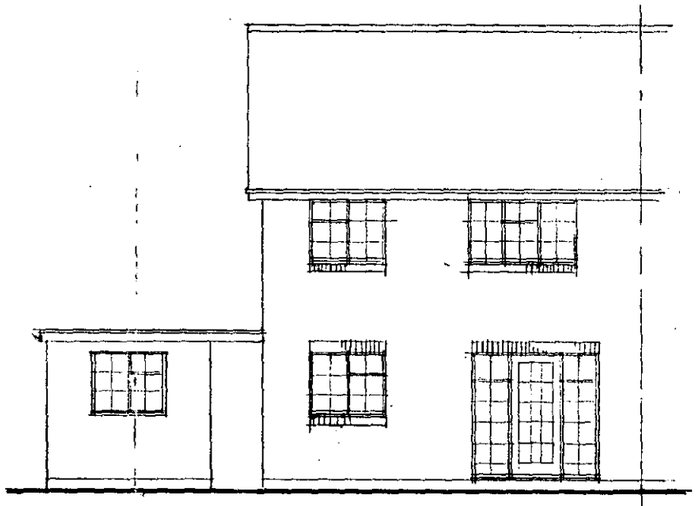




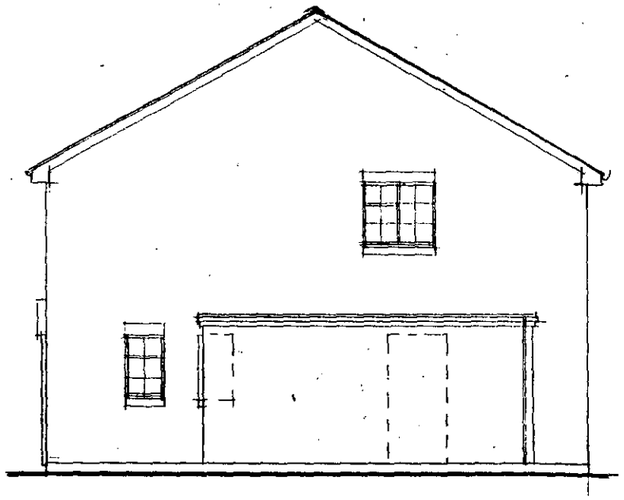
FIRST FLOOR PLAN



FRONT ELEVATION (E)



REAR ELEVATION (W)



SIDE ELEVATION (N)

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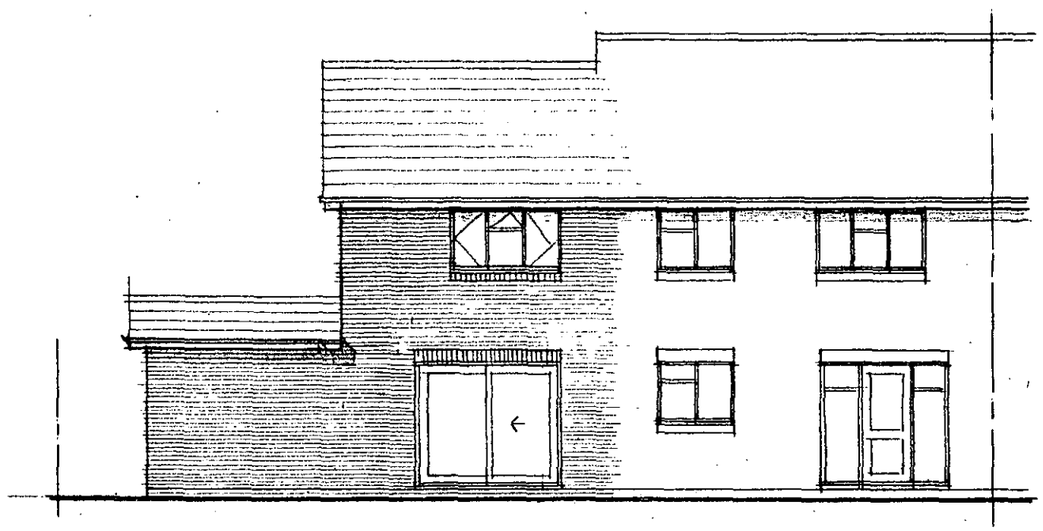
DRG. NO. 01/373/03 SCALE. 1:100 . DATE NOV. 01

Revisions;

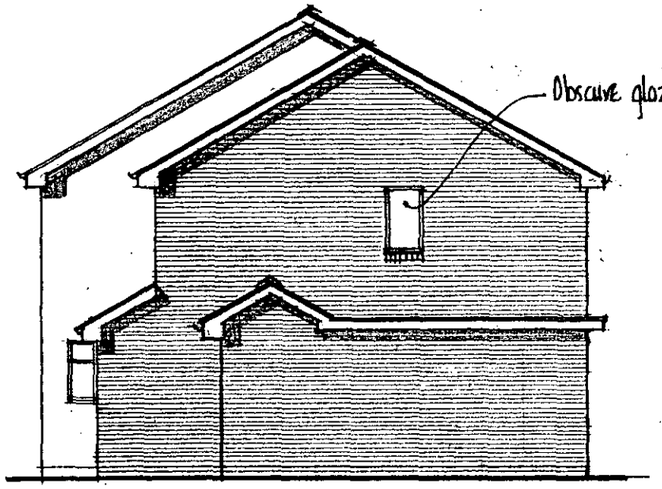
17. DEC. 2001* 5509



REAR ELEVATION (W)



FRONT ELEVATION (E)



SIDE ELEVATION (N)

NB All new windows to be UPVC double glazed
All retained windows & doors to be replaced with new UPVC double glazed.
Windows to be Georgian style to front & plain to rear.

Superceded

SUPERSEDED

3, FIELD WAY, WINNERSH, BERKSHIRE, RG41 5TH

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DRG. NO. 01/313/06 SCALE. 1:100 . DATE NOV. 01
Revisions:.....