APPLICATION NO:
F/2002/5615

LOCATION:
41 Reynards Close, Winnersh Wokir

APPLICANT:
Mr A Rivers

PROPOSAL:
Proposed pitched roof on existing fl extension.

Exp : 8/2/0

EARLIEST DATE FOR DECISION: **04/02/20(**

APPLICATION WILL HAVE EXPIRED
04/03/2002

CASE OFFICER: **Phillip Taylor**

APPRO

PI 728

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Rivers
41 Reynards Close
Winnersh
Berks
RG41 5NU

Application Number: F/2002/5615

Parish: **WINNERSH**

Location: **41, Reynards Close, Winnersh, Wokingham.**

Proposal: **Proposed pitched roof on existing flat roof 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

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.

Received by Wokingham District Council

Application No: F/2002/5615

Proposal:
Proposed pitched roof on existing flat roof extension.

Location:
41, Reynards Close, 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/2002/5615 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2002. 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

11 January 2002

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5615	Philip Taylor
BUILDING CONTROL NUMBER	FP 2002/2588 Central	
~~APPLICANT~~/AGENT	Mr M. J. Paul	
ADDRESS OF SITE	41 Reynards Close GARNERSH	
DESCRIPTION OF PROPOSED WORK	change flat roof to pitched over existing	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 7/1/02	Recd 7/1/02
ELEVATIONS	— "	— "
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	4/4/02	

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 : Phillip Taylor

Application Number : F/2002/5615

Applicant : Mr A Rivers .

Location : 41, Reynards Close, Winnersh, Wokingham.
Proposal : Proposed pitched roof on existing flat roof extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : 5/02/02

Date Registered : 07/01/2002

Earliest Date for Decision : 04/02/2002

Latest Consultation Date/Site Notice Expiry Date : 04/02/2002

This application will have expired on: 04/03/2002. 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 :

Winnersh Parish Council - No comment

Railtrack - No objections.

Planning Issues :

Impact on Neighbouring Properties
Impact on Character of the area.

Policy

LBE1, 2
WOS3, WBE1
LD3

Application Number: F/2002/5615

Appraisal :

The Proposal is for a pitched roof to replace the existing flat roof above the garage and study/dining area. The application property is a semi-detached house located on the west side of Reynolds Close within the identified settlement of Winnersh. The proposed roof is pitched at the same angle as the main dwelling's roof. The roof rises 4.7m to the ridge and runs for 7.0m. The garage is set back from the front build line of the porch by 3.9m, and runs level with the rear build line.

Impact on Neighbouring Properties.

The dwelling is attached to No 42 and borders with a rear building line and the south side. The adjacent ~~property~~ properties are Nos 39 and 40. It is considered the proposal will not have any adverse effect in terms of overlooking, overshadowing or through overbearing on neighbouring properties.

Impact on the character of the area:

The roof will be tiled with matching tiles to the main dwelling. ~~The roof has a high~~ The roof would have a pitched ridgeline and be gable ended but bearing in mind the location of the house on the end plot of the cul-de-sac, the proposal is unlikely to be harm the streetscene.

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

(tick appropriate box)

Application Number F/2002/5615
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 41 Reynards Close Winnersh Wokingham. APPLICATION NUMBER: F/2002/5615	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS cub - de sac - end property
border on railway - Single gage + long room (converted gage)
Hd roof - to have d/p.bar

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES semi - detached house
links with 42
viewed by opposite house No 40 - no oppn.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/5615	Map No : 60
Case Officer : PT	Site Area : 0.04
Valid Date : 7/01/02	Received Date: 07/01/2002

Level : Delegated Application

Description : Proposed pitched roof on existing flat roof extension.

Location : 41, Reynards Close, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr A Rivers .

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	~~NO SCALE~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack ✓ SOUTHERN ZONE.

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

No pre-apps

NEIGHBOURS

S/N + see map

5615

Environmental Services

For office use only.
Application number: 07 JAN 2002 * 5615

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 A. RIVERS 41, REYNARDS CLOSE WINNERSH RG41 5NU 9784848
2	Agent's Name Address and postcode Phone number	
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.	41, REYNARDS CLOSE WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	CHANGE ROOF FROM FLAT TO PITCHED COVER EXISTING EXTENSION)
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.	BROWN TILES TO MATCH HOUSE TILES
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:	Proposed: NO CHANGE
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	
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

Date 5/1/02

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

ADDRESS 41 REYNARDS CLOSE PARISH WINNERSH

PLOT No. 55 O.S. SHEET No. SU. 8670

BUILDER M. A. Loverock Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/39/59	E. F. Fairburn Ltd	outline - Use of Land for Poultry Breeding	10.3.59	N/A - Cl
O/112/63	M. A. Loverock Ltd	Outline	28.5.63	N/A Refu
91/64	"	Semi/Det House	9.7.64	App. Cle
BR 1857	Mr. A Rivers	S/STOREY EXTENSION	17.12.74	APP N/A
01903	"	" "	23.1.75	N/A C/
20407	"	S/St. GARAGE + CONSERVATORY	15.12.83	N/A CLA
BR 21636	"	CONSERVATORY & GARAGE	14.2.84	APP N/A
BRA 2436	"	PART UNDERPINNING	16.3.87	APP
BRA 11195	"	UNDERPINNING	10.1.92	APP
F/2002/5615	Mr. A. Rivers	Pitched roof		

DATE OF COMPLETION

MINISTRY DECISION Appeal Granted 21.2.64 C/A. O/112/63

SPECIAL ORDERS

DRAINAGE

FROM: Phillip Taylor

DATE: 11 January 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5615

14 JAN 2002

Proposal: Proposed pitched roof on existing flat roof extension..

Site Address: 41, Reynards Close, Winnersh, Wokingham.

Applicant: Mr A Rivers .

Your observations are required in respect of this application **by 04/02/2002** .

No comments

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
17 JAN 2002	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 16.01.02

Clerk To Winnersh Parish/Town Council.

RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

HP	52062
PCL	
	ENF
APP	
	2002
COPIES TO:	ACK:
	FILE:

16th January 2002

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

Y/r PTAYLOR/F/2002/5615
O/r WINNERSH/W/MM

Dear Mr Taylor,

TOWN & COUNTRY PLANNING ACT.
Proposed pitcher roof on existing flat roof extension
41, REYNARDS CLOSE, WINNERSH, WOKINGHAM

I acknowledge receipt of your letter dated 11th January 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3290, Fax: 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached *information sheet on page 5 headed "Tree Species"*, and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

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

Tel: (0118) 974 6444

Date: **11 January 2002**

My ref: F/2002/5615

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

Dear Councillor

Application Number: F/2002/5615
41, Reynards Close, Winnersh, Wokingham.
Proposed pitched roof on existing flat roof 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5615**
41, Reynards Close, Winnersh, Wokingham.
Proposed pitched roof on existing flat roof 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 6444

Date: **11 January 2002**

My ref: F/2002/5615

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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41, Reynards Close, Winnersh, Wokingham.
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Development Control Officer

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6444

Date: **11 January 2002**

My ref: F/2002/5615

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/2002/5615
41, Reynards Close, Winnersh, Wokingham.
Proposed pitched roof on existing flat roof 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

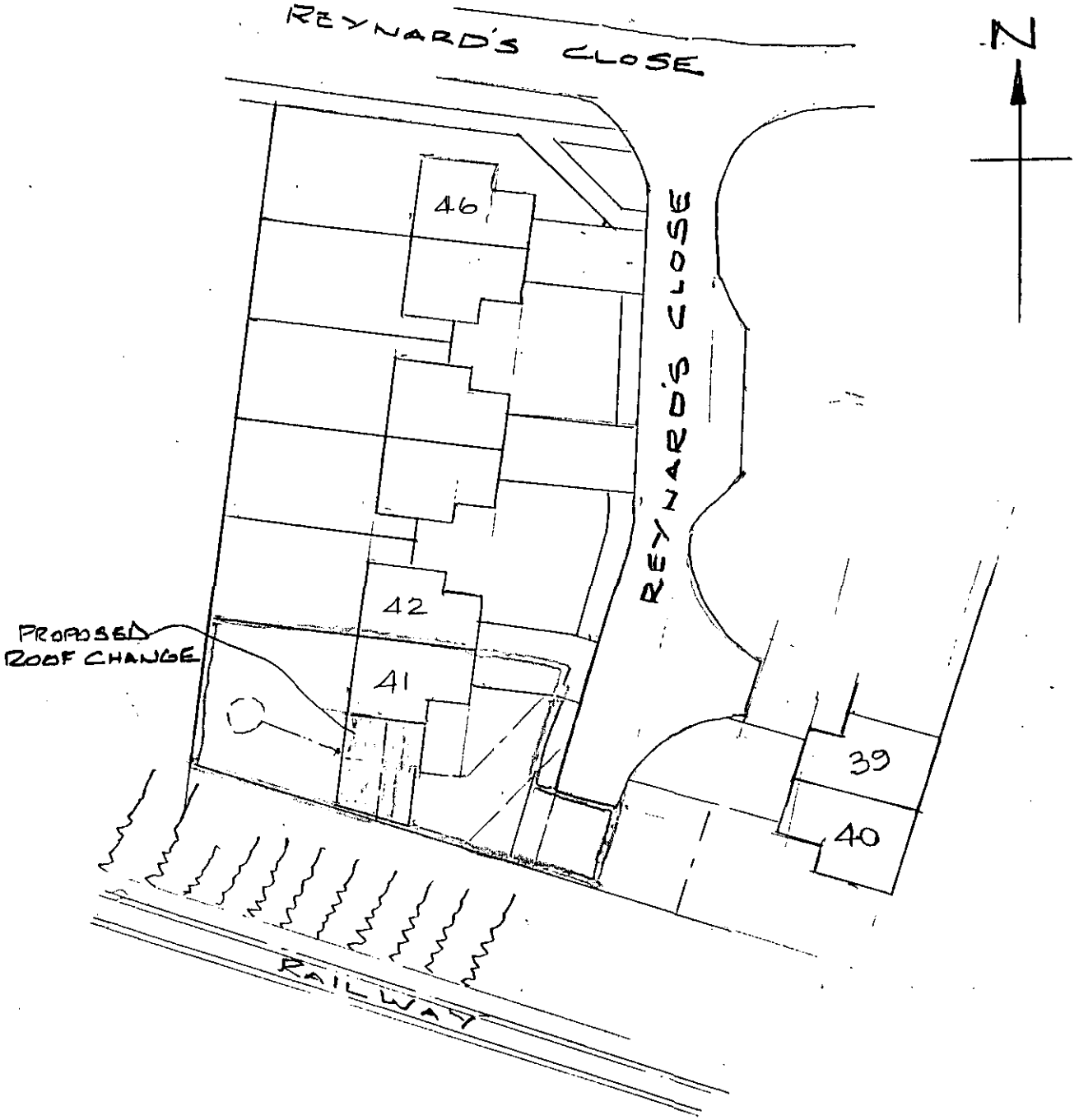
LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5615**
41, Reynards Close, Winnersh, Wokingham.
Proposed pitched roof on existing flat roof 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**********

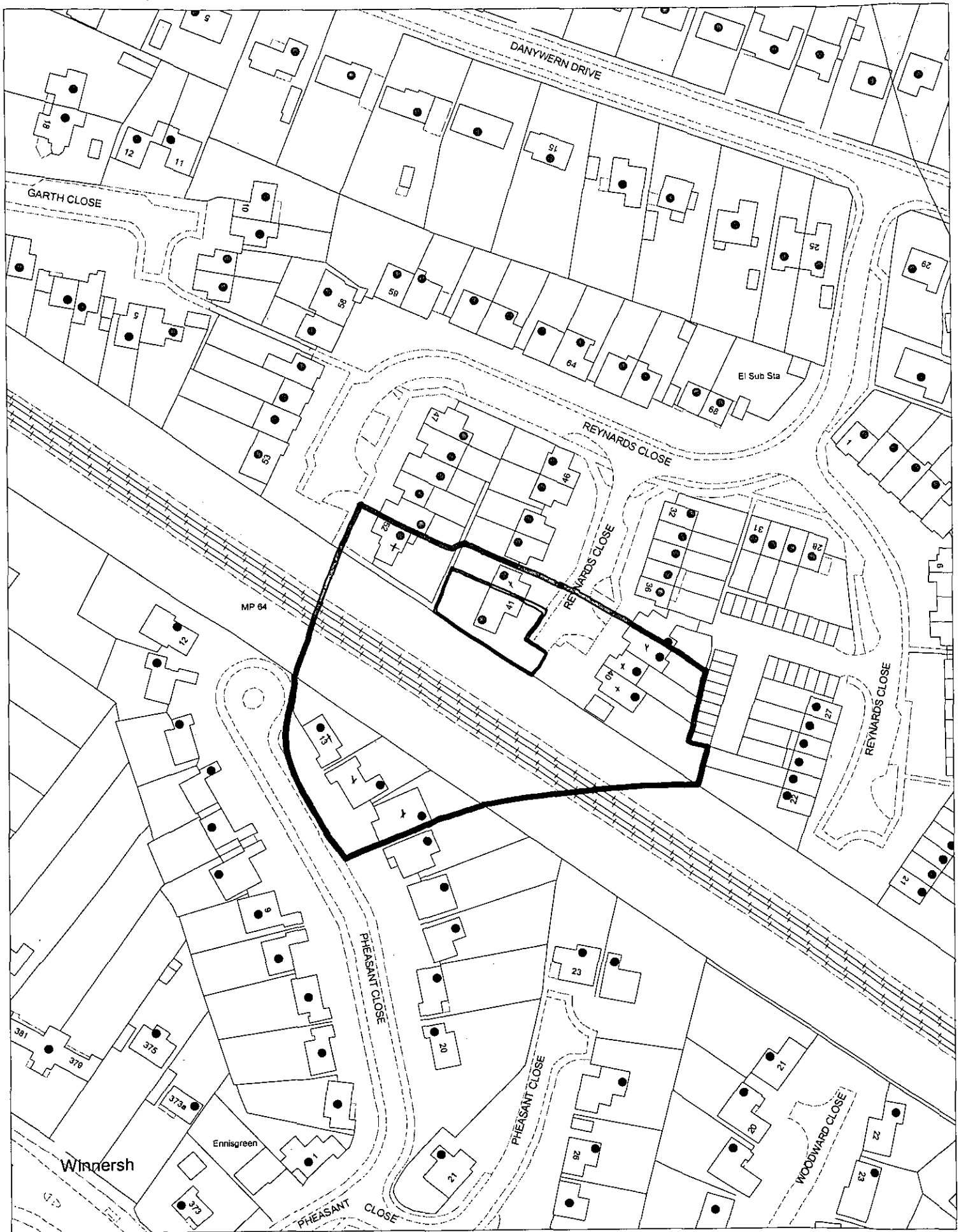
07 JAN 2002 * 5615



BLOCK PLAN SCALE 1:500

REF:- 41, REYNARDS CLOSE
WINNERSH

4/4/02



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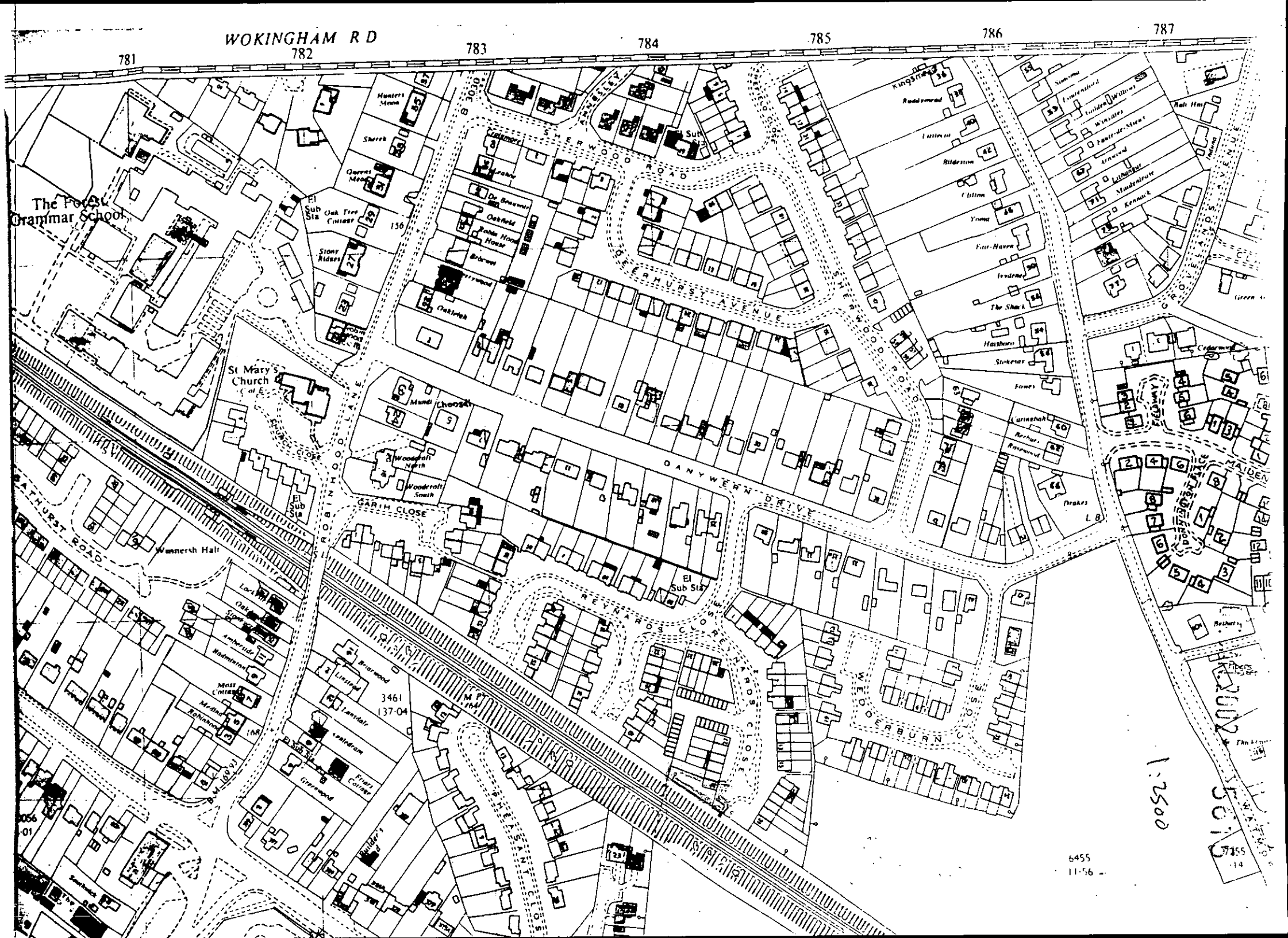
Development Control Section, Environmental Services, Wokingham District Council.
10 January 2002

Scale: 1 : 1250


WOKINGHAM R D
781
782
783
784
785
786
787
The Forest Grammar School
St Mary's Church
Wunnersh Hall
SHERWOOD ROAD
DEERHURST AVENUE
DANYWERN DRIVE
REYNARDS CLOSE
WEDDERBURN CLOSE
GARTH CLOSE
ROBINHOOD LANE
BATHURST ROAD
PHEASANT CLOSE
Hunters Moon
Sherek
Queens Mead
Oak Tree Cottage
Stony Ridges
Oakfield
Robin Hood House
Oakleigh
Mundi
Choosel
Woodcroft North
Woodcroft South
Kingsmead
Ruddymead
Littlecot
Bildeston
Clifton
Yoma
Fair-Haven
Ivydene
The Shack
Haisboro
Stokesay
Fowes
Carinabah
Berburs
Rosewood
Drakes
Briarwood
Linstead
Lansdale
Appledram
Friars Cottage
Greenwood
Amberside
Badminton
Moss Cottage
Medina
Robinhood
Cedarwood
Kennack
Lithangur
Maidenlease
Arnwood
Winsales
Golden Willows
Fauteuil-de-Mieux
Bath Hat
Indiana
Green
Bathurst
Pipers
3461
137·04
6455
11·56
1:2500