APPLICATION NO:
F/2002/5754

LOCATION:
17 Robinhood Lane, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Dennis C/O Adrian Holloway

PROPOSAL:
Proposed erection of single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **22/02/2002**
28 day expiry 27/2/02
APPLICATION WILL HAVE EXPIRED ON:
22/03/2002

CASE OFFICER: **Francis Leo**

APPROVED

D0

83

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dennis
C/O Adrian Holloway
Handpost House
Barge Lane
Swallowfield
Berkshire
RG7 1PY

Application Number: F/2002/5754

Parish: **WINNERSH**

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

Proposal: **Proposed erection of single storey rear extension to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 28/02/2002

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.

Completed 26/2

5754

DELEGATED

FROM: Francis Leo

DATE: 30 January 2002

WINNERSH PARISH CONSULTATION SHEET

31 JAN 2002

Application Number: F/2002/5754

Proposal: Proposed erection of single storey rear extension to form conservatory..

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

Applicant: Mr & Mrs Dennis C/O Adrian Holloway.

Your observations are required in respect of this application **by 22/02/2002**.

PLANNING SERVICES	HP
FOL	TLS
DC	EXE
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK:
	FILE:

No comments

SIGNED: _____ DATE: 06.02.02

Clerk To Winnersh Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5754

Proposal:
Proposed erection of single storey rear extension to form conservatory.

Location:
17, Robinhood Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5754 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/02/2002. 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

30 January 2002

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

Tel: 0118 974 6502

Date: **30 January 2002**

My ref: F/2002/5754

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/2002/5754
17, Robinhood Lane, Winnersh, Wokingham.
Proposed erection of single storey rear extension to form conservatory.

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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5754**
17, Robinhood Lane, Winnersh, Wokingham.
Proposed erection of single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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Tel: 0118 974 6502

Date: **30 January 2002**

My ref: F/2002/5754

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
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6502

Date: **30 January 2002**

My ref: F/2002/5754

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
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Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5754**
17, Robinhood Lane, Winnersh, Wokingham.
Proposed erection of single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5754

Applicant : Mr & Mrs Dennis C/O Adrian Holloway.

Location : 17, Robinhood Lane, Winnersh, Wokingham.
Proposal : Proposed erection of single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/2/02

Date Registered : 25/01/2002

Earliest Date for Decision : 22/02/2002

Latest Consultation Date/Site Notice Expiry Date : 22/02/2002

This application *will have expired on*: 22/03/2002. *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 :

Planning Issues : I'd Sell.

LALP = LBE1 LBE2
WDLP = WOS3 WBE1
BSP = ENV1.

Application Number: F/2002/5754 **Officer : Francis Leo**
17 Robinhood Lane, Winnersh, Wokingham

Appraisal :

Development
Proposed erection of a single storey extension to form conservatory. It measures 4m in depth x 3.5m in width and a height of 3.1m to the highest part of the ridge.

The site is a detached property located in the identified settlement of Winnersh within the Loddon Area Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The proposed conservatory is set-in 200mm from the northern boundary where the timber fence is 1.8m high. Therefore it would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposal is at the rear and being a conservatory ie a glass structure it would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5754

Appraisal :

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

Application Number F/2002/5754
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	Cool	RUD1	
2	Col4	RD14	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~ LBE1, LBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

~~GREEN BELT LOCAL PLAN POLICIES:~~ WOS3 & BE1

BERKSHIRE STRUCTURE PLAN POLICIES:

~~MINERALS LOCAL PLAN POLICIES:~~ EN

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P. T. Gullon

(Development Control Manager)

Date: 28/2/02

RECORD OF SITE VISIT

SITE ADDRESS: 17 Robinhood Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5754

OFFICER: Francis Leo

DATE OF SITE VISIT: 20/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 storey dwelling located staggered: Front gardens can accommodate 3 cars

3. DESCRIPTION OF SITE/BUILDING
2 storey bldg... long rear garden space on either of bldg.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 19. mesh adj property 1m high hedge + 1.8m fence wide gap

5. SITE CONSTRAINTS

TREES at rear of gardens.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m timber fence bet 17–19. plus 4m hedge.

OTHERS

Application Number : F/2002/5754	Map No : 60
Case Officer : FL	Site Area : 0.04
Valid Date : 25/01/02	Received Date: 25/01/2002

Level : Delegated Application

Description : Proposed erection of single storey rear extension to form conservatory.

Location : 17, Robinhood Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr & Mrs Dennis C/O Adrian Holloway.

Fee Required: £95 Fee Received: £95 (44)

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			
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

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

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

3/10 + see map

OTHERS

No pre-apps

Environmental Services

For office use only
Application number 25. JAN. 2002 5754

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 DENNIS 17 ROBINHOOD LANE WINNERSH READING BERKS RG41 5LU 01189788429
	Agent's Name Address and postcode Phone number	ADRIAN HOLLOWAY HANDPOST HOUSE BARGE LANE SWALLOWFIELD READING BERKS RG7 1PY 01189888470
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	17 ROBINHOOD LANE WINNERSH READING BERKS RG41 5LU
4	Give brief details of the proposal for example, two storey side extension. About the application	DOUBLE GLAZED P.V.C.U 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 ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXTG & WHITE P.V.C.U TO MATCH EXTG WINDOWS.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
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 DENNIS

Date 24/1/2002

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

OAKDENE,

ADDRESS 17 ROBIN HOOD LANE PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR6663	Mr D Whelan	garage & extension	9.6.77	APP
06571	"	" "	4.8.77	N/A C/
BRA2253	"	INT. ALTS.	23.2.87	APP
39108	MR. H. BROD	1st FLOOR EXT.	30.3.92	C/A
FP/92/0344	"	"	8.5.92	APP

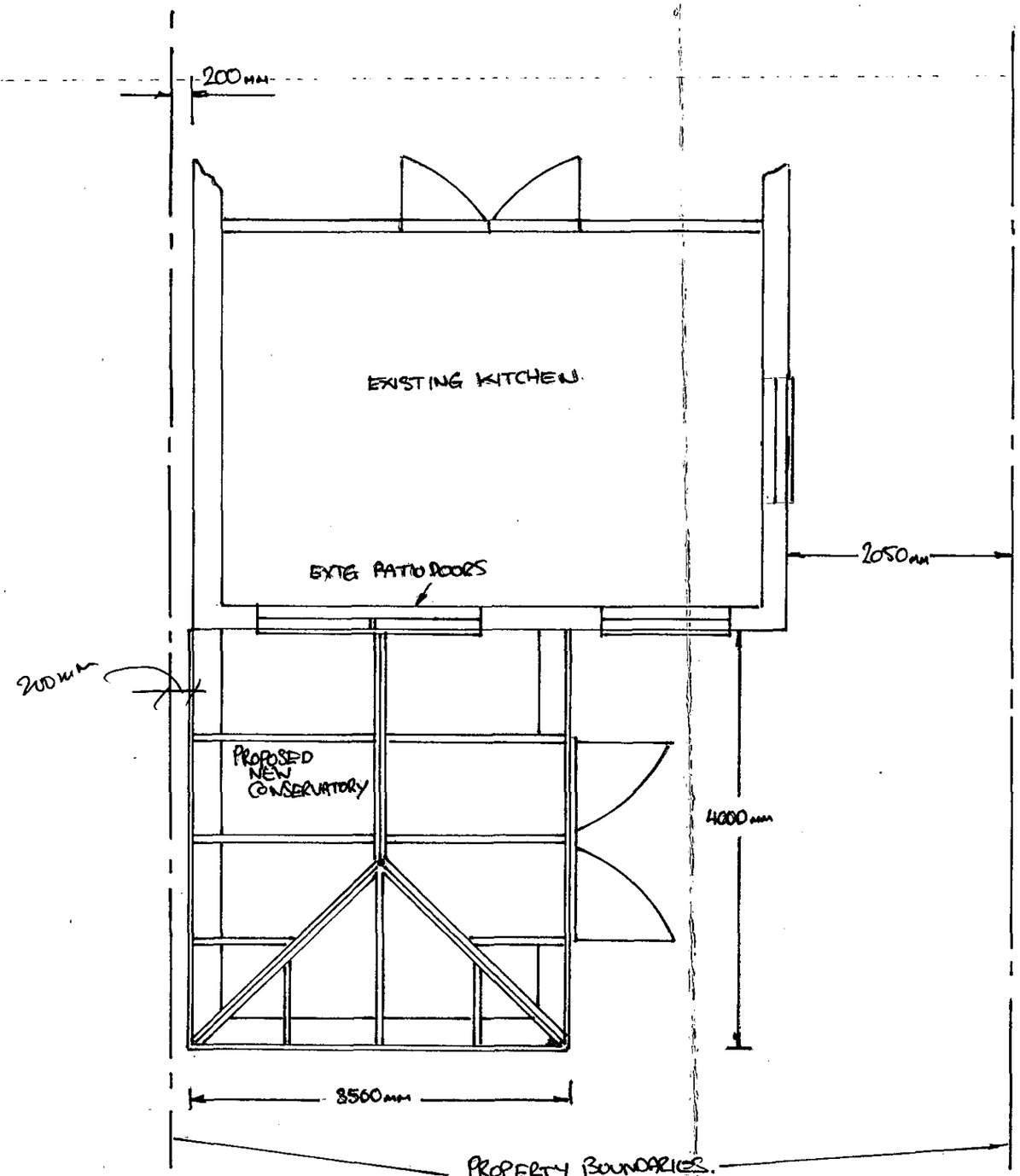
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ. - PITCHED ROOF TO EXTENSION - 18.12.95

DRAINAGE

25.JAN.2002 5754

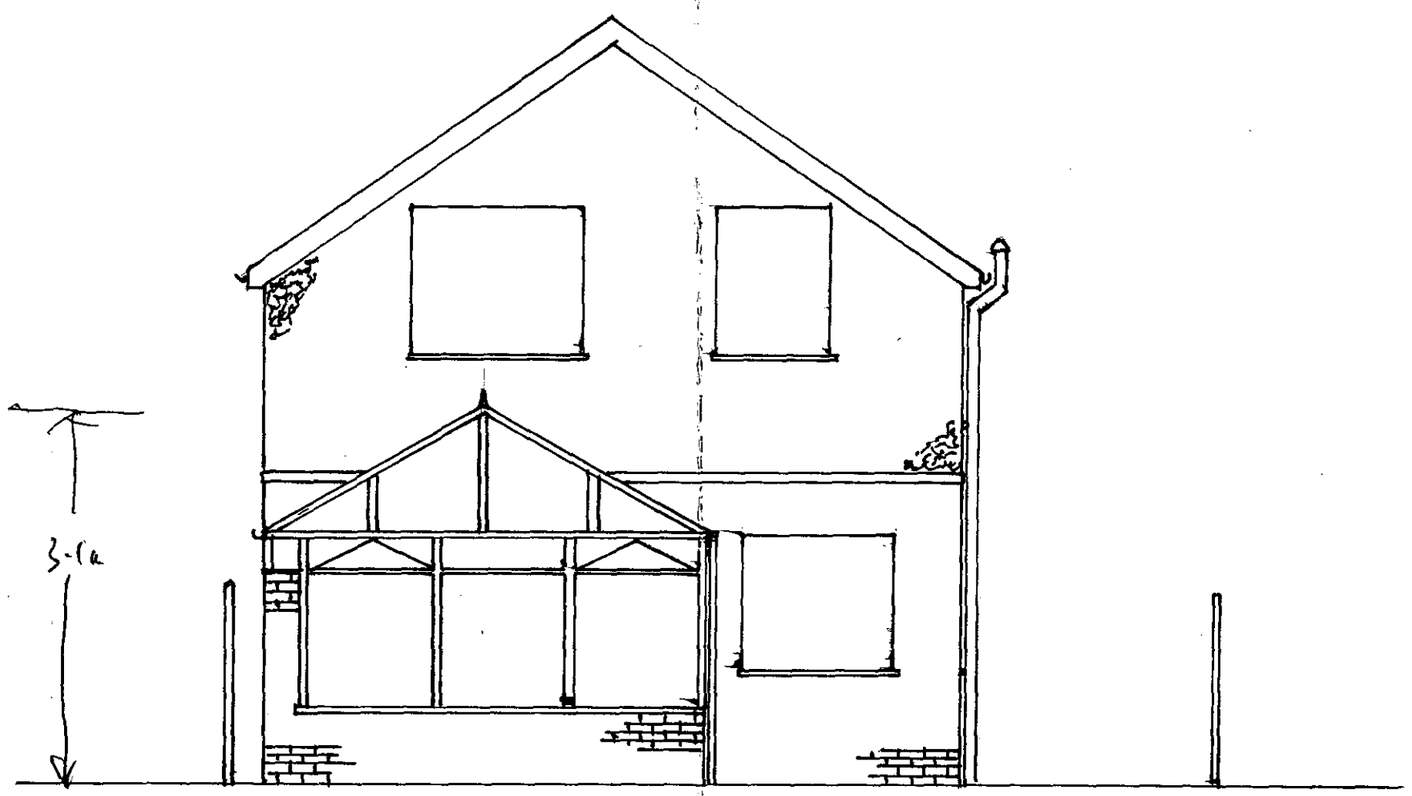


GROUND FLOOR PLAN.

APPROVED

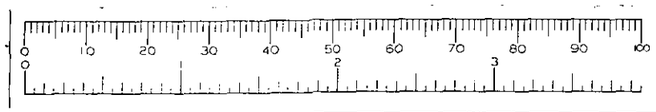
PROPOSED CONSERVATORY
FOR MR & MRS DENNIS
17 ROBINHOOD LANE WINNERSH
READING BERKS.
SCALE 1:50 DWN BY A. HOLLOWAY.

29 JAN 2002 5754

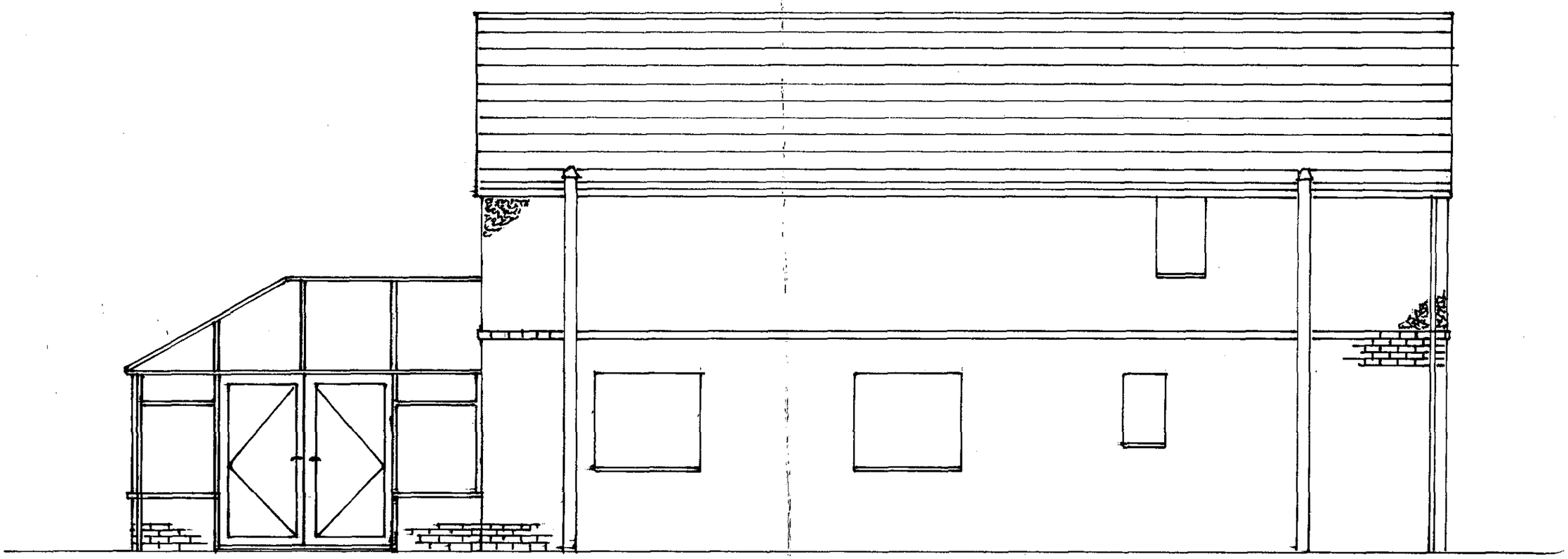


APPROVED

PROPOSED CONSERVATORY FOR MR & MRS DENNIS 17 ROBINHOOD LANE WINNERSH READING BERKS
SCALE 1:50 REAR ELEVATION
DWN BY A. HOLLOWAY



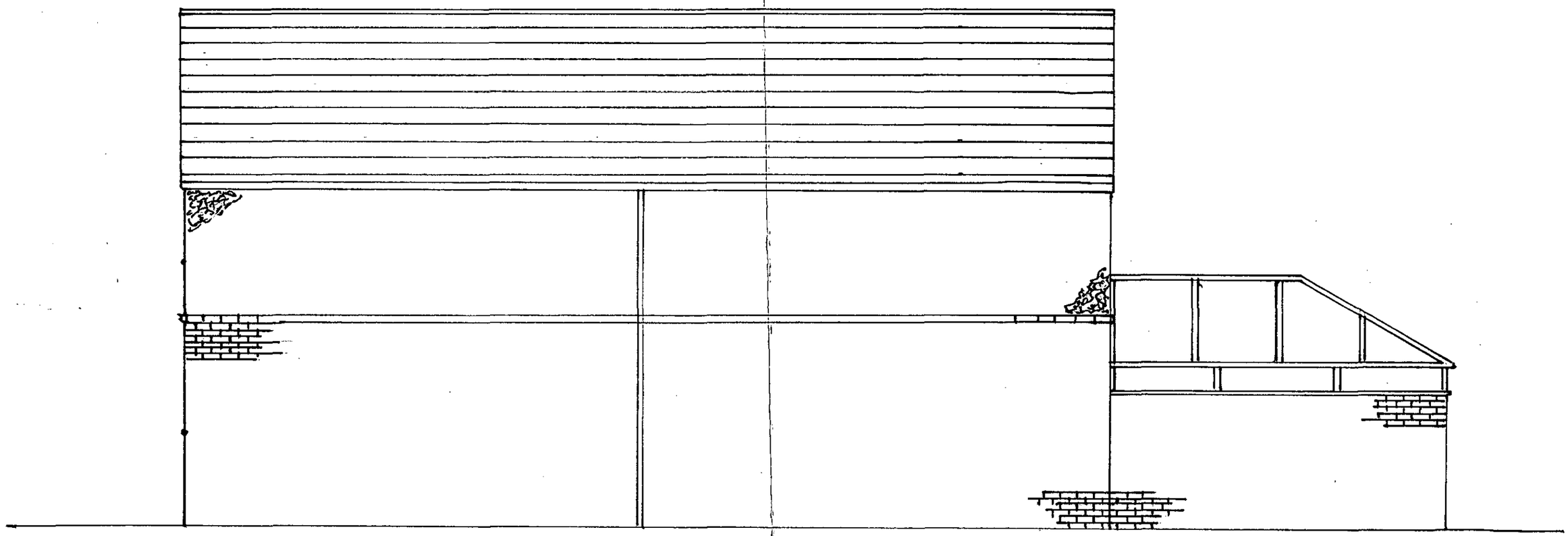
25.JAN.2002 5754



PROPOSED CONSERVATORY FOR MR & MRS DENNIS 17 ROBIN HOOD LANE WINNERSH READING BERKS SCALE 1:50.
SIDE ELEVATION. DWN BY A. HOLLOWAY.

APPROVED

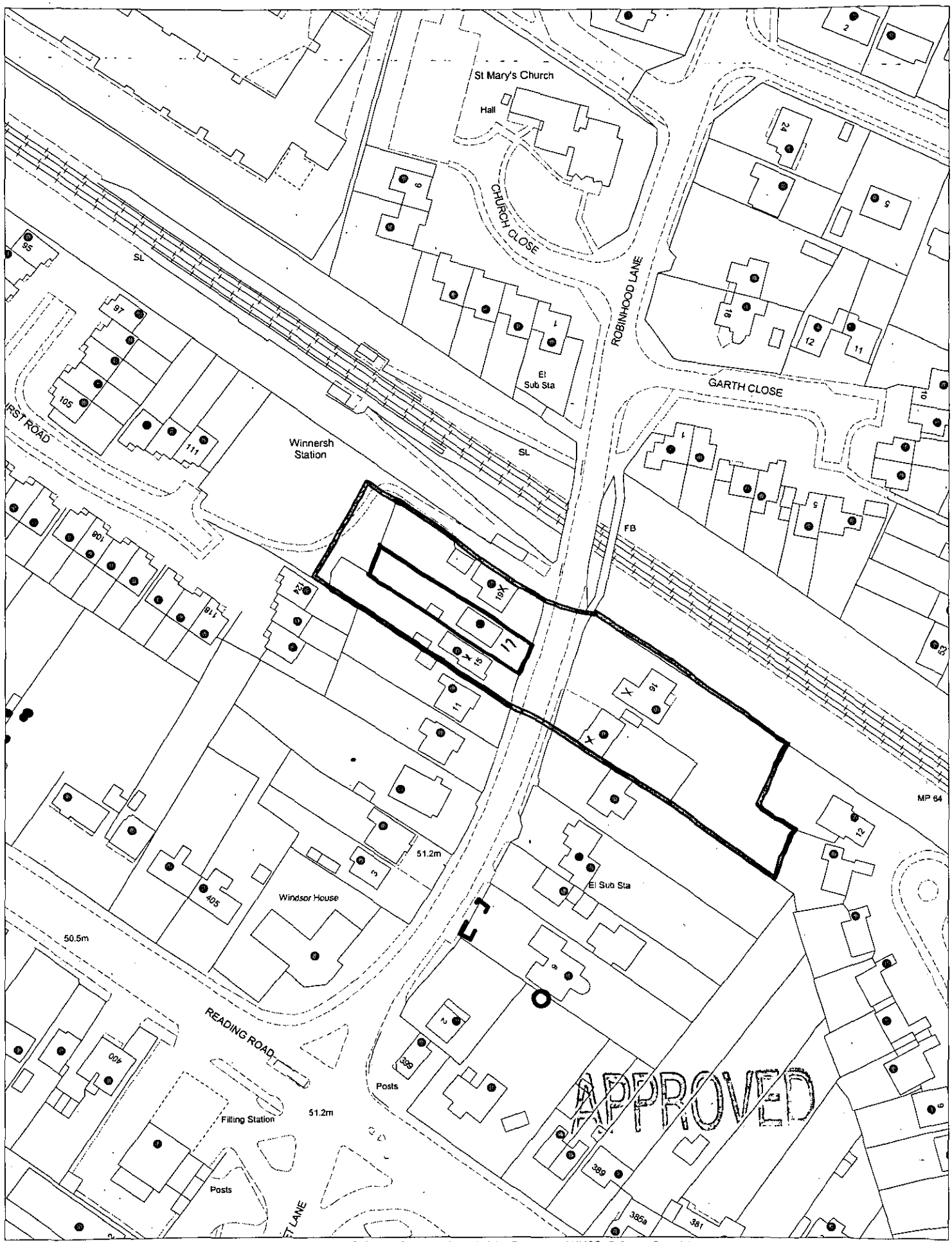
25.JAN.2002 5754



PROPOSED CONSERVATORY FOR MR&MRS DENNIS 17 ROBINHOOD LANE WINNERSH READING BERKS SCALE 1:50
SIDE ELEVATION DWN BY A. HALLOWAY

APPROVED

25.JAN.2002 5754



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