APPLICATION NO:
F/2002/5797

LOCATION:
233 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr/Mrs T Gilmore C/O Daniels & Associates

PROPOSAL:
Proposed two storey rear extension to dwelling.

LE 8/3/02

EARLIEST DATE FOR DECISION: **04/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
28/03/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

918

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Gilmore
C/O Daniels & Associates
28 Broad Street
Wokingham
Berks
RG40 1AB

Application Number: F/2002/5797

Parish: **WOKINGHAM**

Location: **233, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling.**

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. 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.

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

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

Anna Cronin
Head of Planning & Transportation
Date: 27/03/2002

Notice checked by: _____

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

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5797

Applicant : Mr/Mrs T Gilmore C/O Daniels & Associates.

Location : 233, Reading Road, Winnersh, Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/01/2002

Earliest Date for Decision : 04/03/2002

Latest Consultation Date/Site Notice Expiry Date : 04/03/2002

This application will have expired on: 28/03/2002. 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 :

Highways - Conditional Approval

Planning Issues :

Impact on Character of the Area, Neighbouring Properties, Highways

Policy > WBE1, 2 WOS3
SBE1, 2
CD3

Application Number: F/2001/ 5797 – 233, Reading Road, Wokingham

Appraisal

The application property is part of a terrace of three red brick Victorian houses. They are set on the North side of Reading Road and have a connected 'U' driveway. The neighbouring properties are the attached 235 and the unattached 231 to the east.

The proposal is for a two storey rear extension to fill in a recess between 235 and 233. The extension would match a previous extension on 235. The roof is steeply pitched and would meet the main roof just below full ridge height. The extension is to accommodate a ground floor family room, which will connect to a detached single storey study set approximately 2.5m away from the rear. The study is linked to a similar structure at 235. Upstairs a bedroom and en-suite are proposed with a single rear facing window.

Impact on Neighbouring Properties

The extension is considered only to potentially impact on No.235. The recess where the proposed extension would be build is within the boundary of 233. The side wall of the two-storey extension at 235 would be built against (the neighbours have lodged no objection to the scheme). The extension would match the roof height and pitch of the extension at 235. It would not project beyond the rear building line. Due to the location of the extension in the recess it is not considered to over shadow, overlook or in any way overbear on the neighbouring property

Impact on the character of the area

The proposal would not be visible form the road. There have been extensive alterations to the neighbouring properties and this proposal is not considered to harm the character of the area.

Highways

The highways department have no objection to the proposal and recommend conditional approval.

√ Approval

Application Number F/2002/5797
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
~~4~~	~~137~~	~~R137~~	

RECORD OF SITE VISIT

SITE ADDRESS: 233 Reading Road Winnersh Wokingham. APPLICATION NUMBER: F/2002/5797	OFFICER: Phillip Taylor DATE OF SITE VISIT: 26th Feb

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS off Reading road
mix of housing near/old

3. DESCRIPTION OF SITE/BUILDING - Victorian terrace x 3 houses
large grave 'U' drive large
established trees

4. RELATIONSHIP TO ADJOINING PROPERTIES 235 - have 2 sky ext
extensions will line up with them
have notably link at ground floor

231 - no impact only
projects obscures view

At lower ridge height

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT

OTHERS S/S detached study

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

Tel: (0118) 974 6444

Date: **08 February 2002**

My ref: F/2002/5797

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2002/5797
233, Reading Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.

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/2002/5797**
233, Reading Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: (0118) 974 6444

Date: **08 February 2002**

My ref: F/2002/5797

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5797**
233, Reading Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6444

Date: **08 February 2002**

My ref: F/2002/5797

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2002/5797
233, Reading Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.

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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/2002/5797**
233, Reading Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor. **Date:** 08 February 2002

Application Number: F/2002/5797

Proposal: Proposed two storey rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
233, Reading Road, Winnersh, Wokingham.

Applicant:
Mr/Mrs T Gilmore C/O Daniels & Associates.

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).

C122, R122
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** ADAM 13/2/02

Application Number : F/2002/5797	Map No : 68
Case Officer : PT	Site Area : 0.08
Valid Date : 31/01/02	Received Date: 31/01/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 233, Reading Road, Winnersh, Wokingham.

Parish : WK Ward : EMM

Applicant : Mr/Mrs T Gilmore C/O Daniels & Associates.

Fee Required: £0 Fee Received: £0 resubmission fee paid on 4758

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	Should be Cert B as for previous application. (Serve notice on 235 Reading Rd)	phoned 8/1/02	
ELEVATION PLANS			
FLOOR PLANS		No longer encroaches. totally within boundary.	
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: Winnersh ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SN + see map

.....

.....

No pre-apps.

5797

Environmental Services

For office use only.
Application number: 31.JAN.2002* 5797

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	MR AND MRS T. GILMORE
	Address and postcode	CEDAR COTTAGE 233 READING ROAD WOKINGHAM, BERKSHIRE. RG41 1HS
	Phone number	
2	Agent's Name	DANIELS AND ASSOCIATES
	Address and postcode	28 BROAD STREET WOKINGHAM BERKSHIRE. RG40 1AB
	Phone number	0118 9790313
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.	CEDAR COTTAGE 233 READING ROAD WOKINGHAM BERKSHIRE. RG41 1HS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR 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.	SLATES TO MATCH EXISTING BRICKS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.		
	RESUBMISSION OF APPLICATION NUMBER F/2001/4758		
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 T. GILMORE

Date 30/1/02

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

ADDRESS 233 READING ROAD PARISH ~~WINNERSH~~ Wokingham 16.88

PLOT No. ORD. SHEET No. 68 SU.7969

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28917		2/St. Det.	2.10.87	CU
BRA 3262	MR. A. LAWRENCE	2/St. Det.	4.8.87	APP
28251	"	"	4.8.87	CA
31149	"	REM. CONDS 3 on 28917	29.7.88	CU
35809			12.7.90	CA
BRA 8948	MR. J. SULLIVAN	2/St. Det.	8.6.90	APP
F/2001/4758	Mr & Mrs Gilmore	2/St rear ext	13.11.01	CU
F/2002/5797	"	2 St/R ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

31 JAN 2002* 5797



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

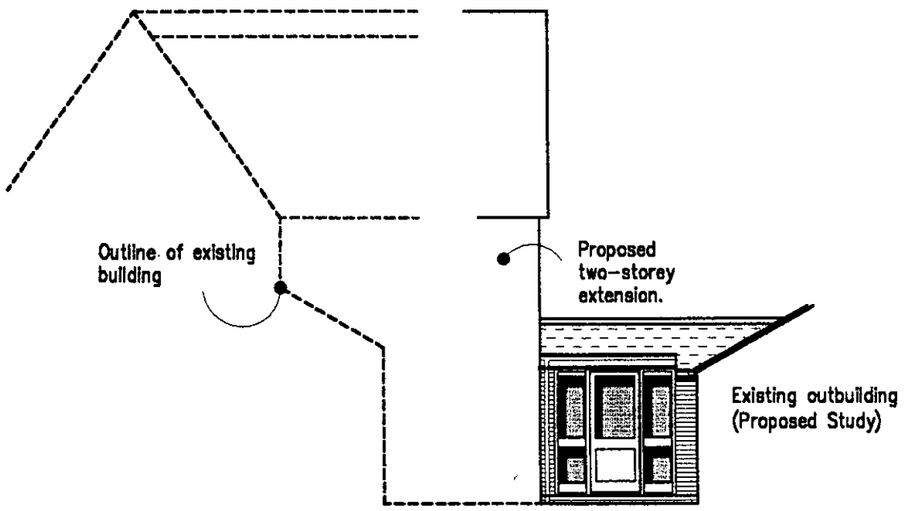
Scale: 1 : 1250

N
W E
S

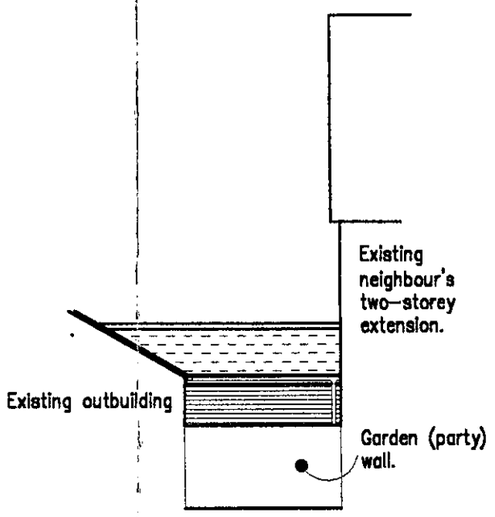
NOTES
All dimensions must be checked on site and not scaled from this drawing.

31.JAN.2002 5797

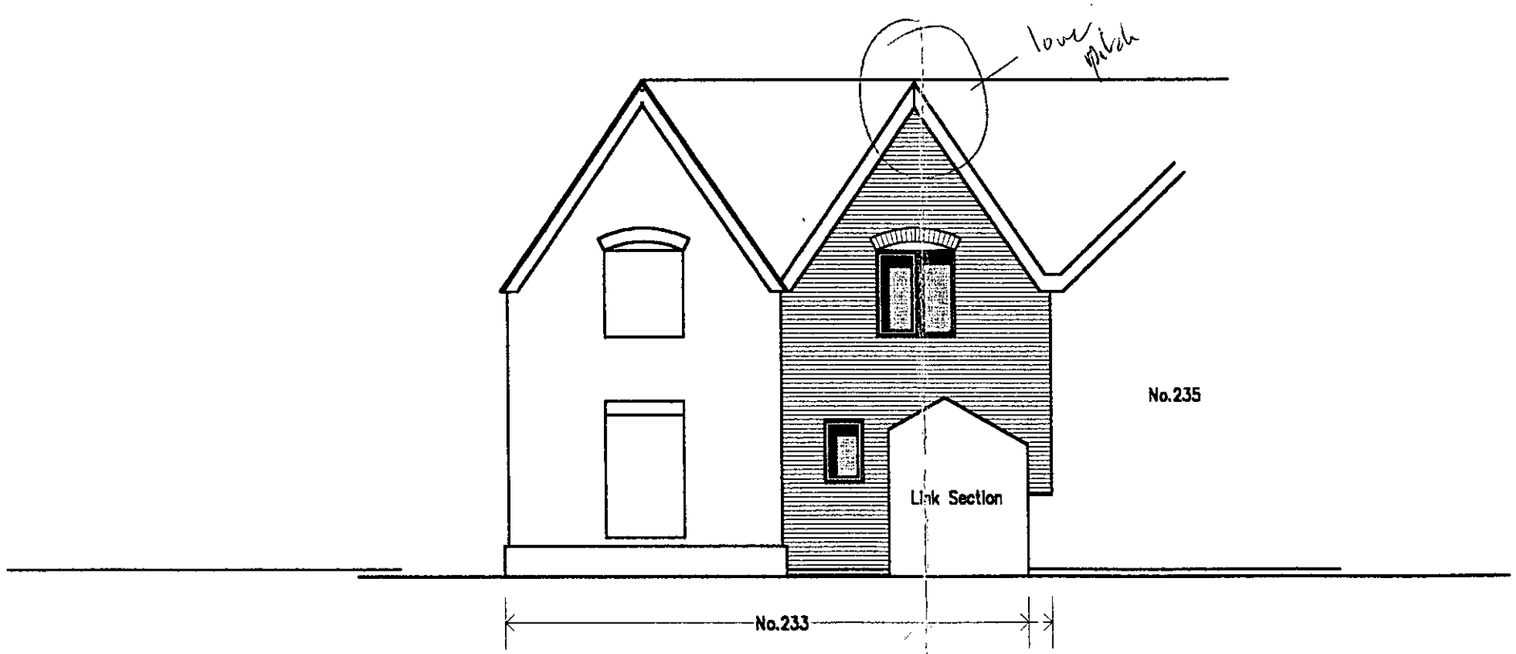
APPROVED



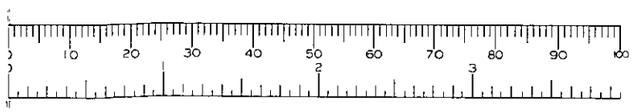
Link Section (South east)



Link Section (North west)



Rear (North east) Elevation



AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr & Mrs S. Gilmore

Job: Alterations & Extension at 233, Reading Road, WOKINGHAM Berkshire RG41 1HS

Drwg: Elevations

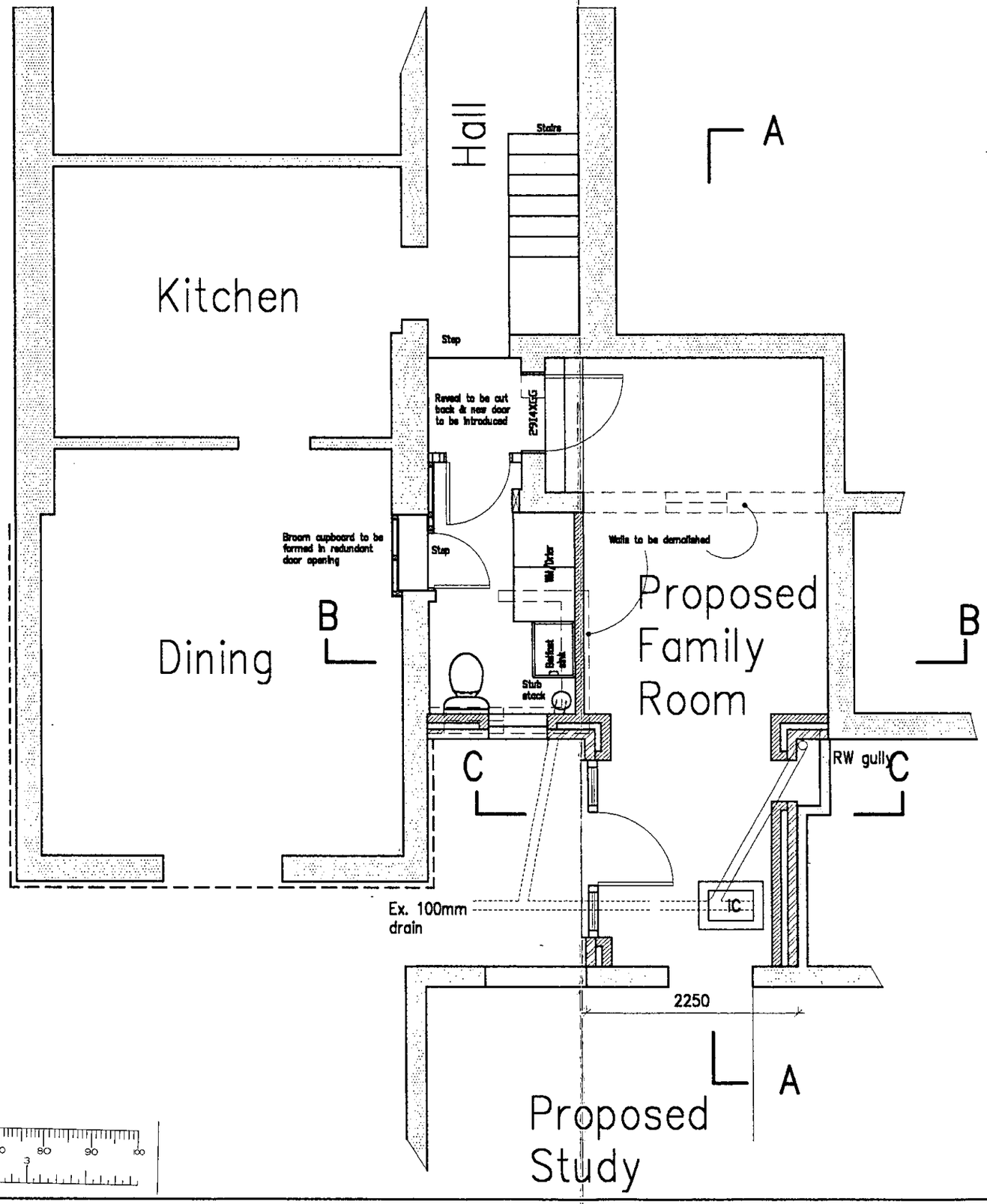
Date:	Nov 01	Drg No.	D4231
Scale:	1 :100	Sheet No.	3
Drwn by:	mjd		

Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS

NOTES
All dimensions must be checked on site and not scaled from this drawing.

31.JAN.2002 5797

APPROVED



AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr & Mrs S. Gilmore

Job: Alterations & Extension at 233, Reading Road, WOKINGHAM, Berkshire RG41 1HS

Drwg: Proposed Ground floor plan

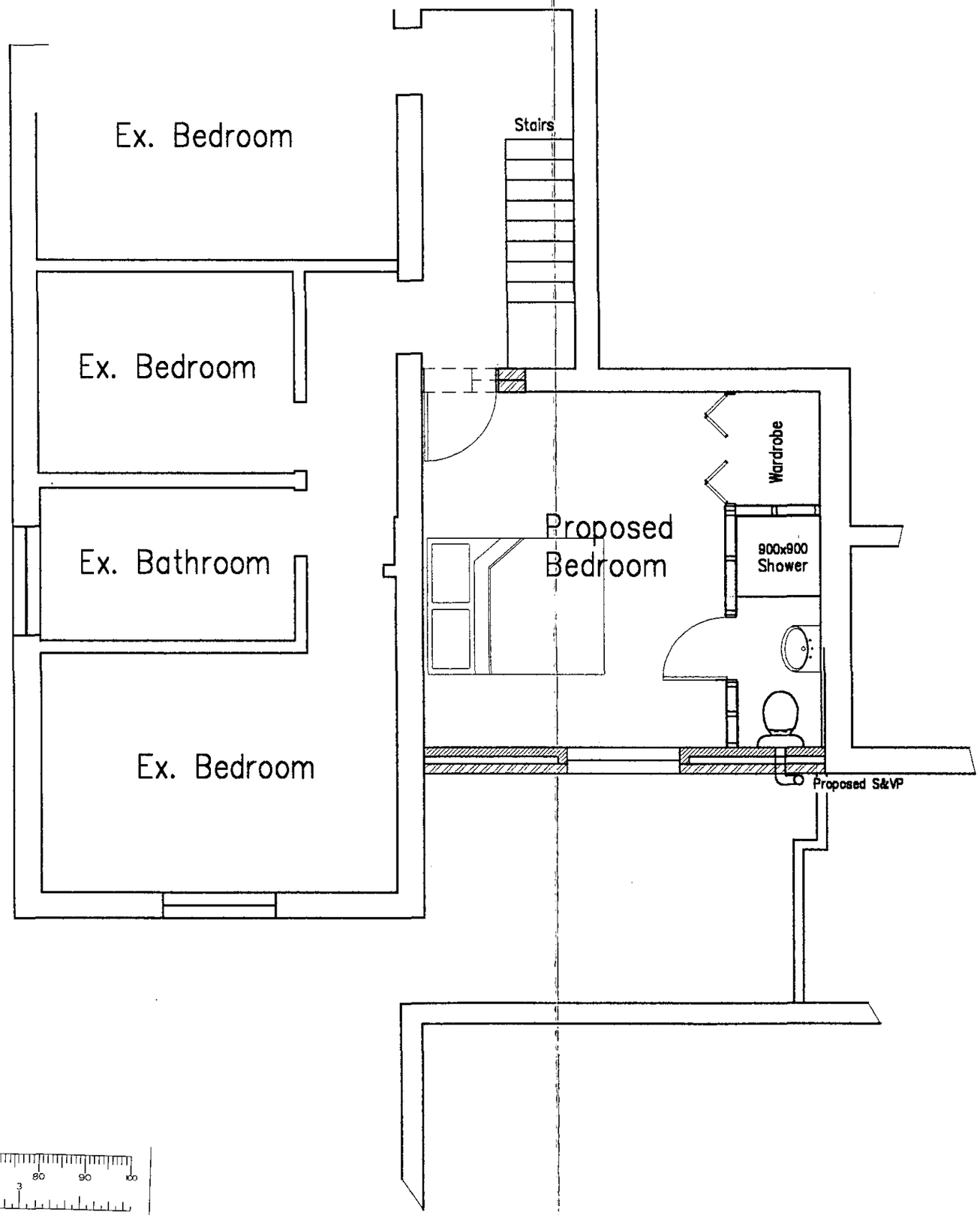
Date:	Nov 01	Drg No.	D4231
Scale:	1 : 50	Sheet No.	4
Drwn by:	mjd		

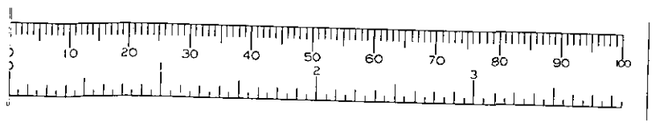
Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS

NOTES
All dimensions must be checked on site and not scaled from this drawing.

31.JAN.2002 5797

APPROVED





AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr & Mrs S. Gilmore

Job: Alterations & Extension at 233, Reading Road, WOKINGHAM, Berkshire RG41 1HS

Drwg: Proposed First floor plan

Date:	Nov 01	Drg No.	D4231
Scale:	1 : 50	Sheet No.	5
Drwn by:	mjd		

Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS

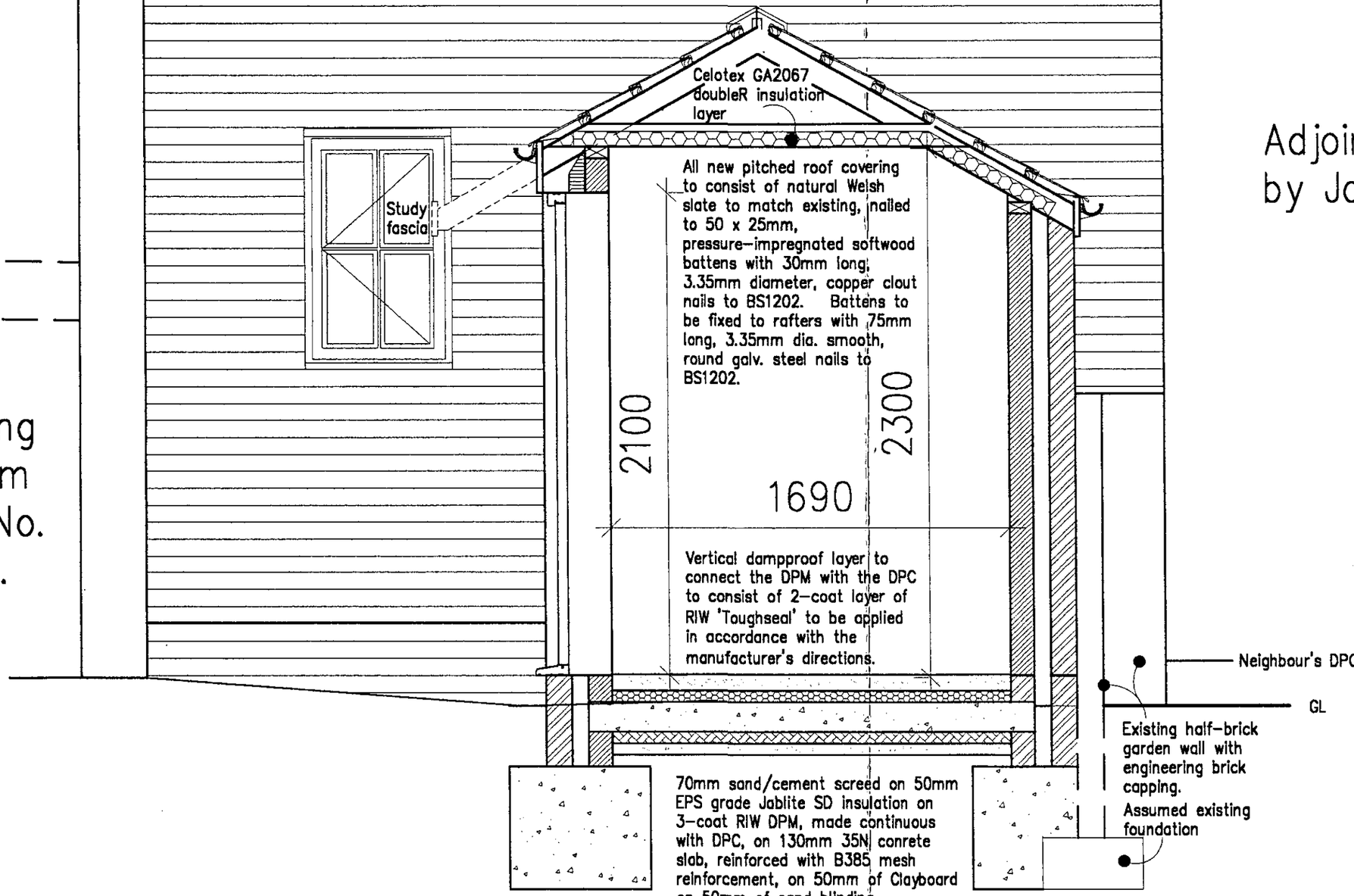
NOTES
All dimensions must be checked on site and not scaled from this drawing.

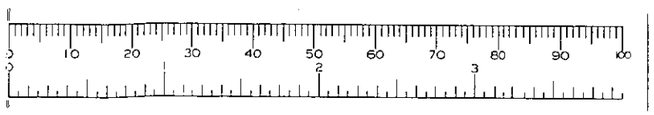
31.JAN.2002* 5797

Adjoining property owned by John Read

APPROVED

Ex. Dining Room to No. 233.





AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr & Mrs S. Gilmore

Job: Alterations & Extension at 233, Reading Road, WOKINGHAM, Berkshire RG41 1HS

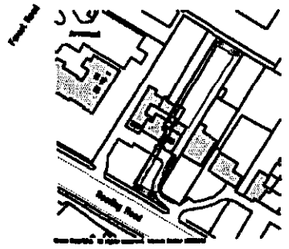
Drwg: Section C-C

Date:	Nov 01	Drg No.	D4231
Scale:	1 : 20	Sheet No.	6
Drwn by:	mjd		

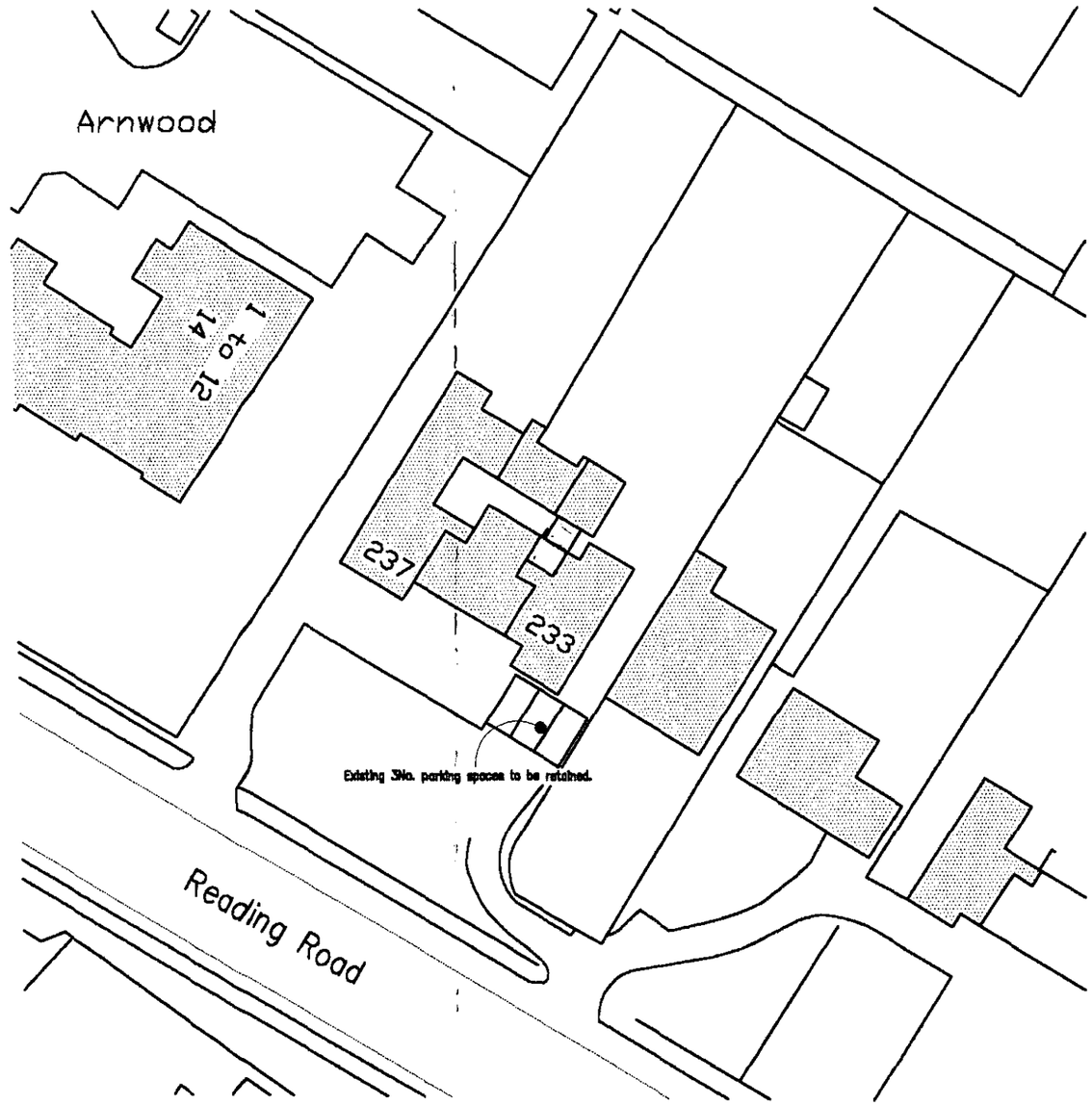
Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS

NOTES
All dimensions must be checked on site and not scaled from this drawing.

31.JAN.2002* 5797



1 : 2500 Site Plan



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1 : 500 Block Plan

AMENDMENT SCHEDULE		
Date	No.	Description

Client: Mr & Mrs T. Gilmore

Job: Alterations & Extension at:
233, Reading Road,
Wokingham,
Berkshire.
RG41 1HS

Drwg: Site and Block Plans

Date:	Jan. 02	Drg No.	D4231
Scale:	1:2500/1:500	Sheet No.	10
Drwn by:	mjd		

Daniels & Associates
CHARTERED BUILDING SURVEYORS
28, Broad Street,
WOKINGHAM,
Berkshire. RG40 1AB
Tel: 0118 9790313 Fax: 0118 9786789
RICS

Received by Wokingham District Council

Application No: F/2002/5797

Proposal:
Proposed two storey rear extension to dwelling.

Location:
233, Reading Road, 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/2002/5797 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 04/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 February 2002