APPLICATION NO:

F/2001/3503

LOCATION:
502a Reading Road, Winnersh Wokingham.

APPLICANT:
M Soora C/O Andesign

PROPOSAL:
Proposed single storey front extension to garage.

EARLIEST DATE FOR DECISION: **08/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

M Soora
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3503

Parish: **WINNERSH**

Location: **502a, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey front extension to garage.**

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) no additional windows or similar openings shall be constructed in the flank wall or above in the south east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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) no additional windows or similar openings shall be constructed in the flank wall or above in the north west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. 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.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. 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 LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/04/2001

Notice checked by: _____

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

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3503	AT
BUILDING CONTROL NUMBER	ff 2001/1633	Paul
~~APPLICANT~~/AGENT	Adesign	
ADDRESS OF SITE	502A Reading Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	front garage ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3101A	AH/E/3101A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/5/01	

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 : Andrew Thorley

Application Number : F/2001/3503

Applicant : M Soora C/O Andesign.

Location : 502a, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey front extension to garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 03/04/01

Date Registered : 02/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001

This application will have expired on: 27/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: Approval with conditions

Winnersh Parish Council: No objections / extension would project forward of building line.

Neighbours: No comments received

Planning Issues : (Redevelopment)

1) Neighbours

2) Streetscene

3) Highways

Application Number: F/2001/3503
Appraisal:

The proposal is for a single storey front extension to the existing garage of a 2-storey, extended detached house.

To be constructed in brick with a pitched roof. It will be a maximum of 3.8 metres wide and will project forward of the main building line by 2.8 metres towards the road. The ridge roof will have an eaves height of 2.5 metres with a ridge height of 3.7 metres. The proposal would be located 0.2 metres away from the side boundary with No. 500. At the front there will be a set back of 8 metres from the highway boundary.

1) Impact on neighbouring properties.

No. 502, to the northwest, 2-storey, detached neighbour. Main windows at ground floor and at first floor face front garden/hard standing. It is considered that due to the orientation, distance away and boundary treatment the occupants of this property would not be affected by the proposal.

No.500, to the southeast, 0.4 metres higher, 2-storey, extended detached house with integral garage and enclosed single storey carport adjacent to the proposal. Main windows at ground floor and at first floor face front garden /hard standing area, no windows on flank elevation. Therefore it is considered that due to the orientation and boundary treatment, which consists of close-boarded fencing on top of a brick wall with brick piers, total height 1.3 metres, the occupants of this property would not be affected by the proposal.

2) Impact on street scene /visual amenity of the area

The front elevation of the garage extension will be partially visible from Reading Road, due to the front boundary treatment, which consists of a 0.8 metre high brick wall with a 2.7 metre high conifer hedging behind. The design and materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Winnersh Parish Council had no objections to the proposal but made the following comment that the proposed extension would be in front of the building line.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] ~~Refusal: [ ]~~
(tick appropriate box)

A Crowin
23/04/01

Application Number F/2001/3503
Conditions/~~Reasons~~ for Refusal

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	**Full Permission – 5 Years**
2.	CO14	RO14	External Finishes to Match
3.	CO44	RO44	**No Windows To Be Inserted "flank wall or above" in the "south east elevation" of the extension**
4.	CO44	RO44	**No Windows To Be Inserted "flank wall or above" in the "north west elevation" of the extension**
5.	CO49	RO49	

Informatives

NO4 Planning Permission Only (Not BR Approval)
NO6 Within Curtilage

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LTV1/6

~~**SOUTH-EAST AREA LOCAL PLAN POLICIES:**~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3

~~**GREEN BELT LOCAL PLAN POLICIES:**~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~**MINERALS LOCAL PLAN POLICIES:**~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 502a Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3503

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 03/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front brick pier

2. DESCRIPTION OF SURROUNDINGS 'Residential'. Reading Road frontage. No 500, 2 storey detached house with integral garage + side car port / ~~entrance~~. 2.3m high to eaves level with lean to roof. no windows in flank elevation / not affected.

3. DESCRIPTION OF SITE/BUILDING 2 storey extended modern detached house, orange brick, brown pantile roof, white painted windows, fascia boards. Brown stained garage doors and black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / set forward slightly of neighbours houses towards road.

5. SITE CONSTRAINTS

TREES — Conifer hedge at front not affected

ACCESS/PARKING — As existing at front, brick paved driveway.

LEVELS — No 500, 0.4m higher.

BOUNDARY TREATMENT — No. 500, cb fencing between brick walls + brick piers 1.7 metres in height

OTHERS

— No 502, cb fencing between brick walls + brick piers 1.7 metres in height.

Front boundary — 0.8m high brick wall + a 2.7m high conifer hedge

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

Tel: 0118 974 6441

Date: **15 March 2001**

My ref: F/2001/3503

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/2001/3503
502a, Reading Road, Winnersh, Wokingham.
Proposed single storey front extension to garage.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3503**
502a, Reading Road, Winnersh, Wokingham.
Proposed single storey front extension to garage.
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 6441

Date: **15 March 2001**

My ref: F/2001/3503

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2001/3503**
502a, Reading Road, Winnersh, Wokingham.
Proposed single storey front extension to garage.
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 6441

Date: **15 March 2001**

My ref: F/2001/3503

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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502a, Reading Road, Winnersh, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3503**
502a, Reading Road, Winnersh, Wokingham.
Proposed single storey front extension to garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2001/3503

Proposal:
Proposed single storey front extension to garage.

Location:
502a, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3503
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAR 2001	Map No. 59 Site 0.05
Officer: AT / Application No. F/2001/3503	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO GARAGE

Location: 502 A READING ROAD

Parish: WINNERSH Ward: Winnersh 15.3.01 B

Applicant: M SOORA

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~[illegible]~~		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.3.01 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Dilton Pastures (A Glencross) ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... no pre apps .....
.....
.....

NEIGHBOURS:

..... site notice & see map for neighbour notices .....
.....
.....
.....
.....
.....
.....
.....
.....

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 15 March 2001

Application Number: F/2001/3503

Proposal: Proposed single storey front extension to garage.

Parish: WINNERSH PARISH

Site Address:
502a, Reading Road, Winnersh, Wokingham.

Applicant:
M Soora C/O Andesign.

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).

C049, R049.

Signed: _____ **Print name:** Adam Coggins 22/03/01

FROM: Andrew Thorley

DATE: 15 March 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3503

19 MAR 2001

Proposal: Proposed single storey front extension to garage..

Site Address: 502a, Reading Road, Winnersh, Wokingham.

Applicant: M Soora C/O Andesign.

Your observations are required in respect of this application **by 08/04/2001** .

Whilst not objecting to this application, the Committee **COMMENTED** that:

1 The proposed extension would be in front of the building line

	TLS
D	ENF
APP	
C3	
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 28-03-01

Clerk To Winnersh Parish/Town Council.

ADDRESS 502A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7770 (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21656	MR + MRS R. COOKE	O/L. HOUSE & GARAGE	26.7.84	N/A C/A
22450	THELTON	DET. HOUSE & GARAGE	15.11.84	N/A C/A
BR24189	"	"	12.3.85	APP N/A
~~29673~~			~~29.2.80~~	~~Rez~~
29679			19.2.88	C/A
BRA4208	MR. K. THELTON	LOUNGE EXTENSION	27.1.88	APP
42864	M SOORA	"	26.6.94	C/A
FP94/2601	"	S/ST. EXT.	14.6.94	C/APP
98/67006/F	Mr. M Soora	S/St/F Ext	10.3.98	C/A
FP 98/7231	"	"	6.2.98	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02 MAR 2001 * 3503

Recd 1.3.01

Environmental Services

For office use only.
Application number:
02.MAR2001* 3503

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	M. SOORA
	Address and postcode	502A READING ROAD WINNERSH BERKS RG41 5EX
	Phone number	ANDESIGN
2	Agent's Name	9 PERKINS WAY
	Address and postcode	WOKINGHAM BERKS RG41 2IN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE 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.	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: NO CHANGE	Proposed: .
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.	4	
	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.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

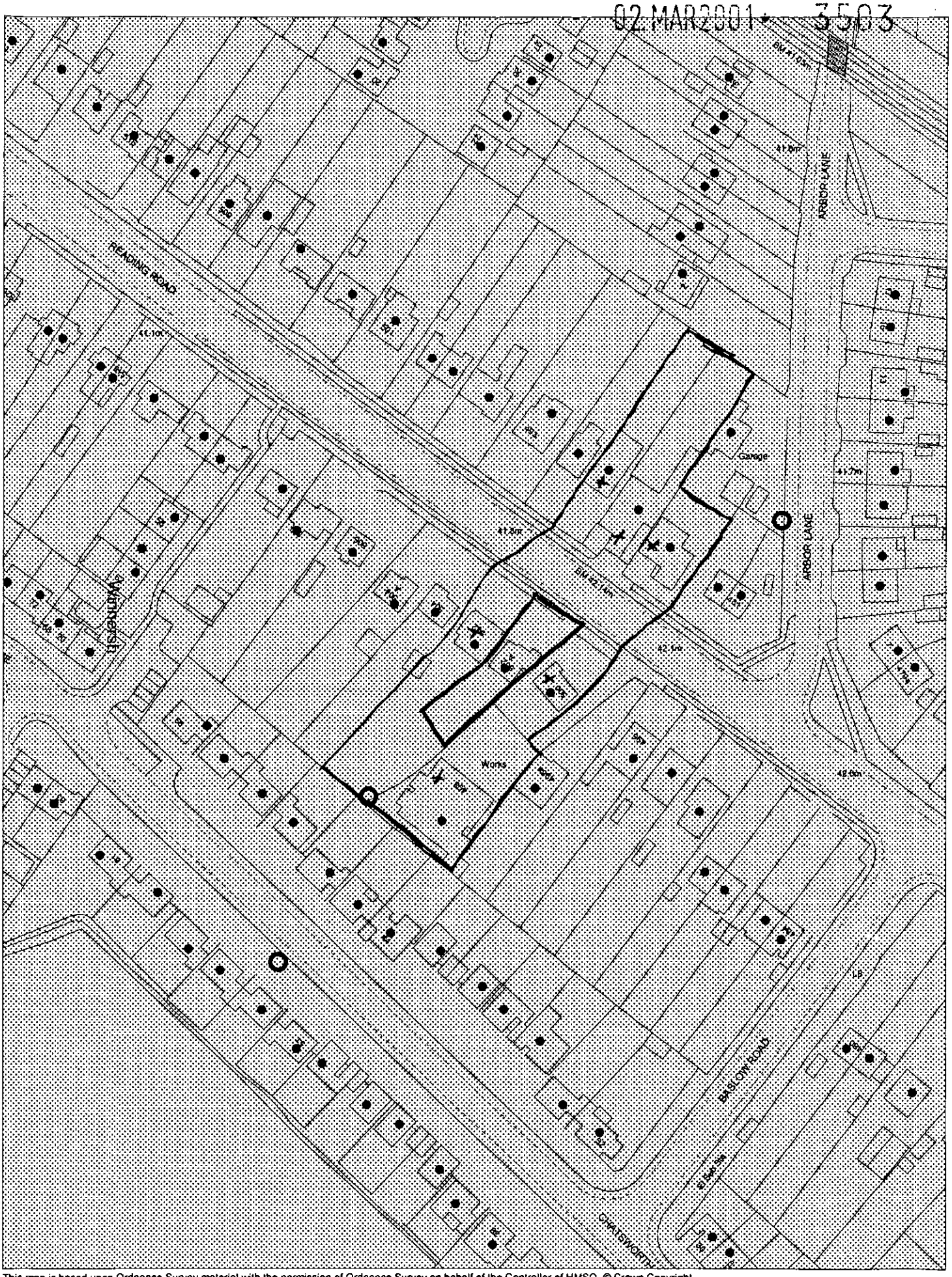
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of M.SOORA

Date 28/2/2001

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

02 MAR 2001 3503



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2001 Scale: 1 : 1250

N
W E
S