APPLICATION NO:
F/2001/3526

LOCATION:
3 Winkfield Close, Wokingham.

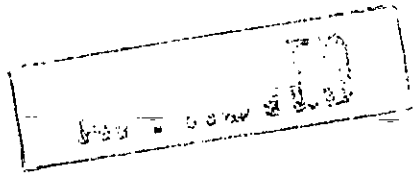
APPLICANT:
Mr S Taithongchai

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/05/2001

CASE OFFICER: **Farah Humayun**



RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Taithongchai
3 Winkfield Close
Wokingham
Berkshire
RG41 2EZ

Application Number: F/2001/3526

Parish: **WOKINGHAM**

Location: **3, Winkfield Close, Wokingham.**

Proposal: **Proposed single storey side 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.

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

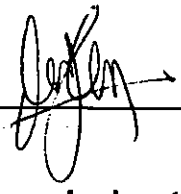
Reason
2. To ensure that the external appearance of the building is satisfactory.

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.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 25/04/2001

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3526/ FH
BUILDING CONTROL NUMBER	FP 2001/1641 Brian
APPLICANT/AGENT	Mr M. J. Paul.
ADDRESS OF SITE	3. Winkfield Close WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/s side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓ Recd 6/3/01	✓ Recd 7/3/01.
ELEVATIONS	-ditto-	-ditto-
FLOOR PLANS	-ditto-	-ditto-

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 : Farah Humayun

Application Number : F/2001/3526

Applicant : Mr S Taithongchai .

Location : 3, Winkfield Close, , Wokingham.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/03/01

Date Registered : 07/03/2001

Earliest Date for Decision : 09/04/2001

Latest Consultation Date/Site Notice Expiry Date : 09/04/2001

This application will have expired on: 02/05/2001. 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 :

WOKINGHAM TOWN COUNCIL - No objection.

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES
+ IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3526

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. 1/st extension to dwelling to form games room. The extension has a pitched roof design which stands at 4.2 metres to the pitch and 2.4 m to the eaves. The extension projects 4.5 m from the side of the dwelling.

Although the extension is large in area there are no directly adjacent neighbours. Therefore in its location it is considered the prop. exten will not have an adverse impact upon the res. amenity of neighbouring properties.

IMPACT UPON STREET SCENE

The prop exten. is set back from the front of the property. N° 3 is a corner property of a cul de sac and the north-east elevation is well screened in the street. Therefore it is considered the prop. dev will not have an adverse impact upon the street scene.

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

Application Number F/2001/3526
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C09A	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 3 Winkfield Close Wokingham.

APPLICATION NUMBER: F/2001/3526

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/06/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

RES -

3. DESCRIPTION OF SITE/BUILDING

LARGE DETACHED PROPERTY.
DETACHED DOUBLE GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO2 - DETACHED PROP - SET FORWARD TO NO3. LANDSCAPING ON BOUNDARY.
NO3. CORNER PROP WITH SIDE GARDEN. FRONT OF PROPERM PAVED.

EXISTING CONSERVATORY TO SIDE
REAR FACING PROPERTIES TO SIDE - LARGE GARDEN. LOW FENCING TO REAR.

5. SITE CONSTRAINTS

TREES IN REAR GDN.

ACCESS/PARKING LARGE DRIVEWAY

LEVELS LEVEL -

BOUNDARY TREATMENT 1.8M C/B FENCE TO SIDE.

OTHERS

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Farah Humayun

Application Number: F/2001/3526

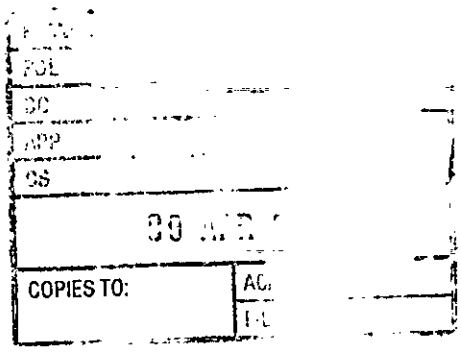
Proposal: Proposed single storey side extension to dwelling

Site Address: 3 Winkfield Close, Wokingham

Applicant: Mr S Taithongchai

Your observations are required in respect of this application **by 09/04/01**

No objection



SIGNED: _____ **DATE:** 05/04/01

CLERK TO Wokingham Town Council

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

Tel: 0118 974 6482

Date: **16 March 2001**

My ref: F/2001/3526

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3526
3, Winkfield Close, , Wokingham.
Proposed single storey side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3526**
3, Winkfield Close, , Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6482

Date: **16 March 2001**

My ref: F/2001/3526

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/3526
3, Winkfield Close, , Wokingham.
Proposed single storey side extension to dwelling.

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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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3526**
3, Winkfield Close, , Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6482

Date: **16 March 2001**

My ref: F/2001/3526

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2001/3526
3, Winkfield Close, , Wokingham.
Proposed single storey side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3526**
3, Winkfield Close, , Wokingham.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2001/3526

Proposal:
Proposed single storey side extension to dwelling.

Location:
3, Winkfield Close, , 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2001. 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

16 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	RECEIVED 07 MAR 2001
Officer: FH	Application No. F/2001/3526

Map No. 83 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Single Storey side extension to dwelling

Location: 3 Winkfield Close

Parish: Wokingham Ward: Evendons
16.03.01

Applicant: Mr S. Taithongchai

Fee (1) Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section 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			
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 : 16.03.01 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 .....

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 ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

Recd AM 6.3.01

Environmental Services

For office use only.
Application number: 07.MAR2001 * 3526

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 S. TAITHONGCHAI 3, WINKFIELD CLOSE WOKINGHAM BERKSHIRE RG41 2EZ 9788990!
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.	3, WINKFIELD CLOSE WOKINGHAM BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	RED BRICK AND ROOF TILES TO MATCH EXISTING HOUSE FINISH
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: 4	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.	£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: F. [illegible]

on behalf of

Date 6/3/01

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

1764

ADDRESS 3 WINKFIELD CLOSE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 8-3

BUILDER

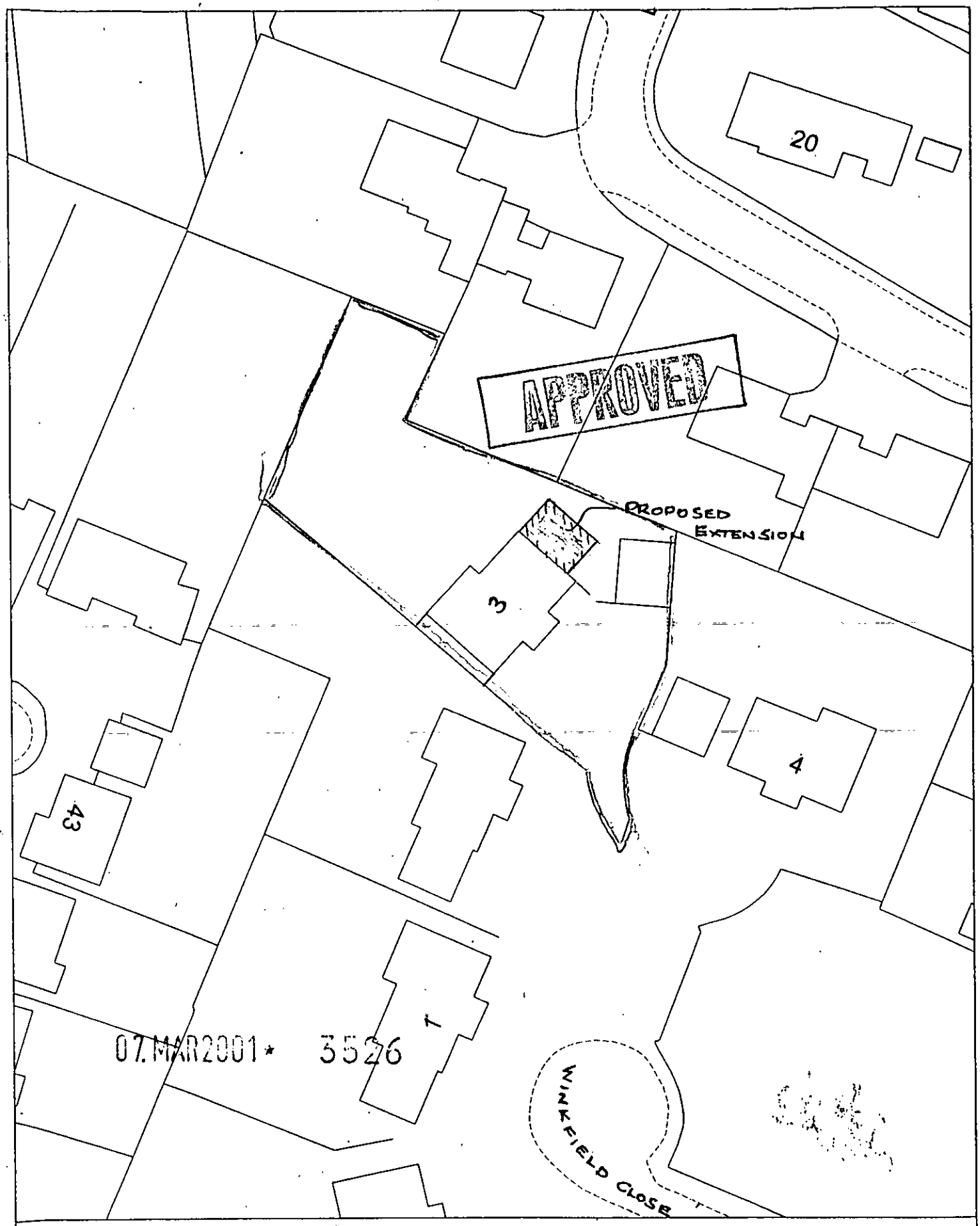
Plan No.	Applicant	Description of Development	Date of Decision	Decision
22916	K&H	DET. HOUSE & GARAGE	31.1.85	CL
23811	K&H	ACCESS ROAD	15.8.85	CL
24734	K&H	REVISION OF HOUSE TYPE	27.1.86	CL
BRA1407	GARTH	DET. HOUSE & GARAGE	17.9.86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 247/83 TPO 931/1998

DRAINAGE



Site Plan, Scale: 1 to 500

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REF:- 3, WINKFIELD CLOSE
WOKINGHAM

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Date: 22 February 2001

N
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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2001 Scale: 1 : 1250

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07.MAR2001 * 3526

Site Plan, Scale: 1 to 2500

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Date: 22 February 2001

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