APPLICATION NO:
F/2001/3692

LOCATION:
22 The Green, Woosehill Wokingham.

APPLICANT:
Mr & Mrs M Gautrey C/O Derek Cann ARIBA

PROPOSAL:
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)

EARLIEST DATE FOR DECISION: **12/05/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/05/2001

CASE OFFICER: **Helen Pollock**

See F/2001/3691

10

99

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Gautrey
C/O Derek Cann ARIBA
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2001/3692

Parish: **WOKINGHAM**

Location: **22, The Green, Woosehill, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling (amendment to consent 2000/1171)**

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. 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 first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
2. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

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

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

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

John Mitchell
Development Control Manager
Date: 25/05/2001

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.

Received by Wokingham District Council

Application No: F/2001/3692

Proposal:
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)

Location:
22, The Green, Woosehill, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/05/2001. 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

18 April 2001

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

Tel: 0118 974 6480

Date: **18 April 2001**

My ref: F/2001/3692

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/2001/3692
22, The Green, Woosehill, Wokingham.
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)

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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3692**
22, The Green, Woosehill, Wokingham.
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)
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 6480

Date: **18 April 2001**

My ref: F/2001/3692

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

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22, The Green, Woosehill, Wokingham.
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3692**
22, The Green, Woosehill, Wokingham.
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

DEREK CANN ARCHITECT

With compliments Attention. Mrs Hurst

Derek Cann RIBA MaPS

Tel/Fax: 0118 978 6895

13 Manor Road, Wokingham, Berkshire RG41 4AH

email: derek.cann@virgin.net

02. APR. 2001 • 3692

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 March 2001
My ref: NB/JRM/F/2000/1171

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

Mr Derek Cann
13 Manor Road
Wokingham
Berks
RG41 4AH

Dear Mr Cann,

APPLICATION: F/2000/1171 – FIRST FLOOR SIDE EXTENSION
SITE: 22 THE GREEN, WOKINGHAM

12.00 units
no charge.

I refer to your letter received on the 10 January 2001, and your follow up letter of 6 March 2001 with reference to the above, and apologise for the delay in replying.

I can confirm that the changes to the window of the side elevation as shown by your drawing would require a new planning application to be made. This is because despite that the fact that the window would be reduced in its height, you would be increasing the width the of the window outside of its approved position and it would therefore be in breach of condition 04 of the planning consent. You are also proposing an opening window which would be in breach of condition 05.

Due to the fact that a fee was paid on the previous application, you would be exempt from a fee if the above application is re-submitted. Please find enclosed relevant application forms for your use.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

Enclosure: Planning Application Forms

File: 1171-Cann
Page 1 of 1

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

Tel: 0118 974 6480

Date: **18 April 2001**

My ref: F/2001/3692

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/2001/3692
22, The Green, Woosehill, Wokingham.
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3692**
22, The Green, Woosehill, Wokingham.
Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

DEREK CANN
ARCHITECT

02.APR2001 3692

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

ref.0002
30th March 01

Dear Sir

Application no. F/2000/1171
22 The Green, Woosehill, Wokingham

I enclose the following in support of a application for approval under the Town and Country Planning Acts to change a planning condition.

Six copies of Householder Planning Application form.
Six copies of drawings 002 / 02B

With reference to condition 5 of your notification of approval I should like the following to be considered as an amendment.

I should like to propose an alteration to the window to the side elevation to change to a high level one with top hung opening light with obscure glass.
The window is the same width as the original but the cill is at 1500mm above floor level so will maintain the privacy and amenities of adjacent properties.

I look forward to your consent at your earliest convenience.

Yours sincerely

Derek Cann

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3692

Applicant : Mr & Mrs M Gautrey C/O Derek Cann ARIBA.

Location : 22, The Green, Woosehill, Wokingham.
Proposal : Proposed first floor sdie extension to dwelling (amendment to consent 2000/1171)

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/05/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 15/05/01.

Date Registered : 02/04/2001

Earliest Date for Decision : 12/05/2001

Latest Consultation Date/Site Notice Expiry Date : 12/05/2001

This application will have expired on: 28/05/2001. 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 :

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon Street Scene.

Application Number: F/2001/3692

Appraisal :

The proposed development is an amendment to Consent f/2000/1171 (2 Storey side extension) to allow the bedroom window in the North East side elevation to be opening (Condition 05 of 1171 Stated the window Should be fixed Shut); In order to protect the amenity of the neighbouring property this window has been obscurley glazed + Set @ high level (The window is already in place) reduced in depth +

1) Impact upon neighbouring properties :

The front elevation of 23 The Green faces the side elevation of n° 22 + has windows facing the new window at n° 22. The new window is obscurley glazed, has a top opening + is Set 1500mm above internal ground level, these three features minimis the potential overlooking impact of the window. (The new design would be an improvement to the approved) ~~window~~. No objection letters have been received, it is therefore Considered that the proposal would have no adverse effect upon the neighbouring property.

2) Impact upon Street Scene :

The proposed window is not visible from 'The Green', is Constructed of materials to match existing and therefore has no impact upon the Street Scene.

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

(tick appropriate box)

Application Number F/2001/3692
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C0244	R044	'First floor level or above'
2	C046	R046	~~[illegible]~~
			'Remove → 'fixed Shut'

there is already a window = 1m long by 30cm deep — is this the window the app. is for or is it proposed to change.

- no impact.
  ob scurly glazed.

- check previous file for neighbour objs.

hse to fd has bay ground floor window + e un-obscurley glazed 1st Floor windows facing ext. + new/existing? window.

RECORD OF SITE VISIT

SITE ADDRESS: 22 The Green
Woosehill Wokingham.

APPLICATION NUMBER: F/2001/3692

OFFICER: Helen Pollock

DATE OF SITE VISIT: 17/05/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate to front

2. DESCRIPTION OF SURROUNDINGS Residential - modern.
detached 2 Storey houses.

3. DESCRIPTION OF SITE/BUILDING
2 Storey modern HSe - extended as app. 1171

4. RELATIONSHIP TO ADJOINING PROPERTIES
See map.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A.

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 APR 2001	
Officer: MP	Application No. ~~[illegible]~~ F/2001/3692

Map No. 68. Site 004

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) ~~(VAR)~~ ~~PROPOSED VARIATION TO CONDITION 5 OF CONSENT 2000/1171 TO ALLOW ALTERATION TO WINDOW IN SIDE ELEVATION~~

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/1171)

Location: 22 THE GREEN

Parish: WOKINGHAM Ward: Evendons

18.04.01

Applicant: MR/MRS GAUTRY

resubmission 2000/1171

Fee Received 00-00 Required ~~95-00~~ Additional ~~95-00~~ phoned 11/4 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	Wrong Forms		
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 : 18.04.01 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:

.....S/N + see map.....

ENVIRONMENTAL SERVICES

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.: 02.APR.2001 * 3692
1	YOUR NAME	Mr & Mrs M. Gautrey
	ADDRESS	22 The Green
		Woosehill
		Wokingham
	POST CODE	RG41 3PG tel. 0118 9772357
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road
		Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION	22 The Green
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	Woosehill
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Variation to condition 5
		Application F/2000/1171
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / none by works
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brick / and tiles 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	New car park on extended drive

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	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	*	
	(ii) 1:500 scale site layout plan	*	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF Mr & Mrs Gautrey

DATE 30th March 2001

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

OCTORS SURGERY & R.C. SCHOOL SITE

) ADDRESS WOOSEHILL NON-RESIDENTIAL AREA D PARISH THE GREEN Nos 1-12, 14-25

PLOT No. 4 R.C. School Site ORD. SHEET No.

BUILDER NUMBERS AS PLOTS ALLOWING FOR THE EXCLUSION OF NO. 13

Plan No.	Applicant	Description of Development	Date of Decision	Decision
P 6939	HAMPSHIRE & CITY ESTATES	LINK ROAD & SEWERS	22.8.77	REL N/A 31.10.83
20274	DR. M.T DARLISON	PORTAKABIN DRS' SURGERY (REMOVED FROM HERON ROAD)	20.10.83	N/A TP
11750	MR. S. STAGLES	PARKING OF PLAYBUS	23.8.84	N/A 31.8.85 T.P.
4222	0/24/73 GREEN	"	12.9.85	N/A REL
4700	BCC 0/L	24 HOUSES	13.1.86	CIA
5667	THE TEDWOOD PROPS	"	12.6.86	R
26103	"	"	7.8.86	CIA
6938/9	"	SHOWHOUSE (22/23) BUILDERS COMPOUND	20.3.84	CIA
A16[illegible]	" 1-24	"	22.10.86	APP
71[illegible]	" Nos. 2, 4 & 23	CH. OF HOUSE TYPE		REL
796	CARSON & CO.	AIR SIGN	19.2.88	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 7/73 (Right of School) T.P.O. 18/73 (L of School)

DRAINAGE

091074

32892/DRA6796 4 THE GREEN MR & MRS ANSELL UTILITY 17.4.84 21.2.84 APP CIA

ADDRESS THE GREEN PARISH WOKINGHAM

PLOT No. WOOSEHILL ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36[illegible]2	MR. B. SUTTON No. 21		19.12.90	CIA
RA 9544	MR. B. SUTTON "	GARAGE TO UTILITY/STORE & GARDEN STORE	24.10.90	APP
36934	"		21.1.91	CIA
BRA 9830	" "	KITCHEN EXT.	18.1.91	APP
38206	" 3	2/ST. EXT.	9.9.91	REL
40574	H.S. PHILLIPS " 2	8/ST. EXT.	15.3.93	CIA
P/93/1398	" "	"	13.5.93	APP
6/63464/E	MR & MRS SANTIVALE " 6	PART GARAGE TO RES.	11.4.96	CIA
096/5401	" "	"	11.6.96	APP
6/64508/E	C. ANSELL 4	1ST FLOOR OVER GARAGE	4.11.96	CIA
P97/6544	" 4	"	23.6.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng. (No 3). s/st/side exth. Romar Building & Design. 19/7/99.

DRAINAGE PD Eng (No 14) Area for airbrushing. Mr M. Elcox. 22/7/99. (partition).

091074

1933
(3)

ADDRESS THE GREEN **PARISH** WOKINGHAM

PLOT No. WOOSEHILL

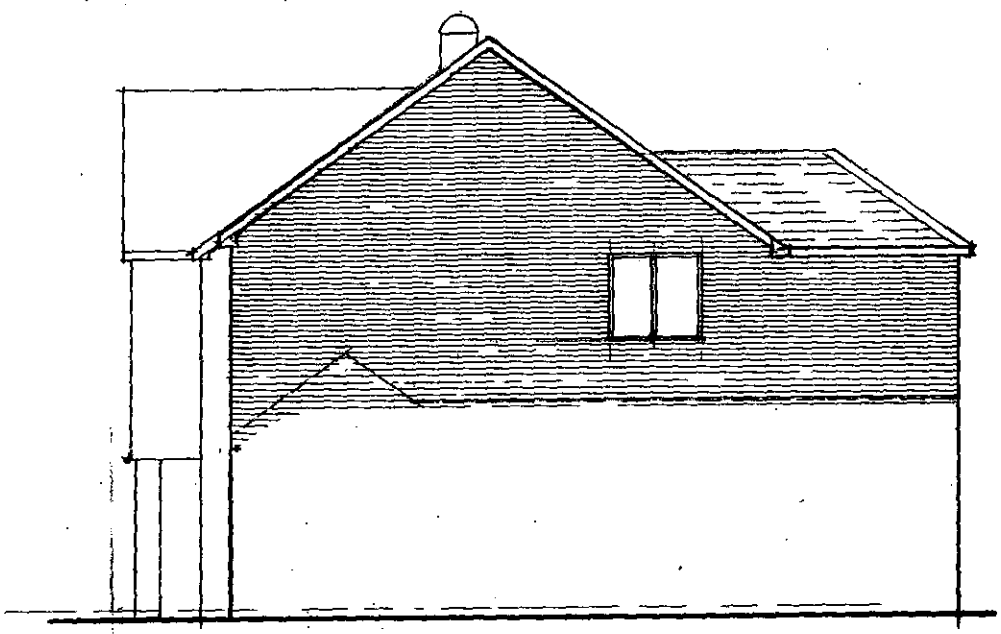
BUILDER **ORD. SHEET No.**

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP99/9063	Mr. & Mrs. Price 3	S/St/S Ext.	5.8.99	APP
F/2000/1171	Mr & Mrs M Gautrey 22	1st floor side extension	24.5.00	APP
FP/2000/0837	"	1st floor/S/ext/int/Alt	6/7/00	APP
F/2001/3146	Mr. & Mrs: Elcox 14	F/Fl & S/St/R - window, infill	27.2.01	APP
		bay window - garage to room & erect det. garage.		

MINISTRY DECISION

SPECIAL ORDERS

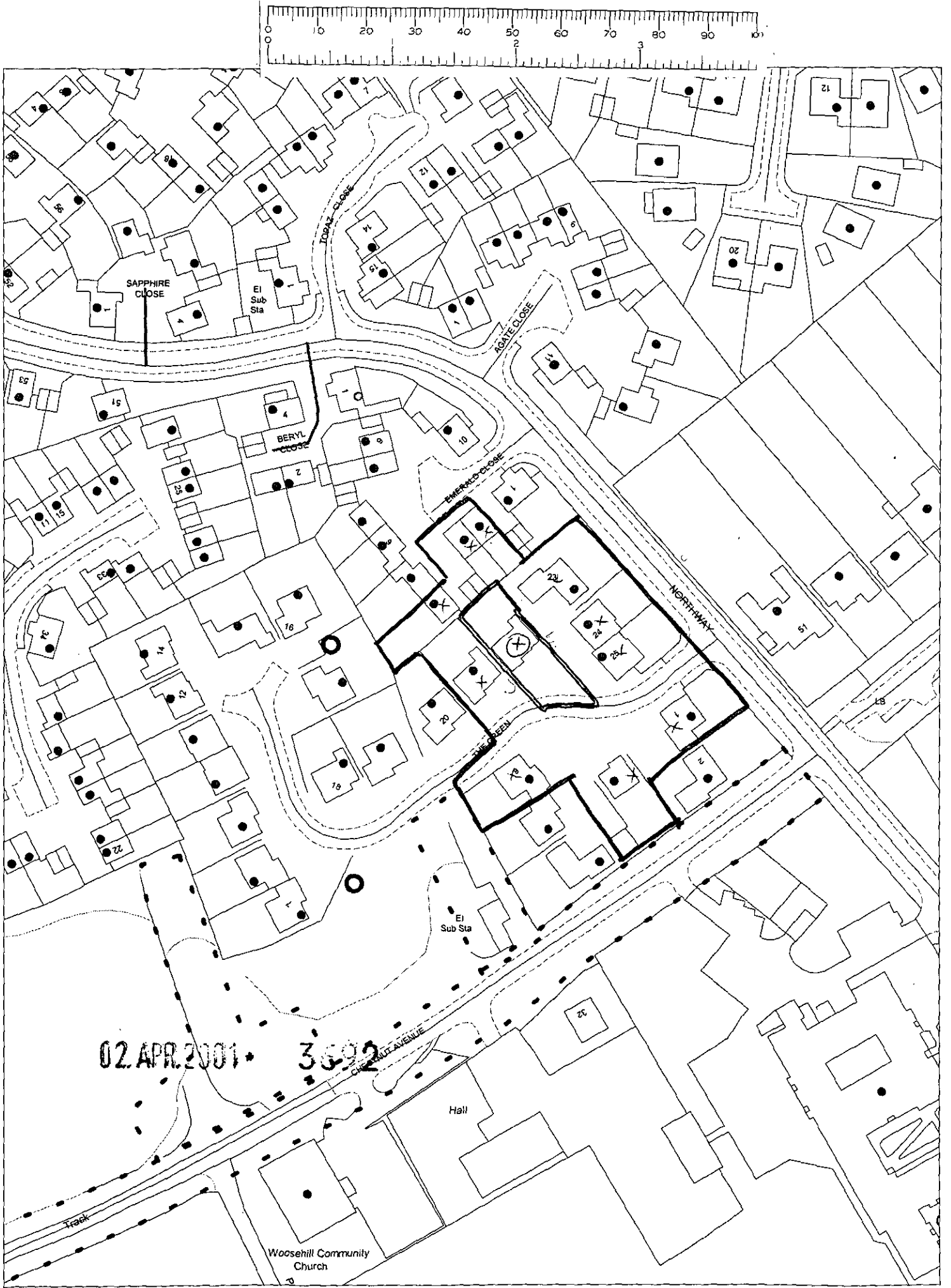
• Window as approved f/2000/1171.



SIDE ELEVATION

SIDE





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Development Control Section, Environmental Services, Wokingham District Council.

5 April 2001

Scale: 1 : 1250