APPLICATION NO:
F/2001/3620

LOCATION:
49 Bluebell Meadow, Winnersh Wokingham

APPLICANT:
Mr & Mrs Cregan C/O Bearwood Property Consultants

PROPOSAL:
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

JJ

02

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Cregan
C/O Bearwood Property Consultants
2 Wield Court
LOWER EARLEY
Berkshire
RG6 3TF

Application Number: F/2001/3620

Parish: **WINNERSH**

Location: **49 Bluebell Meadow, Winnersh, Wokingham**

Proposal: **Proposed single storey side extension to dwelling and 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. This permission relates to the application as amended with revised drawing no. 0114/1A submitted to the Local Planning Authority on 20th April 2001showing additional side elevation of the proposed conservatory and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission 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
3. If newts are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

Informative
4. 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, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 14/05/2001

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 15 October, 2001
My ref. BC/DC/2001/3620

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs K Cregan
c/o Bearwood Property Consultants
2 Wield Court
Badgers Walk
Lower Earley
RG6 3TF

Dear Sirs

PLANNING PERMISSION 2001/3620
SITE: 49 BLUEBELL MEADOW, WINNERSH, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3620 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANDREW THORLEY
Planning Assistant

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3629.	AT
BUILDING CONTROL NUMBER.	KP 2001/2088 Central	
~~APPLICANT~~/AGENT	Bearwood Property Consultants	
ADDRESS OF SITE	49 Bluebell Meadow HANWORTH	
DESCRIPTION OF PROPOSED WORK	S/S side ext + rear conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	0114/3	0114/1A
ELEVATIONS	0114/2	0114/1A
FLOOR PLANS	-h	-h

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/8/01	

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/2001/3620

Applicant : Mr & Mrs Cregan C/O Bearwood Property Consultants.

Location : 49, Bluebell Meadow, Winnersh, Wokingham.
Proposal : Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/04/01

Date Registered : 21/03/2001

Earliest Date for Decision : 29/04/2001

Latest Consultation Date/Site Notice Expiry Date : 29/04/2001

This application will have expired on: 16/05/2001. 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 :

Neighbours : No comments received
Countryside Officer : Needs see comments.
Parish Council : No Objections

Planning Issues : (Identified settlement)

1) neighbours

2) streetscene

3) countryside.

Application Number: F/2001/3620
Appraisal:

The proposal is for single storey side and rear extensions to a 2 storey detached house to form an extension to the kitchen/utility room and conservatory.

The single storey kitchen/utility room extension will fit in the gap between the existing detached double garage and the main house. It will be 2 metres wide and will project forward of the front elevation of the garage by 1.6 metres and will be flush with the rear elevation of the existing house. To be constructed in brick with two pitched roofs, the eaves height of both roofs will be 2.4 metres with ridge heights of 4.6 metres. There will be a new window on the front facing the road.

The single storey conservatory will be 3.6 metres wide, and will project 3 metres from the rear elevation of the house via the proposed kitchen mentioned above. To be constructed with brick to below window level. It will have a glazed pitched roof with an eaves height of 2.3 metres and a ridge height of 3.2 metres. The entire rear garden is bounded with the combination of a 1.85 metre high close-boarded fencing and 2.3 metre high conifer hedging.

1) Impact on neighbouring properties

No. 51, to the north, a 2 storey detached house. Window at first floor on flank elevation is obscurely glazed and faces No.49. Due to the distance away and boundary treatment of a 2.3 high conifer hedge it is considered that the occupants of this property will not be affected.

The neighbouring properties to the north west will not be affected by the proposal due to the orientation, boundary treatment and distance away.

2) Impact on street scene /visual impact.

The single storey extension will be visible and the conservatory may be visible from Bluebell Meadow. However the design and materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Countryside

The site lies within 100 metres of a known great crested newt breeding pond, see email on file from Countryside Officer. However I do not think that we can ask for a newt mitigation scheme as recommended, especially for such a small extension within a developed housing estate and the cost involved would not be justified prior to planning permission being granted. Therefore recommend that an informative be added to the decision notice.

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

Application Number F/2001/3620
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**

Informatives:

NO2 This permission relates to the application as amended with revised: drawing no. 0114/1A submitted to the Local Planning Authority on 20th April 2001 showing additional side elevation of the proposed conservatory

NO4 Planning Permission Only (Not BR Approval)

* If newts are encounted at any point during development then all works must stop immediately and English Nature office informed the local

If newts are encountered at any point during development then all works must stop immediately and local English nature office informed.

N16 Relevant Policies

WDLP: WBE1, WOS2/3,

LALP: LBE1, LTV1/6

BSP: EN1

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

Date: 14/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 49 Bluebell Meadow
Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3620

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 25/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front tree

2. DESCRIPTION OF SURROUNDINGS 'Residential' 2s tovey large detached modern properties open plan fronts. Quiet cul-de-sac development.
No. 51 2s tovey house, first floor obscured glazed window on flank wall

3. DESCRIPTION OF SITE/BUILDING 2s tovey modern detached house, open plan corner plot. Yellow brick with red brick details, grey slate roof, white UPVC windows + door, fascia boards with brown guttering enclosed rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site/location plan, corner plot between two cul-de-sacs.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — As existing at front driveway with double detached garage

LEVELS — House level at the rear is slightly higher than road level approx 0.1m.

BOUNDARY TREATMENT

OTHERS — side boundary facing south west 1.9m c/b fence with thorn type hedging.
— Rear boundary 2.3m high conifer hedge
— / side boundary facing east 1.85m high c/b fencing with thorn type hedge

NB No impact on neighbours due to distance + boundary treatments.

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

Tel: 0118 974 6441

Date: **05 April 2001**

My ref: F/2001/3620

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/2001/3620
49, Bluebell Meadow, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3620**
49, Bluebell Meadow, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and 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

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

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

Tel: 0118 974 6441

Date: **05 April 2001**

My ref: F/2001/3620

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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49, Bluebell Meadow, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and 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 Turner

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

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

Tel: 0118 974 6441

Date: **05 April 2001**

My ref: F/2001/3620

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

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49, Bluebell Meadow, Winnersh, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3620**
49, Bluebell Meadow, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3620
CASE OFFICER: Andrew Thorley

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3620**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3620

Proposal:
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

Location:
49, Bluebell Meadow, 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 29/04/2001. 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

05 April 2001

Andrew Thorley

From: Andy Glencross
Sent: 06 April 2001 17:14
To: Andrew Thorley
Subject: Planning Application No F/2001/3620 Bluebell Meadow

Hi Andrew

My comments on the above application are as follows : -

The site lies within 100metres of a known great crested newt breeding pond consequently I recommend the following approach.

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with EN and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence will be required to carry out all works.

This approach means that the applicant is likely to get the DETR licence they require as they already have the agreement of EN who are the statutory consultee on these matters for the DETR. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

I am familiar with the site but have not visited it recently.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Tel. 934 2016

(Dinton Pastures.)

500

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 MAR 2001
Officer: AT	Application No. F/2001/3620

Map No. 54 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 AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 49 BLUEBELL MEADOW

Parish: WINNERSH Ward: WINNERSH 05.04.01

Applicant: MR/MRS CREGAN

Fee Received 95-00 (8) 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	other side conservatory	request with SW	
6	Floor plans			
7	Metric scale disclaimer		05.04.01	
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 : 05.04.01. 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 .....

Dinton Pastures (Aglencross) - Newts

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

Date: 24 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3620

Location: 49, Bluebell Meadow, Winnersh, Wokingham.

Proposal: Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

Applicant: Mr & Mrs Cregan C/O Bearwood Property Consultants.

Case Officer: Andrew Thorley

The new plans show the following: Revised plan showing additional side elevation of the proposed conservatory. Drawing no 0114/1A.

Comments are required by 10/05/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2001/3620 App No. (Planaps) / (Ludhouse) Date Rec. 29/04/01

Location: 49, Bluebell Meadow

Wilmslow Parish Wilmslow

Applicant: Mr + Mrs Cregan

Description of attached plans Revised plans showing additional side elevation of the proposed conservatory

Drawing No's: 0114/ 1A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: All neighbours previously notified

_____ Date for Responses 10/04/01

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 24.04.01

Yellow - Part One Copy
Green - Officer's Copy

6 copies other side conservatory

Send to officer A. Thorley

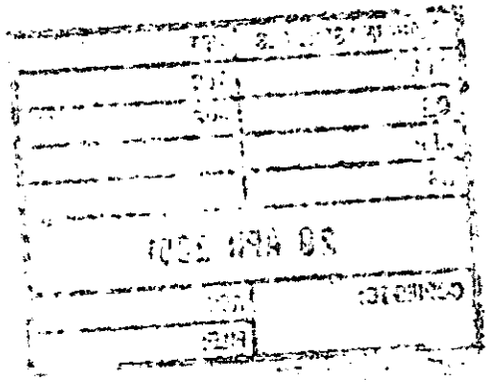
ENCLOSED



Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS	
20 APR 2001	
COPIES TO:	ACK:
	FILE:

With Compliments



Andrew Thorley

From: Andy Glencross
Sent: 06 April 2001 17:14
To: Andrew Thorley
Subject: Planning Application No F/2001/3620 Bluebell Meadow

Hi Andrew

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I am familiar with the site but have not visited it recently.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

FROM: Andrew Thorley

DATE: 05 April 2001

- 6 APR 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3620

Proposal: Proposed single storey side extension to dwelling and single storey rear extension to form conservatory..

Site Address: 49, Bluebell Meadow, Winnersh, Wokingham.

Applicant: Mr & Mrs Cregan C/O Bearwood Property Consultants.

Your observations are required in respect of this application **by 29/04/2001** .

No comments

SIGNED: _____ DATE: 18-04-01

Clerk To Winnersh Parish/Town Council.

Bearwood Property



Consultants

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

21.MAR2001* 3620

12 March 2001

Dear Sir/Madam,

Re : Proposed Single Storey Side Extension and Rear Conservatory
49 Bluebell Meadow, Wokingham, Berkshire

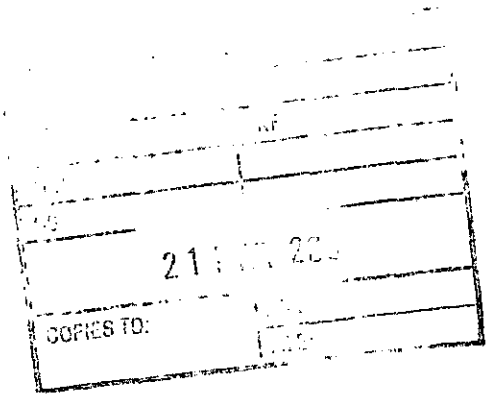
Please find enclosed Planning application for the above mentioned development.

Should you have any reservations about granting permission we would request that you contact ourselves to discuss your concerns before arriving at a final decision.

Yours faithfully,

Keith A.Wright
for Bearwood Property Consultants

cc Mr.& Mrs.K.Cregan



2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone/Fax (0118) 9669485
Mobile 0468 611156

45 Bluebell Meadow
Winnersh
Wokingham
Berks.
RG41 5UW

E-mail: prue@bray.telinco.co.uk
Tel: 0118 989 4139

14 April, 2001

Dear Mr Thorley

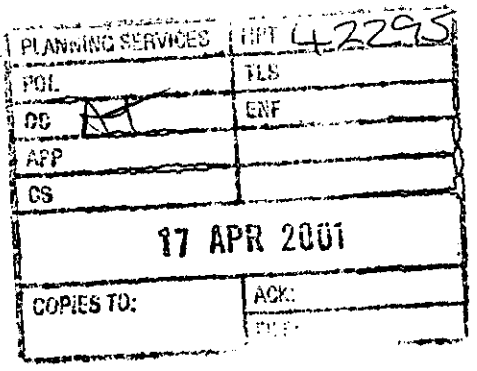
F/2001/3620 – extension for 49 Bluebell Meadow, Winnersh

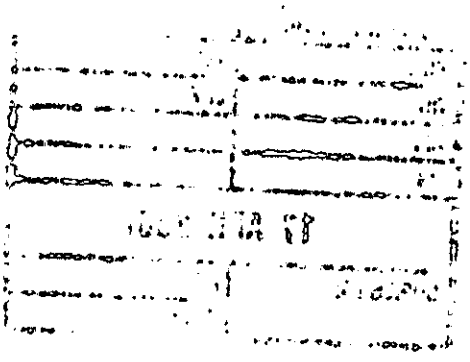
This is just a note to let you know that I cannot comment on this planning application as I live next door but one to the house concerned.

Yours sincerely,

P. Bray.

Prue Bray
District Councillor for Winnersh (Liberal Democrat)





1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

WOKINGHAM DISTRICT COUNCIL

21.MAR2001* 3620

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR + MRS K CREGAN
	ADDRESS	49 BLUEBELL MEADOW
		WINNERSH
		BERKS
	POST CODE	RG41 5UW Tel. No. 01189018021
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	BEARWOOD PROPERTY CONSULTANTS
	ADDRESS	2 WIELD COURT
		LOWER EARLEY
		BERKS
	POST CODE	RG6 3TF. Tel. No. 01189669485 0468 611156
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS (1) ABOVE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY SIDE EXTENSION + REAR CONSERVATORY

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~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — SEE NOTE ON DRAWING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST. Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings 4 COPIES ONLY OF O.S EXTRACT ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR + MRS K CREGAN

DATE 12 MARCH 2001

ADDRESS 49 BLUEBELL MEADOW PARISH WINNERSH

PLOT No. 34 ORD. SHEET No 84.7871 34

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20494	LODDON ESTATES	O/L	15.12.83	R
25485	BRYANT	DET. HOUSE & GARAGE	9.7.86	C/A
BRA4329	"	"	11.9.88	APP
29466	"	VAR. OF CONSENT	20.1.88	C/A
98/67497/F	Frank Byrne	Re-Location of Bound. fence	9.6.98	C/A

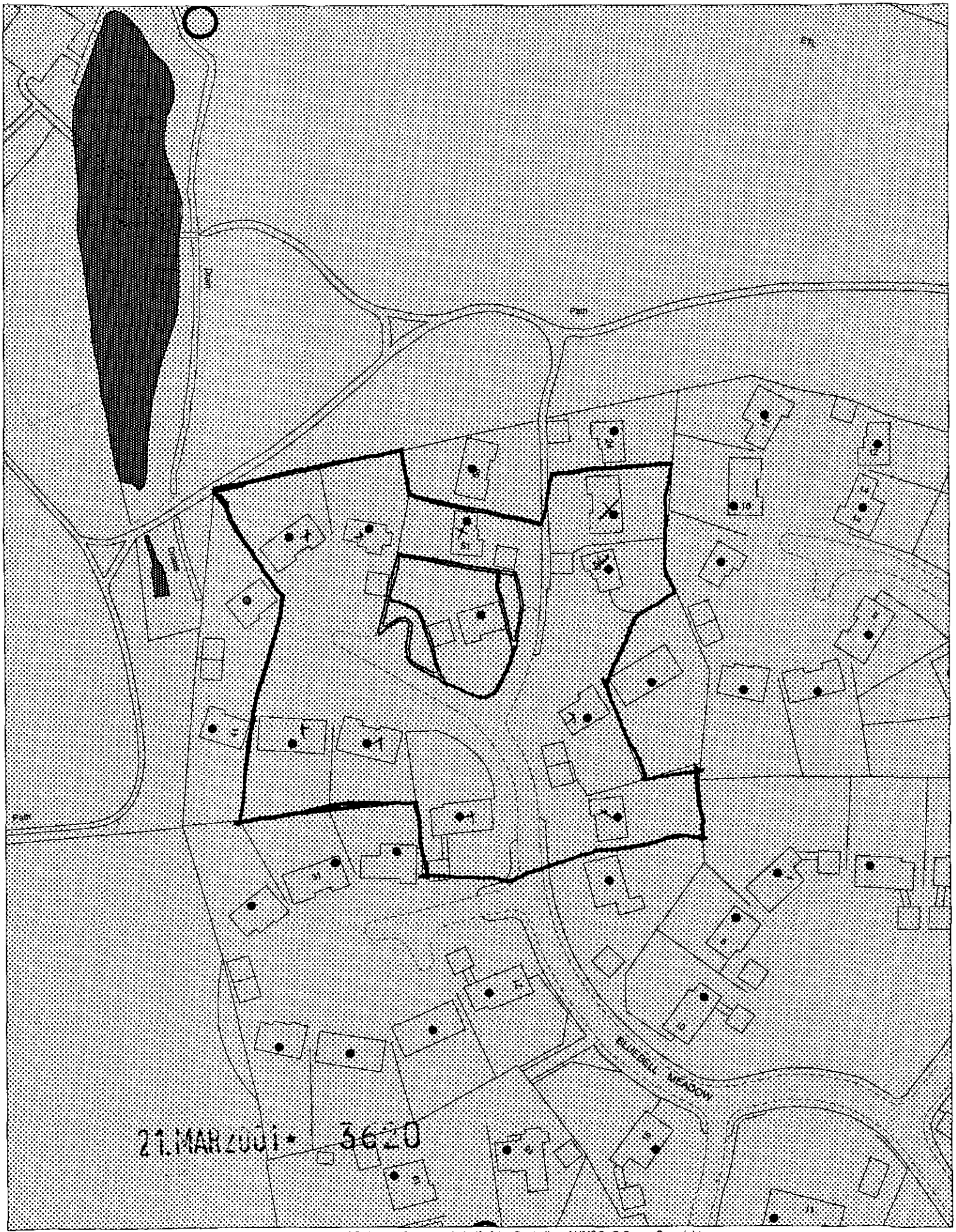
DATE OF COMPLETION

MINISTRY DECISION 20494 - APPEAL ALLOWED - 28.11.88

SPECIAL ORDERS TPO 168

DRAINAGE

091074



21 MAR 2001 * 3620

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Development Control Section, Environmental Services, Wokingham District Council.

26 March 2001

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

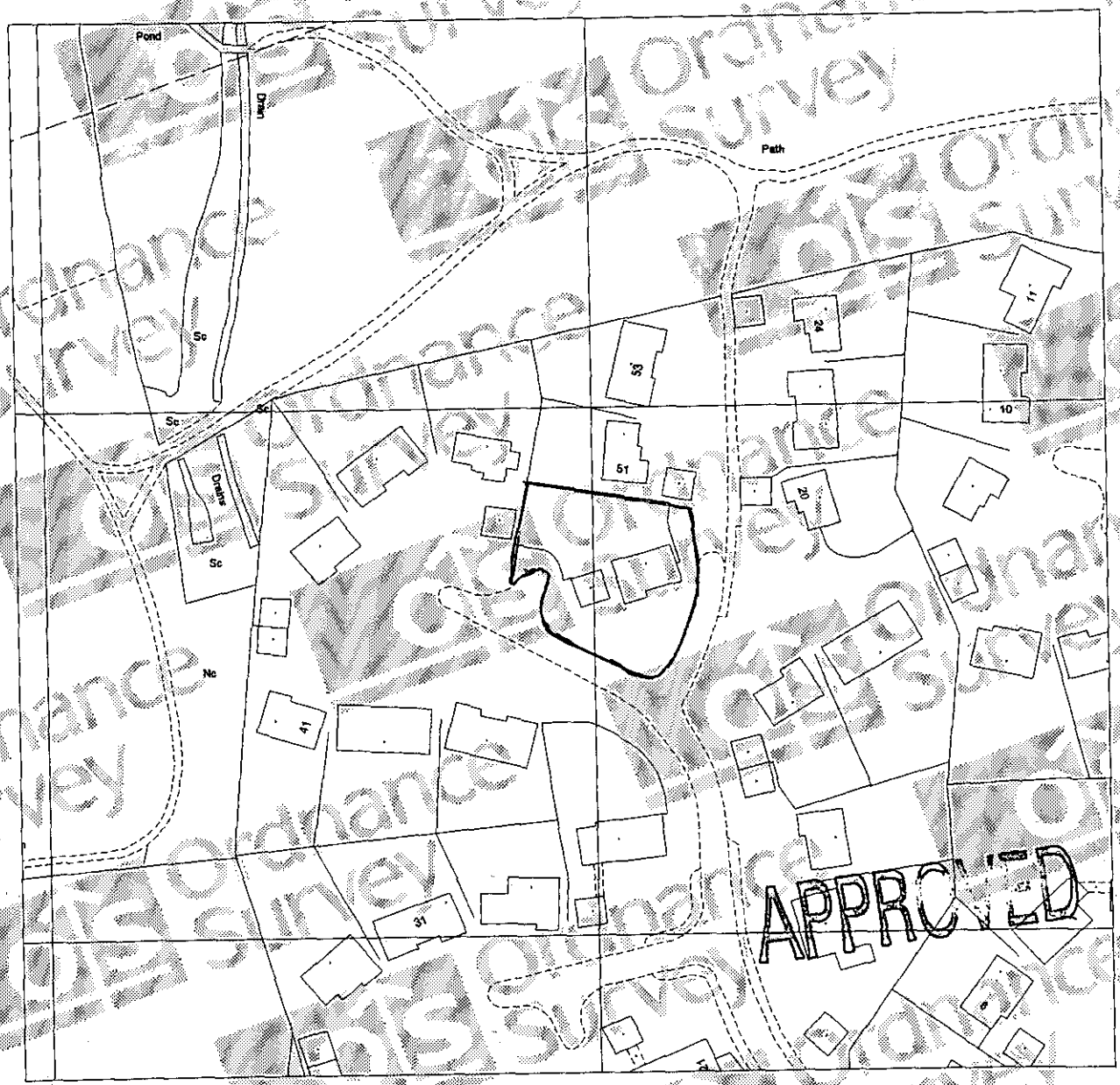
0 1 2 3

Ordnance Survey®

21.MAR2001★ 3620

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

1 - 53 BLUEBELL MEADOW, WINNERSH
WOKINGHAM
RG41 5UW

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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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Centre coordinates : 478194mE 171473mN

National Grid sheet reference at centre of this Siteplan: SU7871SW.

Supplied by : Blackwell's Reading
Serial Number : 2762

0 10 20 30 40 50 60 70 80 90 100

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Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4228

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	Motte

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Mem.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK