SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0437

LOCATION:
143 Woodward Close, Winnersh Wokingham.

APPLICANT:
Mr Faherty C/O D J Beckett

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **25/02/2000**

APPLICATION EXPIRY DATE: **20/03/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Faherty
C/O D J Beckett
10 Garrett Road
WOKINGHAM
Berkshire
RG40 4RX

Application Number: F/2000/0437

Parish: **WINNERSH**

Location: **143 Woodward Close, Winnersh, Wokingham**

Proposal: **Proposed single storey rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the *reasons for which are specified hereunder.*

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Informative

1. You are advised to contact Railtrack (Southern) with regard to safety and any relevant standard 'comments and conditions' that are likely to apply.

Head of Planning and Transportation
Date: 21 March 2000

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.

Application Number F/2000/0437
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.
	INFORMATIVE:		YOU ARE ADVISED TO CONTACT RAILTRACK (SOUTHERN)
			WITH REGARD TO SAFETY AND ANY RELEVANT
			STANDARD 'COMMENTS AND CONDITIONS'
			THAT ARE LIKELY TO APPLY.

RECORD OF SITE VISIT

SITE ADDRESS: 143 Woodward Close Winnersh Wokingham. APPLICATION NUMBER: F/2000/0437	OFFICER: Natalie Brown DATE OF SITE VISIT: 21/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 14/2
Stake in f. garden

2. DESCRIPTION OF SURROUNDINGS
Residential.
Railway backing onto rear garden.

3. DESCRIPTION OF SITE/BUILDING ~~Shared dw~~
Detached single garage (actually a double garage, one garage for No 142 →)
Patio area in front of house.
Shrubs etc in garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached. (?)
← B'line of No 144 extends beyond No 143 by app 3m (2 storey gable end on 1st floor side window but is opp No 143)
app 2m current
extn will be within b'line b'line and not encroach & be set away from neighbouring boundaries

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING n/a.

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence surrounding

OTHERS ✓

Tel: (0118) 974 6492

Date: 29/02/2000

My ref: F/2000/0437

CONFIDENTIAL

Councillor R 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0437
143 , Woodward Close, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 09/03/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0437**
143 , Woodward Close, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 29/02/2000

My ref: F/2000/0437

CONFIDENTIAL

Councillor E 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
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Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
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Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: F/2000/0437
143 , Woodward Close, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ *under delegated powers.*

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 09/3/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0437**
143 , Woodward Close, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0437

Applicant : Mr Faherty C/O D J Beckett.

Location : 143 , Woodward Close, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/2/2000

Date Registered : 24/01/2000

Earliest Date for Decision : 25/02/2000

Latest Consultation Date/Site Notice Expiry Date : 25/02/2000

Application Expiry Date: 20/03/2000

Consultation Responses :

Winnersh PC : 18/2 "no comments"

Railtrack : received 29/2.

Neighbours/SN : none received

Planning Issues : (I'd sett)

① Impact upon neighbouring properties

② Impact upon the street scene

③ Impact upon railway safety.

Application Number: F/2000/0437

Appraisal :

(1) Impact upon neighbouring properties:

The proposed development is a single storey rear extn forming a study + utility room.

It will be 11.4m wide, protrude from the kitchen/lounge by 2.5m and be 2.4m to eaves & 3.3m to ridge with a mono-pitched roof (will be in keeping with the gable end to the roof of the main dwelling). The extn will not extend beyond the side building line of kitchen towards No 142 (between Nos 142 + 143 there is a double garage (one garage for each property) ∴ the extn will be app 4m from the boundary). The garages extn app 3m beyond the main b'line of the dwellings. The building line of No 144 extends app 3m beyond that of No 143. There is a 1.8m fence surrounding the site.

There will be no detrimental impact upon neighbouring properties by overshadowing or by overlooking or overbearing.

(2) Impact upon the street scene:

materials will match the existing dwelling & the roof line will match that of the main dwelling ∴ no detrimental impact to the street scene.

(3) Impact upon railway safety:

The end of the extn will be app 50m from the start of the railway boundary (& app 20m to the tracks). There is a 1.8m fence to rear & the railway is not visible ∴ no detrimental impact.

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

(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 JAN 2000	Map No. 60 Site 0.02
Officer: NAB | Application No. F|2000|0437	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 143 WOODWARD CLOSE

Parish: WINNERSH Ward: Winnersh 1.2.2000.

Applicant: MR FAHERTY

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

Enforcement Section (ID) 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 : 1.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: ..... ✓
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

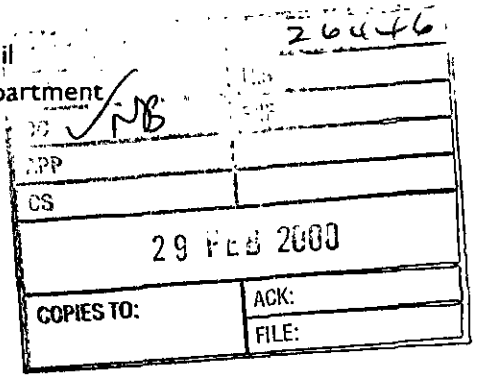
NEIGHBOURS:

..... S/N sufficient ✓ .....

RAILTRACK

Southern

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



Outside Party Engineer
(West)
Railtrack Southern
CP2-2-H
Waterloo Station
LONDON SE1 8SW

Tel 0171 902 3206
Fax 0171 902 3632
O/R C7/01/523/0/054/BP
25 February, 2000

Application No: F/2000/0437
Fao: Natalie Brown

Dear Madam/Miss,

Re: TOWN & COUNTRY PLANNING ACT
Location: 143 Woodward Close, Winnersh.

Proposal: Erection of a Single Storey Extension to Existing Dwelling.

Thank you for your letter of 01 February 2000 asking for Railtrack's comments about the above application for planning permission, I must apologise for the late response.

Please find attached copy of Railtrack's standard requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) which as appropriate will need to observed by the developer, **to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times**. Please note, there may need to add or amend these standard 'comments/conditions', as deemed necessary by the development plans and site conditions.

I have examined both the extension drawings, block plan and location plan that were enclosed and there are no objections in principle, however I do have the following comments:

1/ If the surface water drainage system is directed into an existing public system that is most acceptable. However as there is a need to ensure no additional water is ever directed towards the railway, if the system includes a soakaway further details are requested, which show what precautions will be in place to avoid potential problem in the event of a soakaway failure.

2/ If as noted on the block plan the proposed structure will be at least 11m away from the railway boundary this most acceptable.

To ensure the safety of the railway's infrastructure at all times, I will be obliged if you would include a copy of Railtrack's 'Comments & Conditions' to the applicant if planning permission is **granted** for this development. Please request the applicant/developer to respond direct to this office with regards to the above safety comments and any relevant standard 'Comments & Conditions' that are likely to apply.

Yours faithfully,

P.P.

B. Purcell
For Asset Information Manager
cc: D. J Beckett, 10 Garrett Road, Wokingham, Berkshire RG40 4RX
Enclosure: Comments/Conditions to be observed in connection with the development of land adjacent to the Railway. (Additional Guidelines are available on request)

WkhmCn66.Doc

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

DevCondBP

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : Jan 1998

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

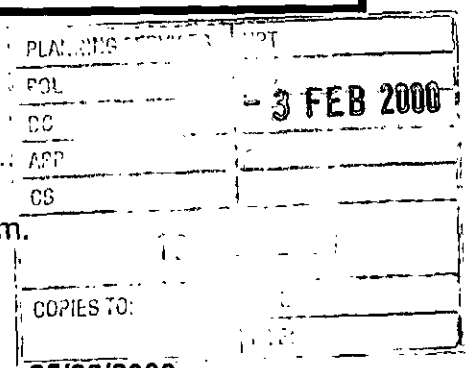
CG1-Mechanical Plant Working Adjacent to the Railway.
CG2-Development Above/Adjacent to Railway Tunnels.
CG3-Lighting Schemes Adjacent to the Railway.
CG4-Demolition Adjacent to the Railway.
CG5-Tree/Scrub Planting Adjacent to the Railway.
CG6-New Golf Course Schemes Adjacent to the Railway.
CG7-Recreational Schemes Adjacent to the Railway.
CG8-New Development Boundary Fencing Adjacent to the Railway.
CG9-Cranes Working Adjacent to the Railway.
CG10-Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12 Laying Services Overline Railway Structures.
CG13-Laying Services Underline Railway Structures.
CG14-Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

However it is to be noted that the above are only to be used as an informative of Railtrack's safety concerns.

FROM: Natalie Brown

DATE: 01 February 2000

Winnersh Parish Council Consultation Sheet



Application Number: F/2000/0437

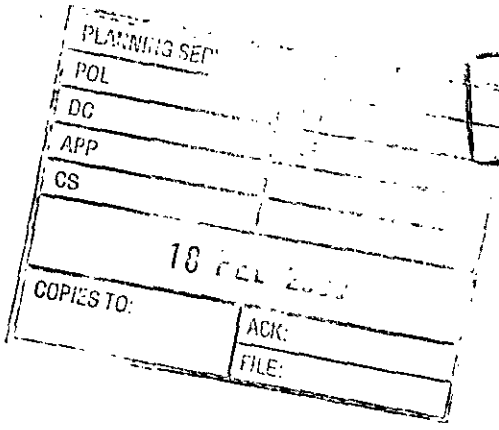
Proposal: Proposed single storey rear extension to dwelling.

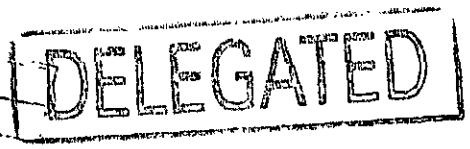
Site Address: 143 , Woodward Close, Winnersh, Wokingham.

Applicant: Mr Faherty C/O D J Beckett.

Your observations are required in respect of this application **by 25/02/2000** .

No comments





SIGNED: _____ DATE: 16.02.00

CLERK TO Winnersh Parish Council

Tel. 0118 974 6443 (Direct Line)
Date. 17 January, 2000
My ref. CD/FP2000/0191 Please file in Winnersh 1B

Mr D J Beckett
10 Garrett Road
Barkham
READING
Berks
RG400 4RX

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
E-mail:

Dear Mr Beckett,

SINGLE STOREY REAR EXTENSION AT 143 WOODWARD CLOSE, WINNERSH

Thank you for your Building Regulations Application Number FP2000/0191 received on 12 January.

The proposed works require planning permission as the proposal, together with the garage built within 5 metres of the dwelling, exceeds the permitted development volume allowed under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class A.

If you are intending to pursue this proposal would you please submit a planning application to this department by 7 February. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

Cc Mr M Faherty, 143 Woodward Close

ADDRESS 58-151 WOODWARD CLOSE PARISH WINNERSH E

PLOT No. SITE 2 - WINNERSH FARM ORD. SHEET No. SU. 7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22653	BCC.	O/L.	3-6-86	C/A
31730	MERON	94 DET. HOUSES & GARAGES	26-10-88	C/A
BRA6367.	"	"	12-12-88	APP

DATE OF COMPLETION

MINISTRY DECISION PD. Eng. Ms A. Stanton. Conservatory. 16/4/99. No 78

SPECIAL ORDERS DD Eng - Brown - Brick wall 13/1/00

DRAINAGE PD Eng - No. 143 - Beckett - S/SMR - 17/1/00

091074

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR M. FAHERTY
	Address and postcode	143 WOODWARD CLOSE WINNERSH FARM WINNERSH
	Phone number	0118 978 5131
2	Agent's Name	D.J. BECKETT
	Address and postcode	10 GARRETT ROAD WOKINGHAM RG40 4RX
	Phone number	0118 973 1035
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.	~~143 WINNERSH~~ 143. WOODWARD CLOSE WINNERSH FARM WINNERSH
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY REAR EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK 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 ☑

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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.		
	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.

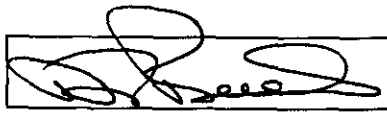
Certificate B

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: 

on behalf of MR M FAHERTY

Date 20/1/00

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

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

Your signature: [signature]

on behalf of MR M. FAHERTY

Date 20/1/00

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

Received by Wokingham District Council

Application No: F/2000/0437

Proposal:
Proposed single storey rear extension to dwelling.

Location:
143 , Woodward Close, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/02/2000. 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

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0437	NB
BUILDING CONTROL NUMBER	FP2000/0191	Howard
~~APPLICANT~~/AGENT	Mr D. J. Beckett	
ADDRESS OF SITE	143. Woodward Close WINNERSH.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 12/1/00	Recd 18/2/00
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		21/3/00
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		/
DATE	17/1/00.	27/3/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	17/1/00	24/1/00	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

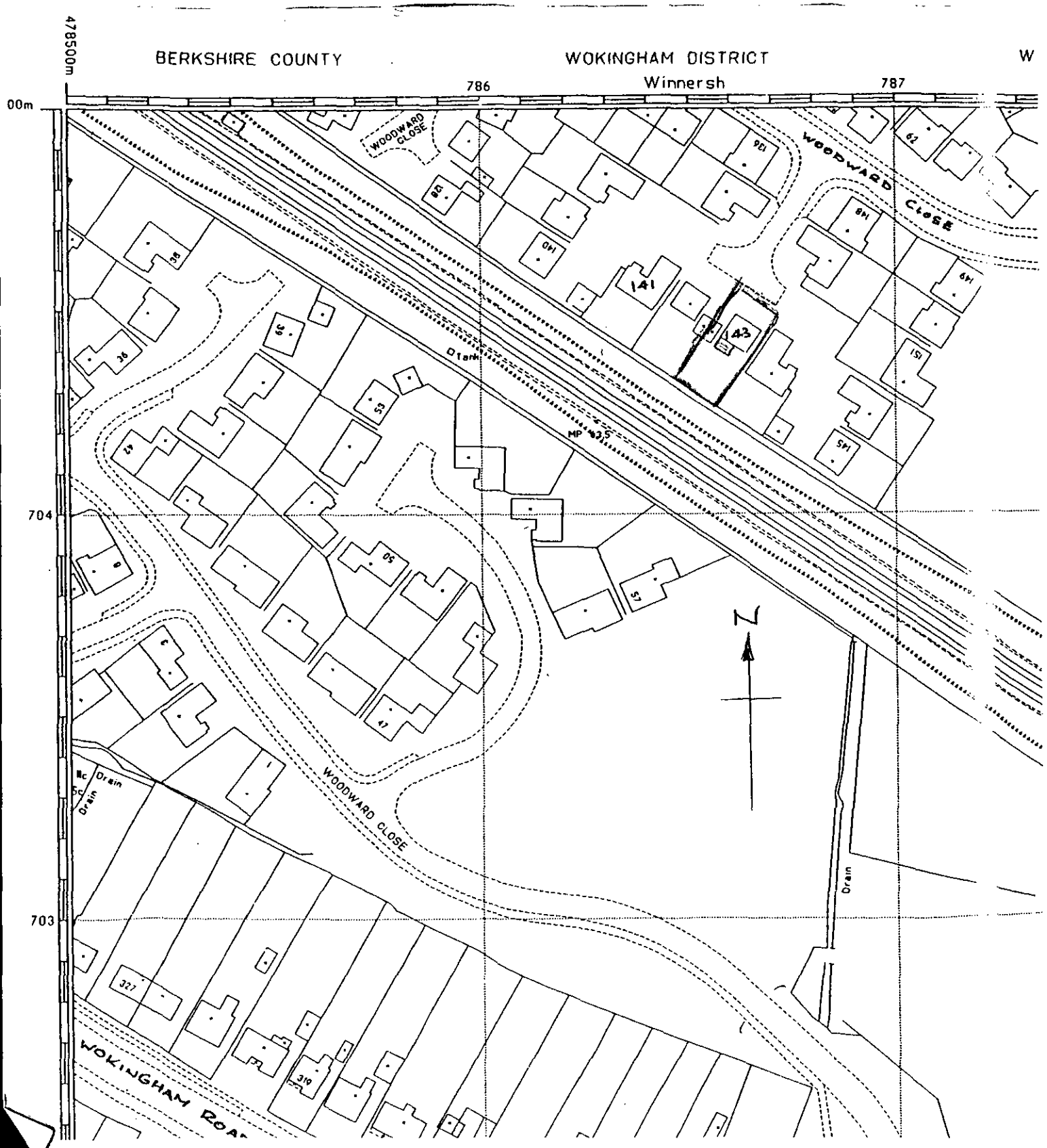
24/01/00

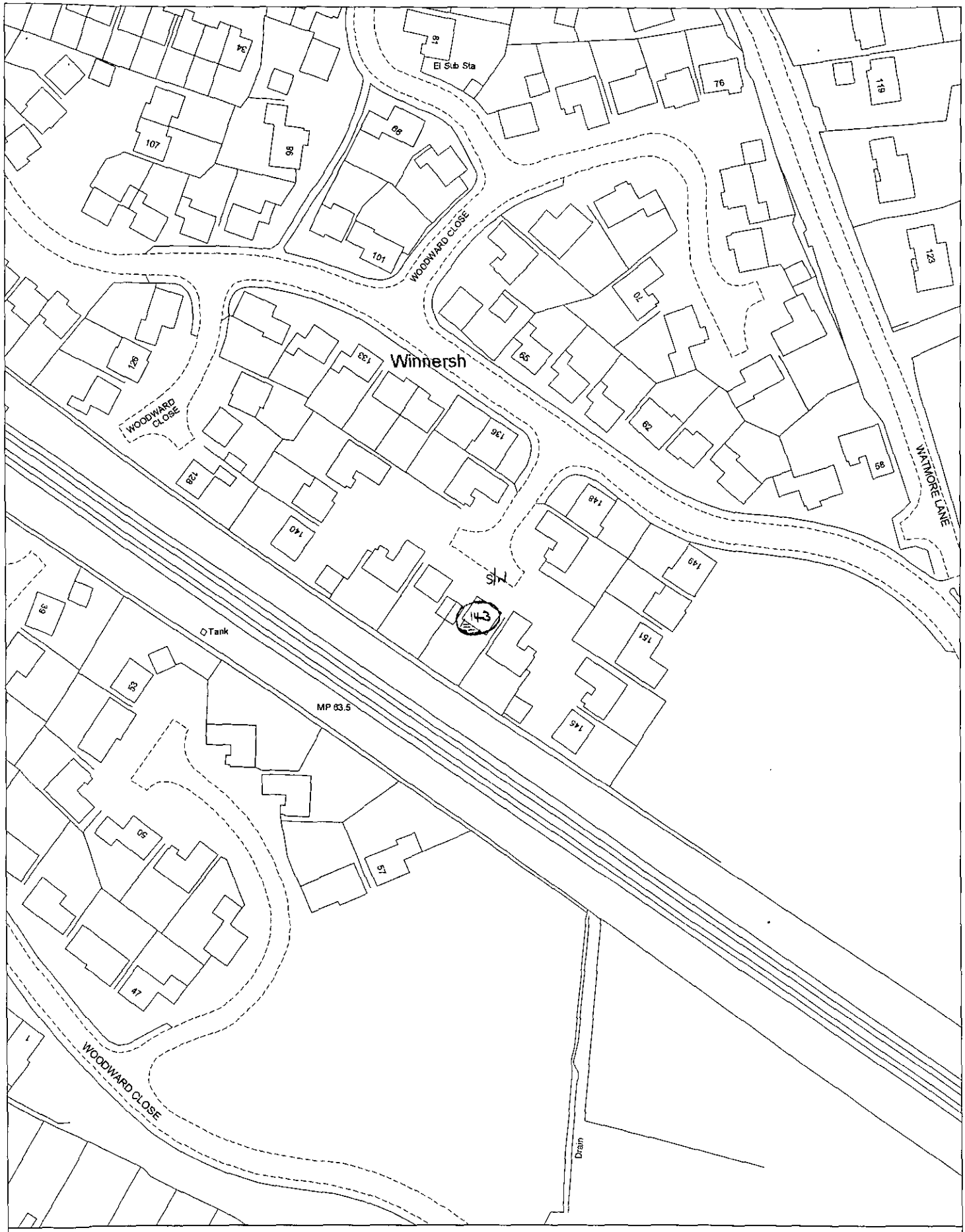
REF:- PROPOSED SINGLE STOREY EXTENSION

at 143, WOODWARD CLOSE

WINNERSH FARM.

SCALE 1:1250





Site Plan, Scale: 1 to 1250

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Date: 27 January 2000

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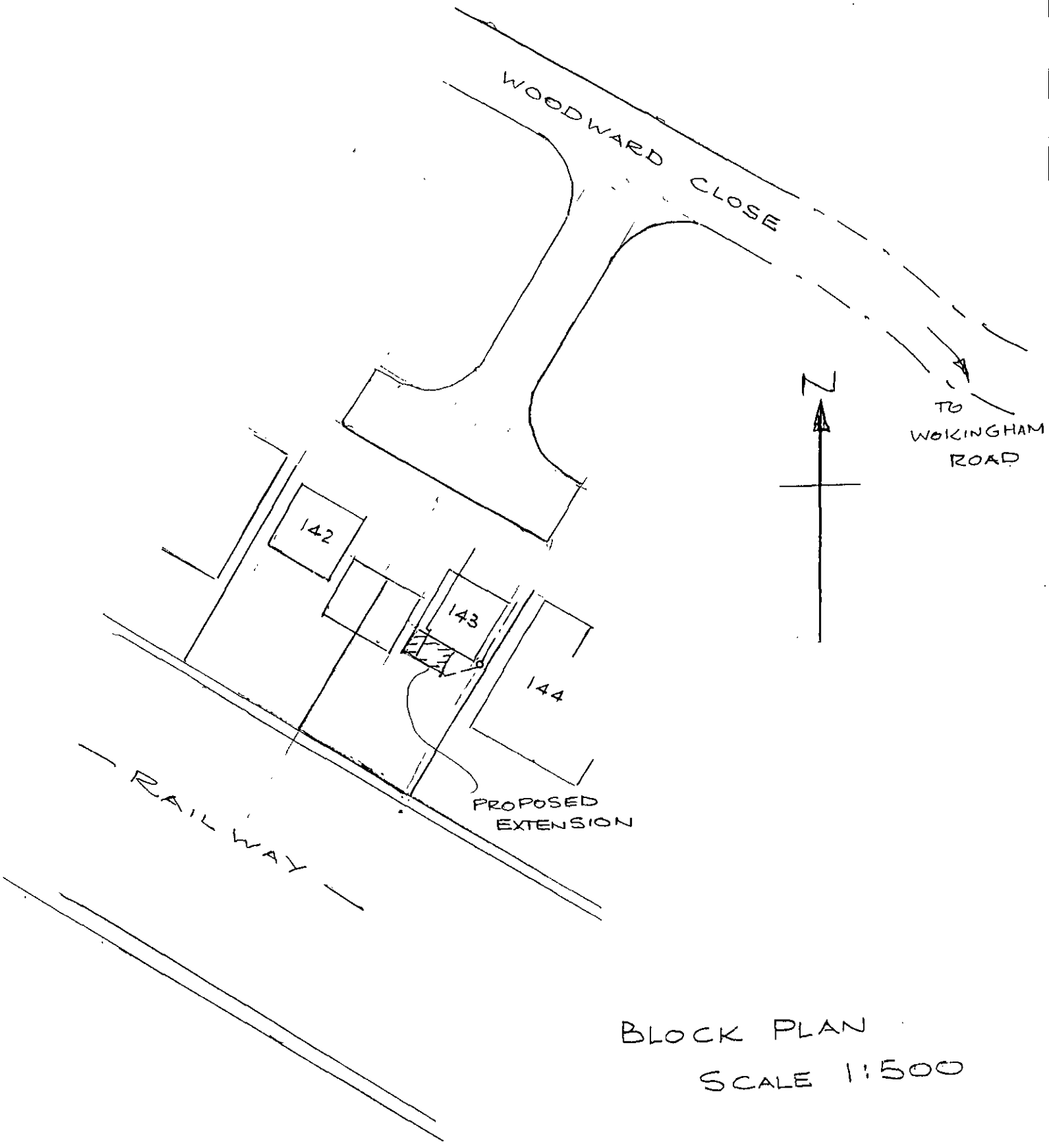

BLOCK PLAN
SCALE 1:500

REF:— PROPOSED SINGLE STOREY EXTENSION
AT 143, WOODWARD CLOSE
WINNERSH FARM.