APPLICATION NO:

F/2000/2897

LOCATION:

Holly Lodge Bearwood Road, Sindlesham Wokingham.

APPLICANT:

Mr & Mrs Gregory C/O Greg Farrell

PROPOSAL:

Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **29/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 22/01/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gregory
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4RU

Application Number: F/2000/2897

Parish: **WINNERSH**

Location: **Holly Lodge, Bearwood Road, Sindlesham, 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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 plan, number GREG:01 D submitted to the Local Planning Authority on 27th February 2001showing the proposed extension recessed by 100mm and does not approve the proposals as originally submitted.

Informative

2. 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:

Loddon Area Local Plan Policies LBE14, LBE15
Deposit Draft Wokingham District Local Plan Policy WHE5

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2897	AP
BUILDING CONTROL NUMBER	BR2001/1799 Martin	
~~APPLICANT~~/AGENT	Greg Carrell	
ADDRESS OF SITE	Holly Lodge, Bearwood Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S side/rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Greg 01E	Greg 01D.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/3/01	

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 : Helen Pollock

Application Number : F/2000/2897

Applicant : Mr & Mrs Gregory C/O Greg Farrell.

Location : Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/12/00.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12/00.

Date Registered : 27/11/2000

Earliest Date for Decision : 29/12/2000

Latest Consultation Date/Site Notice Expiry Date : 29/12/2000

This application will have expired on: 22/01/2001. 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 :

Winnersh P.C: 'No comments' (However applicant known to some members) - following Revised plans No comment.

Arborfield + Newland P.C: 'No objection'

Conservation officer: ~~[illegible]~~. Required revised plans → revised plans ok.

Planning Issues :

1) impact upon neighbouring properties
2) impact upon Street Scene.
3) impact upon character of the area.

Application Number: F/2000/2897

Appraisal:

The proposed development is for a single storey rear extension.

It would be 3.6m wide, 4.3m long, in line with the existing rear building line and would be set in 0.4m from the existing side building line. The total increase in floor area to the property would be 15.48m^2. It would have a pitched roof, 2.5m to eaves and 5.1m to the ridge. The extension would be 4.2m from the boundary with No.2 Lower Terrace, Bearwood Road to the North and not visible from Oak Lodge to the South. Along the boundary of 2 Lower Terrace and Holly Lodge is a 1.5m hedge and the garage of Holly Lodge. To the rear of the property is a large area of garden followed by open rural land. The property is located within the conservation area of Sindlesham and has previously had a single storey rear extension.

The conservation officer was unhappy about the loss of the gable end to the rear of the property, so revised plans were requested with the new extension set in by one brick from the end of the existing gable. The revised plans were submitted on the 27th February and are acceptable to the conservation officer.

1. Impact upon neighbouring properties

The proposed development is set away from the neighbouring boundary and would largely be hidden from view by the existing garage. There would be one window in the side elevation of the extension facing No.2 but it would be located behind the garage so cause no overlooking. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development would not visible from the front of the property and the materials would match existing so there would be no adverse effects upon the character of the street scene.

3. Impact upon the character of the area

The proposed extension is of a minor nature and will result in a total increase in floor area of 15.48m^2. The design is inkeeping with the existing development, and as long as samples of the materials are submitted for approval prior to commencement of the development, it is considered that this proposal would result in no detrimental impact upon the character of the area.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2897
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012	
	Informative		
	NO2	→	'GREG101.D' '27/2/07' 'The proposed extension recessed by 100mm'

S/S/R ext → 17328 - 1982

Alterations → 332/57 - 1957 (Pd)

RECORD OF SITE VISIT

SITE ADDRESS: Holly Lodge
Bearwood Road Sindlesham
Wokingham.

APPLICATION NUMBER: F/2000/2897

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - front gate

2. DESCRIPTION OF SURROUNDINGS Semi Rural Large detached dwellings..

3. DESCRIPTION OF SITE/BUILDING Large detached bungalow set in substantial gardens. open rural land to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES Shared boundary with 2 Bearwood Lodge. 1.5m high hedge between. Holly Lodge garage is also between the 2 properties (See map).

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Garage + extensive driveway.

LEVELS N/A

BOUNDARY TREATMENT 1.5m hedge

OTHERS

Neighbouring property has only small
1st floor obscure glazed window

1.6 m hawthorne hedge between them
Rural open to rear low fence. large lawn.

For plan see Part One or Officer file.

PL [illegible] VICES	RPT
PGL	TLS
DC	ENF
APP	
CS	
05 MAR 2001	
COPIES TO:	AGS
	FILE:

Date: 05 March 2001 05 MAR 2001

To: Harold Sanders, Urban Design and Conservation Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2897

Location: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr & Mrs Gregory C/O Greg Farrell.

Case Officer: Helen Pollock

The new plans show the following: Single storey rear extension recessed by 100mm. Drawing no Greg:01,D.

Comments are required by 15/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

SCHEME DETAILS ACCEPTABLE TO ME. (I.E. POSITION OF WALL + EAVES)

Harold Sanders.

06.03.01.

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham, Berks, RG40 1WR

FAX

Date: 01.02.01.

Number of pages including cover sheet: 2.

To:
GREG. FARRELL

Phone:

Fax phone: 0118 941.6249.

CC:

From:
HAROLD SANDERS

Phone: 0118 9746465

Fax phone: 0118 974648[illegible]

REMARKS: ☑ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

SORRY BUT MY COMMENTS WERE NOT CLEAR.

THE OBJECTIVE IS TO KEEP THE CABLE, PULL, AS EXISTING.

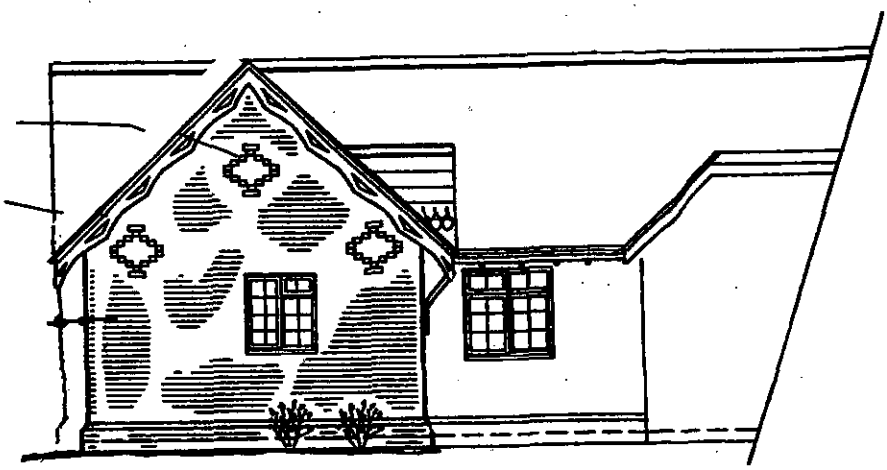
EXTENSION SHOULD BE SET BACK NOT FORWARD.

SEE EXTRACTS FROM YOUR PLANS

ANY PROBLEMS – PLEASE GIVE ME A CALL

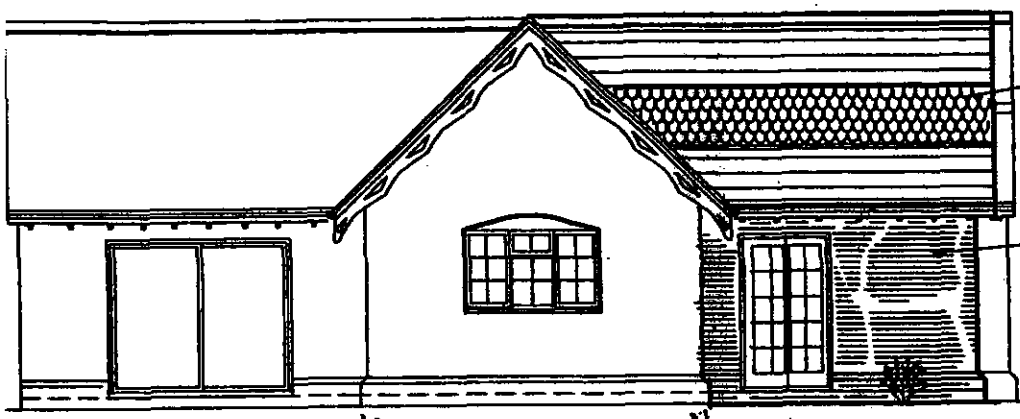
IF NOT PLEASE FORWARD REVISED PLANS TO DEVELOPMENT CONTROL FOR HELEN POLLOCK.

REGARDS Harold Sanders.

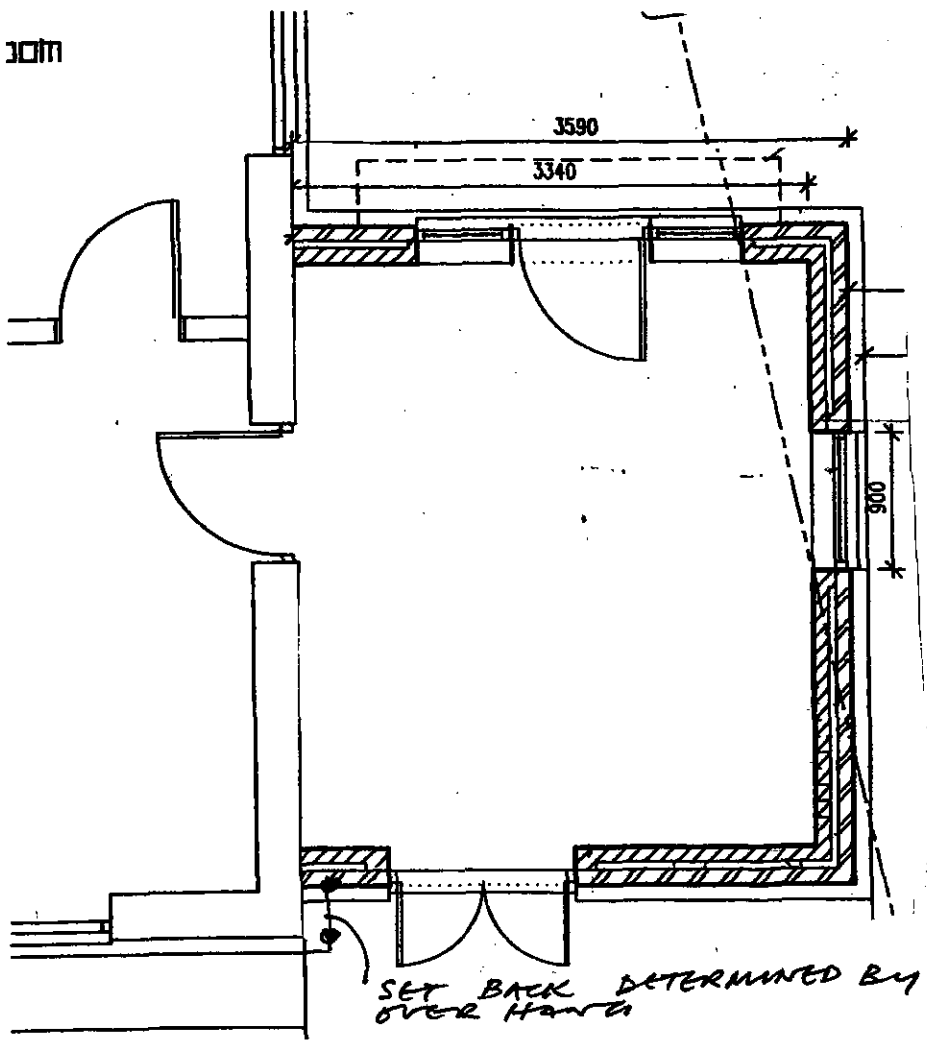


SET BACK DETERMINED BY EAVES OVERHANGS.

SIDE ELEVATION



REAR ELEVATION - Full gable retained



SET BACK DETERMINED BY EAVES OVER HANGS

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Helen Pollock

PLANNING	59240
POL	
DC	HP
APP	
CS	
29 JAN 2001	
COPIES TO:	

26th January 2001

Your Ref: F/2000/2897

Dear Sir

Re: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Please find enclosed six copies of revised plans showing the projection at the rear by 100mm as requested.

Should you require any further information please do not hesitate to contact

Yours faithfully

Greg Farrell

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 05 December 2000 06 DEC 2000 Arborfield

Application Number: F/2000/2897

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Applicant:
Mr & Mrs Gregory C/O Greg Farrell.

Your observations are required in respect of this application within **7 days** of the above date.

---

1. HOLLY LODGE IS WITHIN THE CONSERVATION AREA BUT NOT A LISTED BUILDING. IT IS HOWEVER AN ESTATE (WALTER) COTTAGE.
2. THE PROPOSED EXTENSION WILL NOT HAVE A VISUAL IMPACT ON THE STREET FRONTAGE OR THE CONSERVATION AREA.
3. THE REAR WALL SHOULD BE SET BACK FROM THE FACE OF THE EXISTING STRUCTURE TO RETAIN THE GABLE END.
4. THE WIDTH OF THE NEW STRUCTURE (FRONT TO BACK) SHOULD BE CONFIRMED AS 4310 IN ORDER THAT THE RIDGE LINES ARE SIMILAR.
5. THE WINDOW ON THE SIDE SHOULD BE CENTRAL TO THE RIDGE AS REAR ELEVATION.
6. PORCH DETAILS SHOULD BE PROVIDED AS PART OF ANY CONDITIONS OF AN APPROVAL

Harold Sanders

CONSERVATION & DESIGN

23.01.01.

Tel. 0118 974 6480 (Direct Line)
Fax. 0118 974 6484
Email. helen.pollock@wokingham.gov.uk
Date. 20th September 2001
My ref. HP/BP/F/2000/2897

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 G Farrell
43 Wendover Way
Tilehurst
Reading
Reading
Berkshire
RG30 4RU

Dear Mr Farrell,

PROPOSED AMENDMENT TO CONSENT F/2000/2897 AT HOLLY LODGE, BEARWOOD ROAD, SINDLESHAM.

I refer to your letter received on the 7th September 2001 with reference to the above.

You state in your letter that it has not been possible to order a combined window and door frame and therefore an alternative frame is now proposed. However, the frame as approved is for a pair of French doors only, with no windows, which are widely available from builder's merchants. I therefore request that you clarify the reasons why an alternative frame to the previously approved is required.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

Mrs B Polnik
Senior Planning Officer

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

HP

47929

DIV.
HP
COPIES TO:

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Helen Pollock

5th September 2001

Your Ref: F/2000/2897

Dear Sir

Re: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Please find enclosed two copies of revised plans showing alterations to the door frame at the rear. Unfortunately it was not possible to order a combined window and door frame and therefore the new frame as shown has now been used.

I trust this variation can be accepted as an amendment to the original proposal.

Yours faithfully

Greg Farrell

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

13th March 2001

Ms Helen Pollock
Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1HW

Dear Ms Pollock

Reference: F/2000/2897, Holly Lodge, Bearwood Road

No objections have been received regarding the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Received by Wokingham District Council

Application No: F/2000/2897

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Holly Lodge, Bearwood Road, Sindlesham, 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 29/12/2000. 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

05 December 2000

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2897

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2897
Holly Lodge, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2897**
Holly Lodge, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: 0118 974 6480

Date: **05 December 2000**

My ref: F/2000/2897

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2897**
Holly Lodge, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling.
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 6480

Date: **05 December 2000**

My ref: F/2000/2897

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/2000/2897
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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/2000/2897**
Holly Lodge, Bearwood Road, Sindlesham, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Date: 05 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2897

Location: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr & Mrs Gregory C/O Greg Farrell.

Case Officer: Helen Pollock

The new plans show the following: Single storey rear extension recessed by 100mm. Drawing no Greg:01,D.

Comments are required by 15/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

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

App No. F/2002/2897 (Planaps) / (Ludhouse) Date Rec. 27/02/02

Location: Holly lodge, Bearwood Rd

Parish Winnersh

Applicant: Mr + Mrs Gregory

Description of attached plans Single Storey Rear extension recessed by 100mm

Drawing No's: Greg: 01, D

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: Arborfield Parish Council

		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:

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER Helen P

Consultations Sent by Admin. on 05.03.02

Yellow - Part One Copy
Green - Officer's Copy

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

PLANNING SERVICES
POL
DC HP
APP
CS
27 FEB 2001
COPIES TO:
ACK:
FILE:
40423

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Helen Pollock

23rd February 2001

REVISED PLAN
2987

Your Ref: F/2000/2897

Dear Sir

Re: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Please find enclosed four copies of revised plans showing the wall recessed 100mm as requested.

I trust this is satisfactory and please give me a call should you require any further information.

Yours faithfully

Greg Farrell

- 6 MAR 2001

Date: 05 March 2001

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/2897

Location: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr & Mrs Gregory C/O Greg Farrell.

Case Officer: Helen Pollock

The new plans show the following: Single storey rear extension recessed by 100mm. Drawing no Greg:01,D.

Comments are required by 15/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

No comments

14.03.01

38158

CC

COPIES TO: ACK: FILE:

Winnersh Parish Council

Winnersh Community Centre
New Road, Sindlesham, Wokingham
Berkshire RG41 5DU
Phone/Fax 0118 978 0244
e-mail winnersh.parish@dial.pipex.com

Helen Pollock
Wokingham District Council Planning Services
P O Box 157, Council Offices
Shute End
WOKINGHAM RG40 1WR

21 December 2000

Dear Ms Pollock

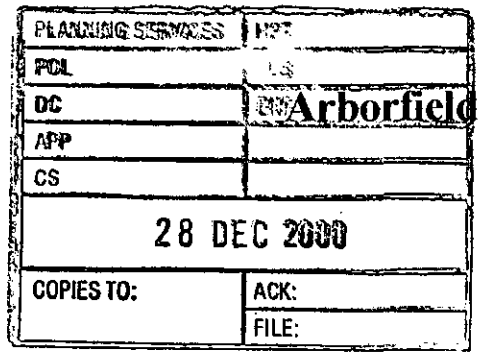
RE: APPLICATION F/2000/2897, HOLLY LODGE, BEARWOOD ROAD

Subsequent to the recent Planning Sub-Committee meeting at which the above plan was heard, it was realised that the applicant was known to two of the members and in fact, to the majority of the members of the full Planning Committee. The members wish to declare this fact and to have it recorded.

Yours sincerely

Janet Harlin
Clerk to the Council





Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

23rd December 2000

Ms Helen Pollock
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

Reference: Planning Application F/2000/2897, Holly Lodge, Winnersh

The Councillors did not object to the above planning application.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

FROM: Helen Pollock

DATE: 05 December 2000

7 DEC 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/2897

Proposal: Proposed single storey rear extension to dwelling..

Site Address: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

COPIES TO:

Applicant: Mr & Mrs Gregory C/O Greg Farrell.

Your observations are required in respect of this application **by 29/12/2000** .

No comments

SIGNED: _____ DATE: 20.12.00

Clerk To Winnersh Parish/Town Council.

FROM: Helen Pollock

DATE: 05 December 2000

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/2897

Proposal: Proposed single storey rear extension to dwelling..

Site Address: Holly Lodge, Bearwood Road, Sindlesham, Wokingham.

Applicant: Mr & Mrs Gregory C/O Greg Farrell.

Your observations are required in respect of this application **by 29/12/2000**

RWT
TLS
ENF
DC
APP
CS
21 DEC 2000
ACK:
FILE:

No comments

SIGNED: _____

Clerk To Winnersh Parish/Town Council.

DATE: 20.12.00

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/2897

Proposal:
Proposed single storey rear extension to dwelling.

Location:
Holly Lodge Bearwood Road Sindlesham Wokingham

This application is being advertised in the Wokingham Times newspaper on the 13/12/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **03/01/2001**. 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 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.

Date: 13/12/2000

Put up 11/12/00.

WOKINGHAM D.C.. DEVELOPMENT CONTROL

Start date: 27 NOV 2000	
Officer: HP	Application No. F/2000/2897

Map No. 67.. Site ...OTJ..
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: HOLLY LODGE BEARWOOD ROAD

Parish: WINNERSH Ward: Winnersh

Applicant: MR/MRS GREGORY

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

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

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area Sindlesham

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.12.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish ARBORFIELD	: .....
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 +

2 Bearwood lodge ✓

main lodge } Bearwood lodge

Oak lodge }

1933

HOLLY LODGE

~~1 Lower Terrace~~

ADDRESS Bearwood Road PARISH Winnersh

PLOT No.

ORD. SHEET No. SU. 7769(67)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
332/57	RMNS	ALTS.	14.5.57	APP PD
BR 18406	MR. A. BUSH	S/St. HT & GARAGE	4.5.82	APP
17328	〃	〃	7.5.82	CIA

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 27.NOV.2006 2857

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 + Mrs Gregory Holly Lodge Bearwood Rd Sindlesham Wokingham RG41 5BU
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	As applicant
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.	Brick + 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.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 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

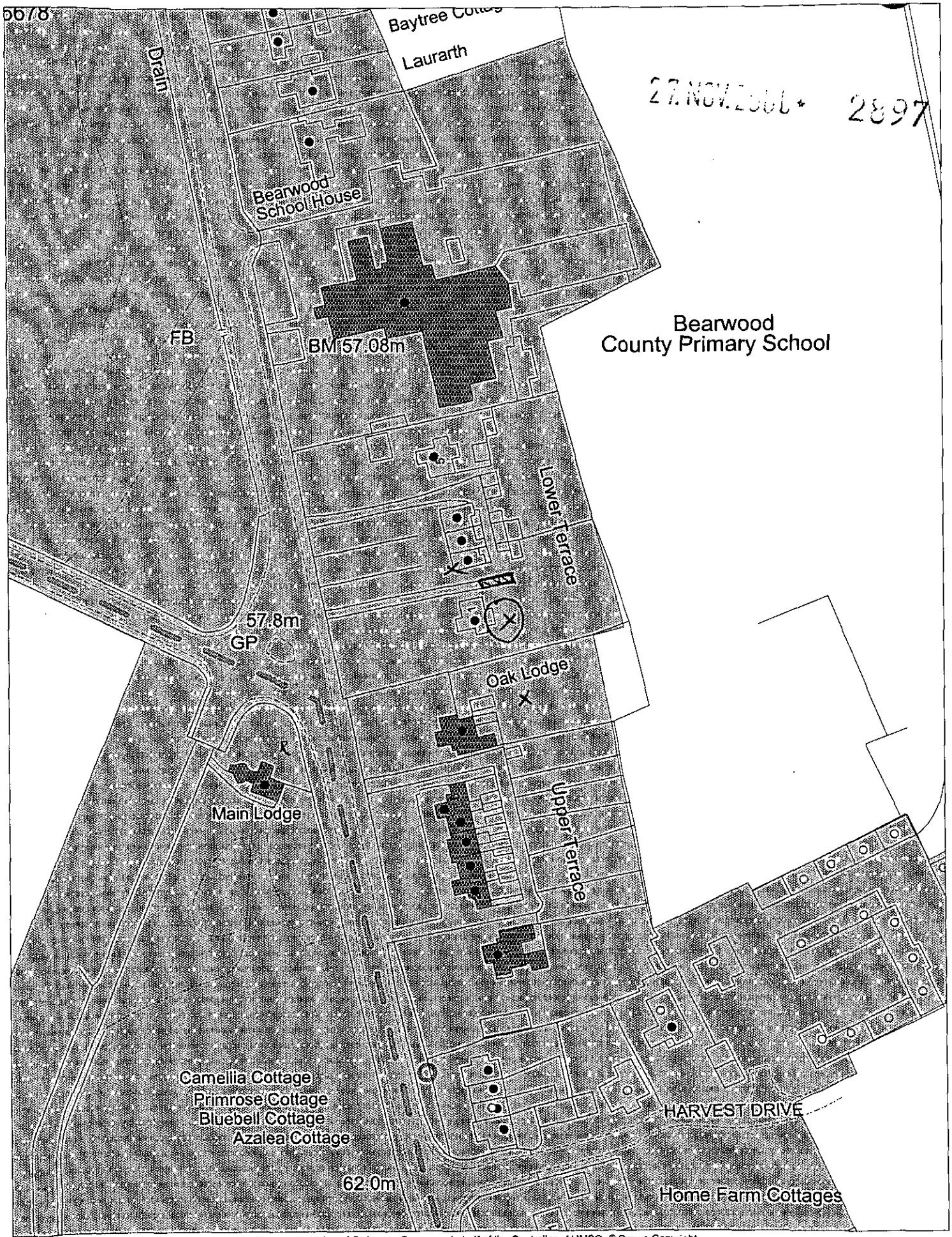
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of [signature]

Date 20/11/2000

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



27 NOV 2000 2897

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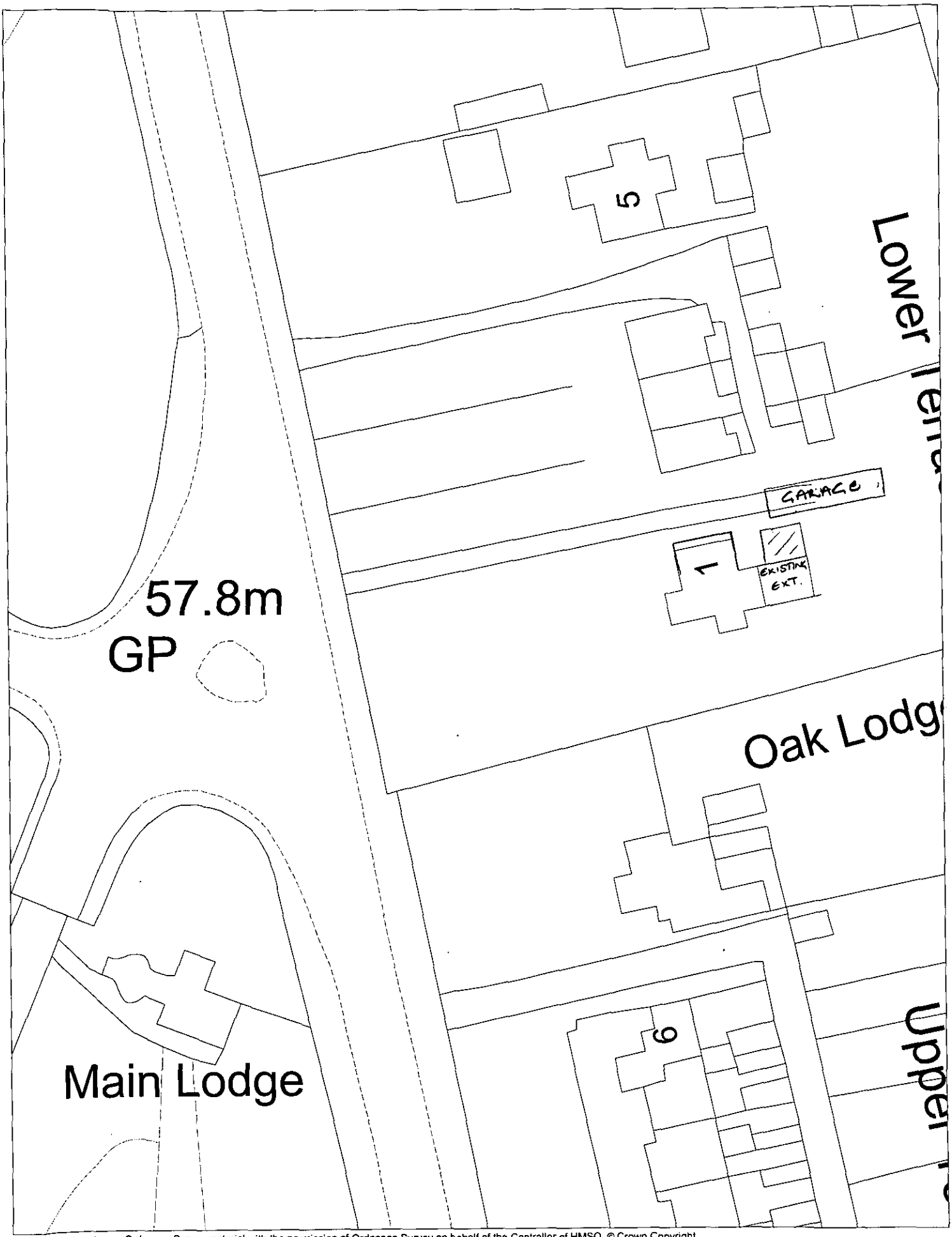
Development Control Section, Environmental Services, Wokingham District Council.

4 December 2000

Scale: 1 : 1250

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

22 January 2001

Scale: 1 : 500

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