SYSTEMS LTD

SOUTHPORT U.K Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1515

LOCATION:
18 Pheasant Close, Winnersh Wokingham.

APPLICANT:
Mr J R Gouding

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **06/07/2000**

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J R Gouding
18 Pheasant Close
Winnersh
Wokingham
Berkshire
RG415LS

Application Number: F/2000/1515

Parish: **WINNERSH**

Location: **18, Pheasant 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.

John Mitchell
Development Control Manager
Date: 26/06/2000

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 25 October, 2000
My ref. BC/DC/2000/1515
Your ref.

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 J R Gooding
18 Pheasant Close
Winnersh
Wokingham
Berkshire, RG41 5LS

Dear Mr Gooding

PLANNING PERMISSION 2000/1515
SITE: 18 PHEASANT CLOSE, WINNERSH, WOKINGHAM, RG41 5LS

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 2000/1515 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 you 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 sincerely

ANDREW THORLEY
Planning Assistant

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1515	AT
BUILDING CONTROL NUMBER	AP2000/1083 Howard	
APPLICANT/~~AGENT~~	Mr J. Gooding	
ADDRESS OF SITE	18 Pleasant Close WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S near exit	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	recd 5/9/00	
FLOOR PLANS	— "	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? DC	- side ground floor window shown on elevation but not on floor plan	
DATE	7/9/00.	

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	

Received by Wokingham District Council

Application No: F/2000/1515

Proposal:
Proposed single storey rear extension to dwelling.

Location:
18, Pheasant 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). 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 19/06/2000. 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

25 May 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1515

Applicant : Mr J R Gouding .

Location : 18, Pheasant Close, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/6/2000

Date of Neighbour Notifications : 25/5/2000

Date of Site Visit : 13/6/2000

Date Registered : 11/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 06/07/2000

Consultation Responses :
Winnersh Parish Council: No Comments
Neighbours: No 19? None received

Planning Issues : (identified settlement)
1) Impact on neighbours properties
2) Impact on streetscene / VA.

22/6/2000

Application Number: F/2000/1515

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension, forming a new dining area. It will include replacing the existing single storey rear extension's flat roof with a pitched roof.

The proposed extension measures 3.4 metres wide and protrudes from the rear of the house by 3.5 metres in line with the existing single storey rear extension. The proposed eaves height of the pitched roof will be 2.2 metres with a ridge height of 3.1 metres. It stands 1.5 metres away from the southern boundary. There will be one additional window in the southern elevation and the windows and doors in the east elevation will be rearranged but these will not cause any overlooking.

No.19, to the south, adjoining 2 storey house, its footprint is positioned 5 metres away from No.18's, rear building line and behind a 1.6 metre high fence. The main windows in the rear elevation face the rear garden and it has been extended to the rear, on the southern side of the house with a single storey extension, a secondary window in extension's flank wall, therefore no daylight loss to habitable rooms. Proposal not considered being an impact on this neighbour.

No.17, to the north, its footprint is similar to that of No.18's, positioned 1 metre away from the boundary, behind a 1.6 metre high fence. It has been extended to the rear with a single storey extension, which matches the same depth, as No.18's existing kitchen extension, no windows in flank elevation, therefore the occupants of this property will not be affected, and there will be no overlooking or overshadowing.

No. 23, to the east, therefore due to the distance away the occupants of this property will not, is affected - no adverse impact.

2) Impact on street scene /visual impact.

The extension will not be visible from the road due to position of the houses built so close together. The materials will match the existing house, therefore no impact upon visual amenity of the area - considered acceptable.

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

Application Number F/2000/1515
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'WORK'

RECORD OF SITE VISIT

SITE ADDRESS: 18 Pheasant Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1515

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS
Residential, 2 storey detached houses with high pitch roofs, front gardens open plan, integral garages.
Quiet cul-de-sac off main Reading Road.

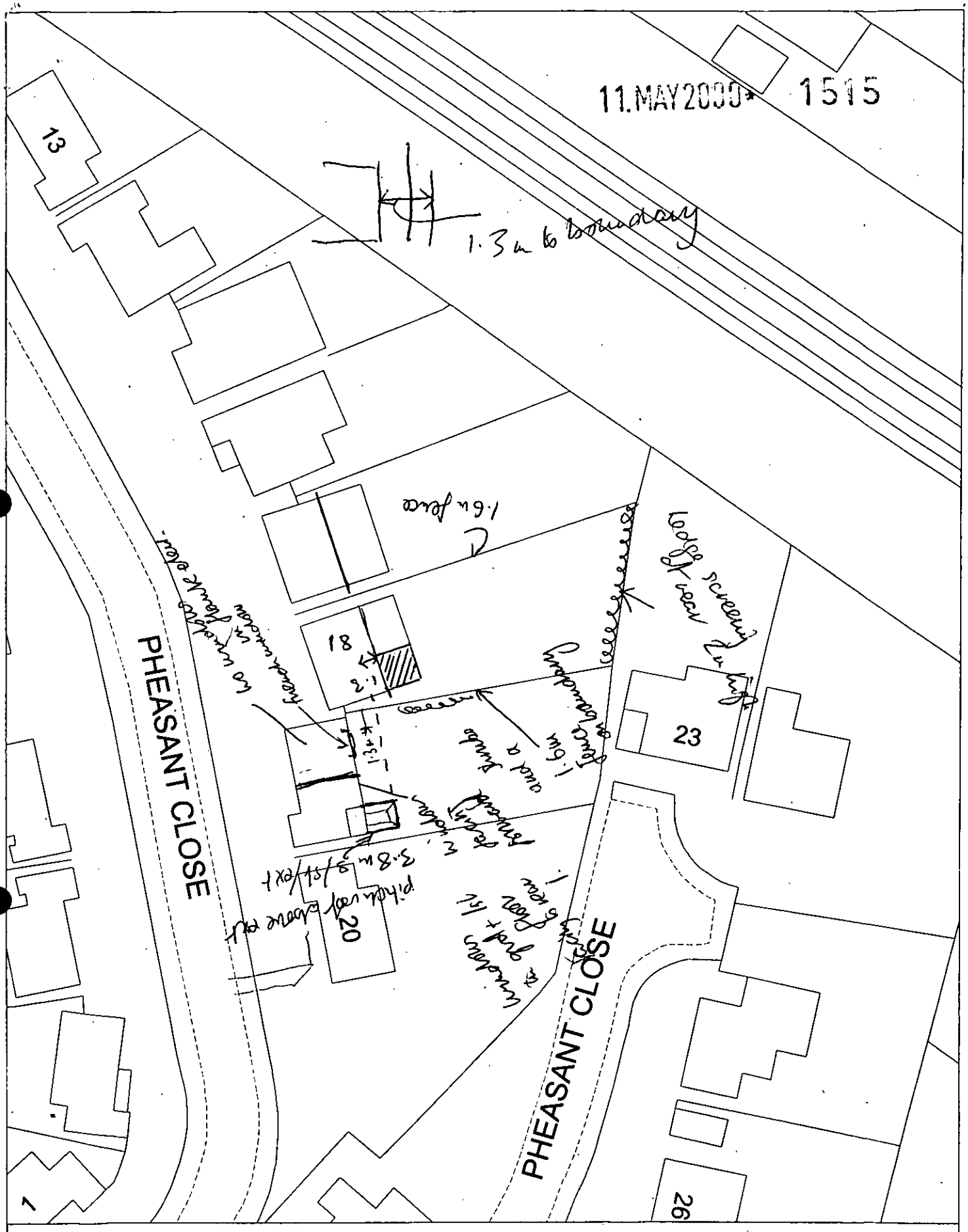
3. DESCRIPTION OF SITE/BUILDING
2 storey, detached house, extended to rear with single storey extension to kitchen, yellow brick, white painted casement windows, dark coloured pantile roof

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to site plan, rather close to No 19,

5. SITE CONSTRAINTS

TREES — None
ACCESS/PARKING — As existing
LEVELS — No change
BOUNDARY TREATMENT — No 19, 1.6m cb fence + shrubs
OTHERS — No 17, 1.6m cb fence
— No 23, 2m. high shrubs

Nb. Not visible from street scene due to ~~close nest~~ portion of houses built together at front.
New roof will be similar to No 19, s/st, exist roof.



Site Plan, Scale: 1 to 500

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Date: 27 April 2000

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1515

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/2000/1515
18, Pheasant Close, Winnersh, 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 **Andrew Thorley** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1515**
18, Pheasant Close, Winnersh, 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:

Date: **25 May 2000**

My ref: F/2000/1515

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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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:

Date: **25 May 2000**

My ref: F/2000/1515

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

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1515**
18, Pheasant Close, Winnersh, 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 MAY 2000
Officer: AT	Application No. F/2000/1515

Map No. 60 Site ...0:04..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 18 PHEASANT CLOSE

Parish: WINNERSH Ward: Winnersh 25.5.2000

Applicant: MR GOULDING

Fee Received 95-00 (1) 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	Window shown in side elevation not shown on floor plan.		
6	Floor plans	Position of window + doors on floor plan ?		
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 : 25.5.2000 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 + 17, 19, 4, 5 & 23 Pheasant Close

FROM: Andrew Thorley

DATE: 25 May 2000

DELEGATED

PLANNING SERVICES
POL
DC
APP
CS
02
COPIES TO:
OK:
FILE:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1515

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 18, Pheasant Close, Winnersh, Wokingham.

Applicant: Mr J R Gouding .

Your observations are required in respect of this application **by 19/06/2000** .

No comments

SIGNED: _____ DATE: 01.06.00

Clerk To Winnersh Parish/Town Council.

11.MAY2000* 1515

18, Pheasant Close,
Winnersh,
Nr Wokingham,
Berkshire
RG41 5LS
28th ~~January~~ 2000
10-5-2000

Planning Department
Wokingham District Council
Shute End
Wokingham

Dear Sir,

Please find accompanying plans for proposed extension at 18, Pheasant Close, Winnersh RG41 5LS

The extension is a continuation of the existing kitchen extension.

The proposed new area is 3 metres by 3.5 metres to be used as a dining area.

Yours sincerely James R Gooding

James R Gooding

ADDRESS 18 PHEASANT CLOSE PARISH WINNERSH

PLOT No. 18 ORD. SHEET No. SU.7870(6

BUILDER Messrs. Twing Properties Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/225/59	M/S Tree-Bond Homes Ltd	Out-Line	12-11-59	N/A Refu
O/44/60	Mr A Oxborough	"	22-2-60	N/A C/
O/107/61	M/S. Lower Boulton Properties	"	28-4-61	N/A Refu
O/127/61	" " "	"	18-5-61	N/A C
R/177/61	M/S. Twing Properties Ltd	Amended siting for road	7-9-61	N/A C/
O/281/61	" " "	Out-Line	5-10-61	N/A C
61/62	" " "	Det. House	9-8-62	App C/A
BR 13126	M.J. GOODING	EXTENSION	15.6.80	APP N/A
12962	-	S/St. -	2-5-80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

By hand 10/5/00

Environmental Services

For office use only.
Application number: 11 MAY 2000* 1515

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	JAMES R GOODING
	Address and postcode	18, PHEASANT CLOSE, WINNERSH, NR WOKINGHAM RG41 5LS
	Phone number	0118 978 3877
	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	18 Pheasant Close ✓ ✓
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY ~~SIDE~~ 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.	MATCHING BRICK AND TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	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.	6 x A4 sheets 1:100	

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

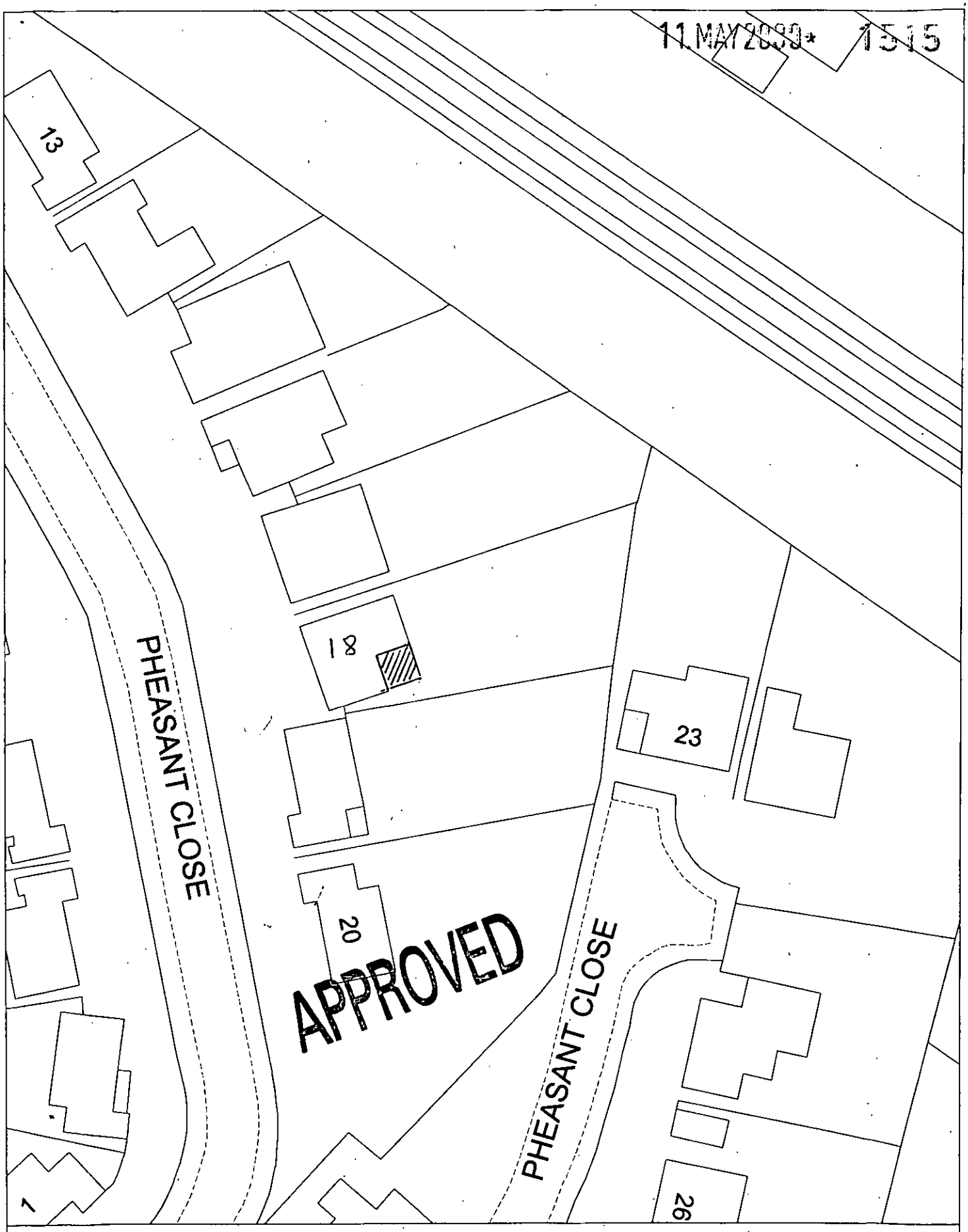
None of the land forms part of an agricultural holding.

Your signature: James R Cowley

on behalf of

Date 2-5-08

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



Site Plan, Scale: 1 to 500

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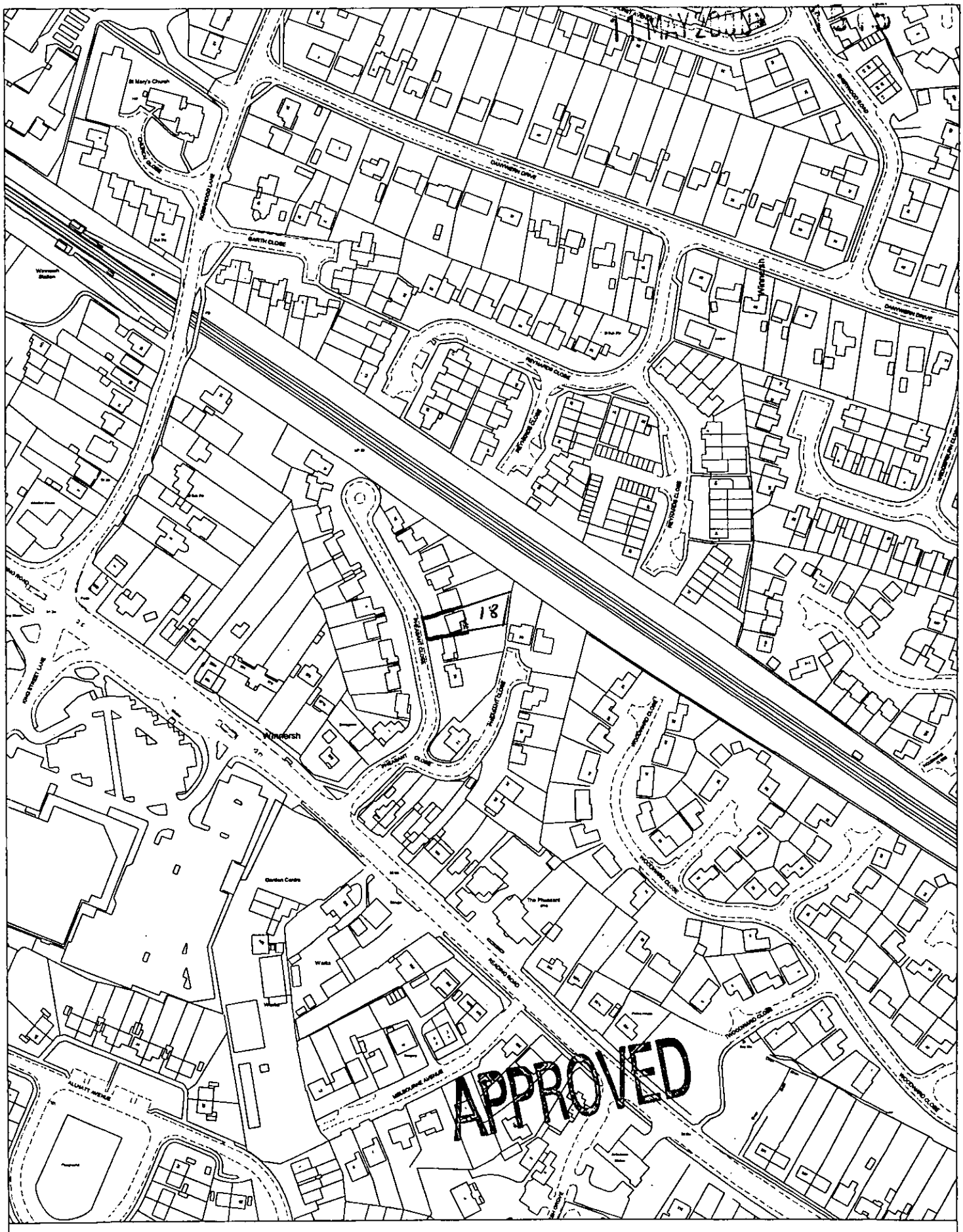
Date: 27 April 2000

N W E S



Site Plan, Scale: 1 to 2500

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Date: 27 April 2000

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S