SYSTEMS LTD

APPLICATION NO:
F/2000/0930

LOCATION:
51a King Street Lane, Winnersh Wokingham.

APPLICANT:
Mr & Mrs M Reynolds C/O Mr C Brench

PROPOSAL:
Proposed two storey rear extension to dwellin and loft conversion.

EARLIEST DATE FOR DECISION: **16/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs M Reynolds
C/O Mr C Brench
21 Naseby Rise
Newbury
Berkshire
RG14 2SF

Application Number: F/2000/0930

Parish: **WINNERSH**

Location: **51a, King Street Lane, Winnersh, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and loft conversion.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. This proposal, if permitted, would have an overbearing impact due to its bulk and massing and would, therefore be detrimental to the neighbouring property at No.53 and is therefore contrary to Policies WBE1 of the Wokingham District Local Plan and LBE2 of the Loddon Area Local Plan.

John Mitchell
Development Control Manager
Date: 12/06/2000

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.

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0930 JM
BUILDING CONTROL NUMBER.	AP2000/0532 Land
APPLICANT/AGENT	Mr C Brennan
ADDRESS OF SITE	51A King Street Lane WINNERSH
DESCRIPTION OF PROPOSED WORK	2 Storey rear ext + loft conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	12/6/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	29/6/00.	

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	

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 23 March 2000

Application Number: F/2000/0930

Proposal: Proposed two storey rear extension to dwelling and loft conversion.

Site Address:
51a, King Street Lane, Winnersh, Wokingham.

Applicant:
Mr & Mrs M Reynolds C/O Mr C Brench.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING AND TURNING FOR FOUR VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE:

2.4 x 4.8m (ON DRIVEWAY)
2.5 x 5m (INTERNAL - GARAGE)
2.4 x 5.5m (IN FRONT OF GARAGE DOORS)

Signed: N.S. Trotter **Print name:** N TROTTER

4-4-00

24 MAR 2000

FROM: Joss Miller

DATE: 23 March 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0930

Proposal: Proposed two storey rear extension to dwelling and loft conversion.

Site Address: 51a, King Street Lane, Winnersh, Wokingham

Applicant: Mr & Mrs M Reynolds C/O Mr C Brench.

Your observations are required in respect of this application by 16/04/2000 .

PLANNING SERVICES	
DC	ENF
APP	
CS	
31 MAR 2000	
COMMENTS:	ACK:
	FILE:

No comments

SIGNED: _____ DATE: 30.03.00

Clerk To Winnersh Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **23 March 2000**

My ref: F/2000/0930

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0930
51a, King Street Lane, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and loft conversion.

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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0930**
51a, King Street Lane, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and loft conversion.
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 6463

Date: **23 March 2000**

My ref: F/2000/0930

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
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Proposed two storey rear extension to dwelling and loft conversion.
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: (0118) 974 6463

Date: **23 March 2000**

My ref: F/2000/0930

CONFIDENTIAL

Councillor Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0930**
51a, King Street Lane, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ball

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

Received by Wokingham District Council

Application No: F/2000/0930

Proposal:
Proposed two storey rear extension to dwelling and loft conversion.

Location:
51a, King Street Lane, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 MAR 2000
Officer: JM	Application No. F/2000/0930

Map No. 59. Site ..0:04....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND LOFT CONVERSION

Location: 51a KING STREET LANE

Parish: WINNERSH Ward: Winnersh 23.3.2000

Applicant: MR/MRS REYNOLDS

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			
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 : 23.3.2000 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 + 51, 53, 56 + 69 Kings Street Lane ✓

.....

.....

.....

.....

.....

.....

.....

.....

.....

14.MAR2000* 0930

21 Naseby Rise
Newbury
Berks. RG14 2SF

12th March 2000

Planning Dept.
Wokingham District Council
Shute End
Wokingham

Re. 51a King Street Lane Winnersh

Dear Sirs

We enclose herewith our Planning application in respect of proposed works to the above. This includes our cheque for £95.00 in respect of the statutory fee.

The site already benefits from substantial on site car parking, with space for at least 6no. vehicles, which should more than provide for the new proposed bedroom.

Please contact the undersigned if any queries arise.

Yours faithfully

C.Brench

(2)

ADDRESS 51A KING STREET LANE PARISH WINNERSH 0950 E

PLOT No. NEW PROPERTY ADJ. 53 ORD. SHEET No. SU.7770 (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11375	MR. E. IRVING	HOUSE & GARAGE LAND ADJ	27.9.79	N/A C/A
BR. 11747	"	" " "	3.9.79	app —
BR 16994	"	"	18.6.81	APP. N/A
22000	"	House + gar. land adj.	23.8.84	N/A C/A
BR23600	"	OAK COTTAGE	25.10.84	APP N/A
			21.12.88	C/A
36788	E.G. IRVING	HOUSE & GARAGE LAND ADJ.	26.2.91	C/A
		OAK COTTAGE		
FP94/2814	M. REYNOLDS	DET. DWELLING & G. LAND ADJ.	26.8.94	APP
		OAK COTTAGE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1) E

ADDRESS 51A KING STREET LANE PARISH WINNERSH

PLOT No. NEW PROPERTY ADJ. 53. ORD. SHEET No. SU.7770 59

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/291/65	Mrs. M. J. Abbey	Outline - Det. House on land at side of Oak Cott.	24.1.66	N/A Refu
1227/72	"	outline - Det House on land at side of Oak Cott	3.8.72	N/A. Refu
151/73	Mrs E. L Abbey	Ditto	22.2.73	N/A Refu
BR 5523	E G Irving Builders	1 det house & garage	30.9.76	ref —
05450	"	" " " OAK COTT	25.11.76	N/A ref
06063	"	" "	12.5.77	N/A Ref
06583	"	" "	7.7.77	N/A C/A
10698	"	"	2.8.79	N/A R.

DATE OF COMPLETION

MINISTRY DECISION 151/73 - APPEAL GRANTED - 9.1.74

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 14 MAR 2006 0930

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. M. REYNOLDS 51A KING ST. LANE WINNERSH.
2	Agent's Name Address and postcode Phone number	MR.C. BRENCH 21 NASEBY RISE NEWBURY. RG 14 2SF 01635 523865
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.	51A KING ST. LANE WINNERSH.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION TO REAR ELEVATION AND CONVERT ROOF VOID TO HABITABLE ROOM.
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.	FACING BRICK AND PLAIN TILED ROOF 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: 4NO.	Proposed: 5NO.
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

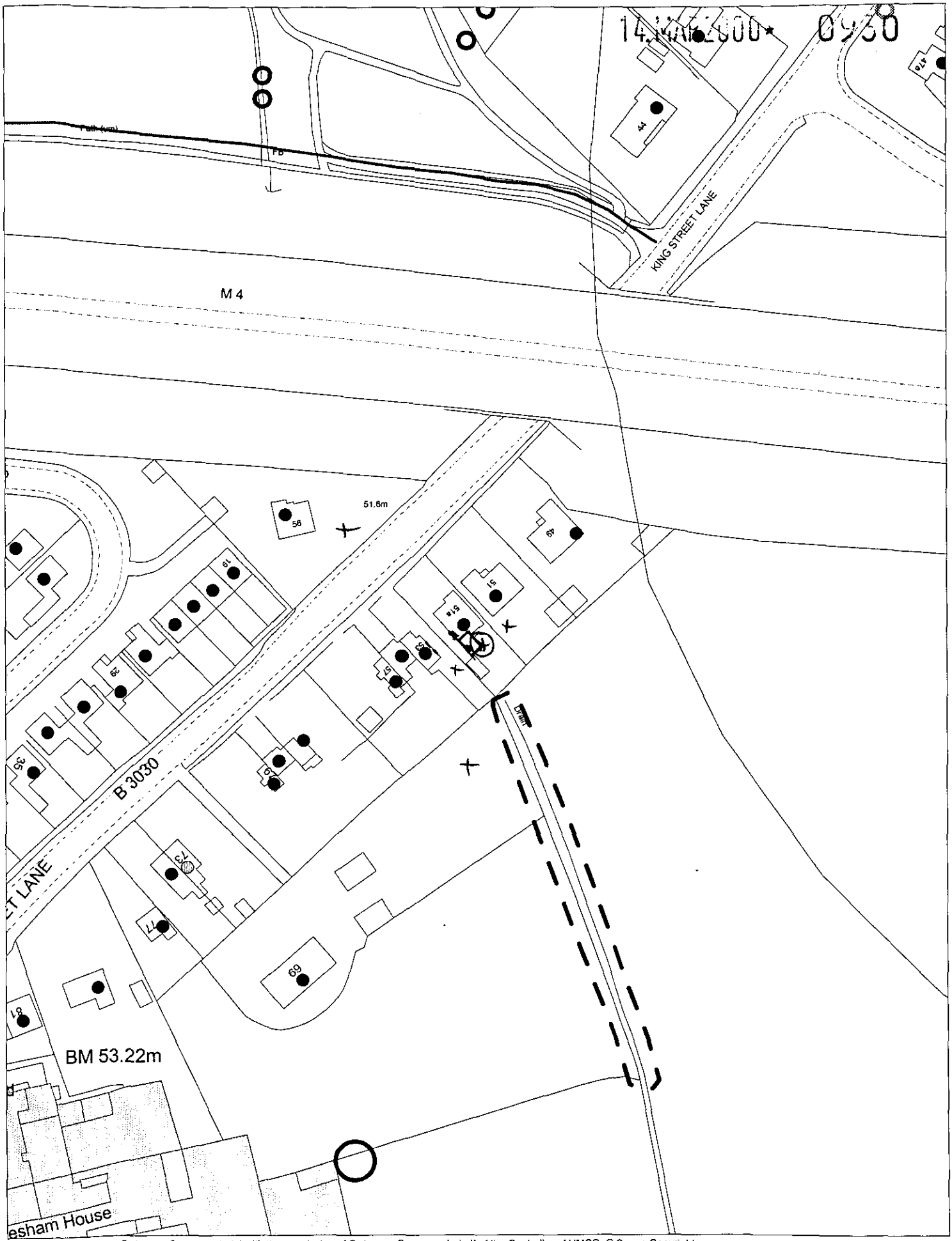
None of the land forms part of an agricultural holding.

Your signature: C.BRENCH

on behalf of MR. & MRS. REYNOLDS

Date 9th MARCH 2000

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



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Development Control Section, Environmental Services, Wokingham District Council.
21 March 2000 Scale: 1 : 1250

N
W E
S

Application Number F/2000/0930
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			This proposal, if permitted, would have an overbearing impact due to its bulk and massing and would, therefore be detrimental to the neighbouring property at No 53 and is therefore contrary to policies LBE1 of the UDLP and LBE2 of the LALP.

John Morrison
12/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 51a King Street Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0930

OFFICER: Joss Miller

DATE OF SITE VISIT: 10/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on telegraph pole

2. DESCRIPTION OF SURROUNDINGS
Detached houses on both sides and one opposite (motorway nearby) terraced housing opposite too.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
53. 3 side windows. d/g ~~kitchen~~ bathroom, ~~bedroom~~ Dining area. f/f bedroom & front door.
51. 1.8m hedge. conservatory on boundary approx 3m from new footprint.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 6 spaces.

LEVELS —

BOUNDARY TREATMENT 1.2m brick wall to 53.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0930

Applicant : Mr & Mrs M Reynolds C/O Mr C Brench.

Location : 51a, King Street Lane, Winnersh, Wokingham.
Proposal : Proposed two storey rear extension to dwelling and loft conversion.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/4/00 -

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4/00 -

Date Registered : 14/03/2000

Earliest Date for Decision : 16/04/2000

Latest Consultation Date/Site Notice Expiry Date : 16/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :
Highways - additional info.
Dinnersh PC - No comments.

Planning Issues :
Effect on street scene & neighbouring properties
Identified settlement. WBEI.

Application Number: F/2000/0930

Appraisal :

This application is for a 2 storey rear extn. Neighbours.
The extension would have a depth of 4·2m at ground floor level and 5·4m at first floor level. The roof is hipped away from the neighbour (53) and has a gable end roof. It is sited to the south-east of 53. New kitchen and breakfast room windows face this neighbour and there is a 1·2m boundary wall between them. No 53 has a dining room window to the side, as well as the front door and bathroom. There is also a bedroom window at first floor level on the side elevation. The distance between the 2 properties is 6m. The 2 new windows in the loft and first floor of the applicants dwelling are to be obscure glazed. The bulk and massing of the extension would be considered overbearing to the detriment of the neighbouring property despite the roof level being approx. ·4m lower than that of the original ridge height.
~~Loss~~ The remaining neighbours are a sufficient distance from the extension for any impact to be minimised.
~~Street scene~~.
The extension is to the rear and is obscured in part by the main ~~footprint~~ footprint of the house. However there is a 6m gap between the applicant's and the neighbour's properties, therefore the extension is visible to the street scene and would result in a lengthy side elevation.

Recomendation : Approval: ☐ **Refusal:** ☑
(tick appropriate box)