APPLICATION NO:
F/2000/1577

LOCATION:
80 Robinhood Way, Winnersh Wokingham.

APPLICANT:
Mr G Rawles

PROPOSAL:
Proposed installation of window to front elevation of dwelling and removal of garage door.

EARLIEST DATE FOR DECISION: **01/07/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Rawles
80 Robinhood Way
Woodley
READING
Berkshire
RG41 5JN

Application Number: F/2000/1577

Parish: **WINNERSH**

Location: **80 Robinhood Way, Winnersh, Wokingham**

Proposal: **Proposed installation of window to front elevation of dwelling and removal of garage door**

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. The applicant is advised to contact the Head of Property Services, Wokingham District Council, Council Offices, Shute End, Wokingham, RG40 1WR regarding release from a restrictive covenant applying to the property.

John Mitchell
Development Control Manager
Date: 06/07/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 07 June 2000

Application Number: F/2000/1577

Proposal: Proposed installation of window to front elevation of dwelling and removal of garage door.

Parish: WINNERSH PARISH

Site Address:
80, Robinhood Way, Winnersh, Wokingham.

Applicant:
Mr G Rawles .

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).

No adverse highways comments.

Sc 23 insert Applicant -

Signed: A. Lindell **Print name:** A. LINDELL

Application Number F/2000/1577
Conditions/~~Reasons~~ for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SE02	
02	SC53	SE12	
	Informative		The applicant is advised to contact the Head of Property Services, Wokingham District Council, Civic Offices, Shute End, Wokingham RG40 1WR regarding release from a restrictive forest covenant applying to the property.

John Rutter
6/7/12

RECORD OF SITE VISIT

SITE ADDRESS: 80 Robinhood Way
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1577

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

2 storey semi with 2 storey side extension including integral garage

3. DESCRIPTION OF SITE/BUILDING

quiet residential – v green character
variety of ages/styles of dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

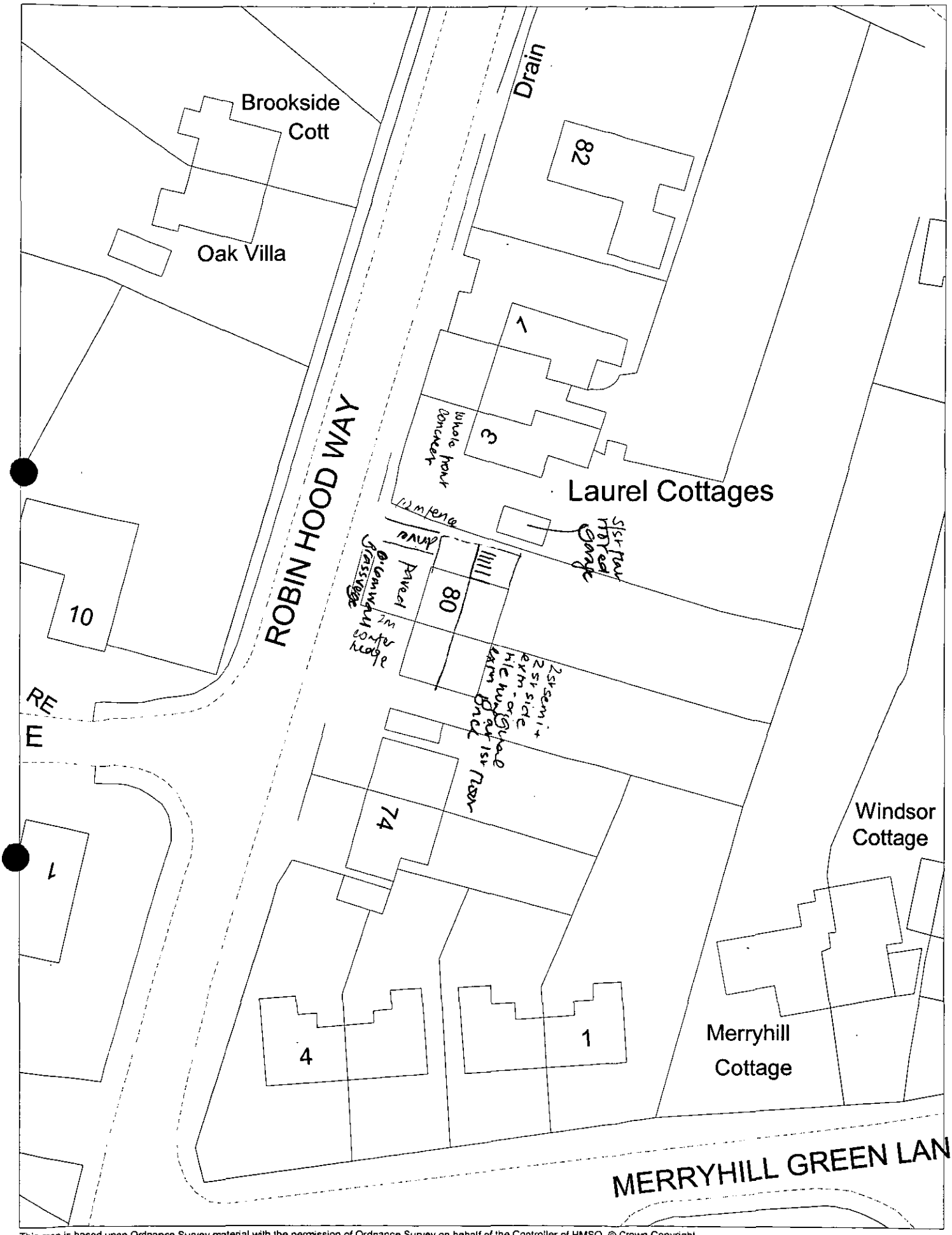
TREES

ACCESS/PARKING

LEVELS slightly higher than 3 houses Cottages but gap between them

BOUNDARY TREATMENT 0.6m wall at front + vege

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

9 June 2000

Scale: 1 : 500

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1577

Applicant : Mr G Rawles .

Location : 80, Robinhood Way, Winnersh, Wokingham.
Proposal : Proposed installation of window to front elevation of dwelling and removal of garage door.

Site Notice Displayed ? :

YES	NO	DATE
		1

Date of Neighbour Notifications : .....

Date of Site Visit : ...13 June 2000.....

Date Registered : 23/05/2000

Earliest Date for Decision : 01/07/2000

Latest Consultation Date/Site Notice Expiry Date : 01/07/2000

Application Expiry Date: 18/07/2000

Consultation Responses :

~~Finchampstead PC - no objection~~

Winnersh PC - "no comment"

Property - no objection but restrictive covenant prohibits alteration without consent from property.

Planning Issues :

Identified Settlement

neighbours | street scene

Application Number: F/2000/1577
80 Robinhood Way, Winnersh

Appraisal: In 1986 planning permission was granted for a two-storey side extension to the property (25392) - there were no conditions restricting conversion of the garage but there was one preventing insertion of additional windows. Replacement of the garage doors with a window would not be harmful to the appearance of the building and therefore the proposal is acceptable.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/1577

Proposal:
Proposed installation of window to front elevation of dwelling and removal of garage door.

Location:
80, Robinhood Way, 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/07/2000. 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

07 June 2000

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1577

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/2000/1577
80, Robinhood Way, Winnersh, Wokingham.
Proposed installation of window to front elevation of dwelling and removal of garage door.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1577**
80, Robinhood Way, Winnersh, Wokingham.
Proposed installation of window to front elevation of dwelling and removal of garage door.

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 6479

Date: **07 June 2000**

My ref: F/2000/1577

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

John Mitchell
Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6479

Date: **07 June 2000**

My ref: F/2000/1577

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1577**
80, Robinhood Way, Winnersh, Wokingham.
Proposed installation of window to front elevation of dwelling and removal of garage door.

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: 23 MAY 2000

Officer: EXC | Application No. F/2000/1577

Map No. ..... Site ...9.04...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description:

(F) PROPOSED INSTALLATION OF WINDOW TO FRONT ELEVATION OF DWELLING & REMOVAL OF GARAGE DOOR

Location: 80 ROBIN HOOD WAY

Parish: WINNERSH Ward: Winnersh ✓ 7/6

Applicant: MR G RANGES

PD rights removed

Fee Received 00-00 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 : 7.16..... 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 (Pol letter enclosed)

.....

.....

NEIGHBOURS: SIN + 3 Laurel Cottages, Robin Hood Way
78 Robin Hood Way
Merryhill Cottage, Merryhill Green Lane
10 Windermere Close

~~From:~~
Property Dept

To:

~~From:~~ Emy Circuit

Date: 28 June 2000

Application Number: F/2000/1577

DO	
OL	
DC	
APP	
CS	
COPIES TO:	ACK:
	FILE:

Proposal: Proposed installation of window to front elevation of dwelling and removal of garage door..

Site Address:
80, Robinhood Way, Winnersh, Wokingham.

Applicant:
Mr G Rawles .

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

WOKINGHAM DISTRICT COUNCIL
RECEIVED
30 JUN 2000

The above property is a former Council house which was sold under tenants right to buy legislation in 1982.

The conveyance contains a restrictive covenant which prohibits any alteration or extension to the property without the Property Sections prior consent.

The proposed development does not appear to adversely affect the Councils adjoining interests.

Sarah Hunter
Property.

FROM: Emy Circuit

DATE: 07 June 2000

12 JUN 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1577

Proposal: Proposed installation of window to front elevation of dwelling and removal of garage door..

Site Address: 80, Robinhood Way, Winnersh, Wokingham.

Applicant: Mr G Rawles .

Your observations are required in respect of this application **by 01/07/2000** .

No comment

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 21.06.00

Clerk To Winnersh Parish/Town Council.

ADDRESS 80 ROBIN HOOD WAY PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01479	W.D.C.	SEMI-DET. HOUSE & GARAGE	31.10.74	N/A C.
BR 3163	"	"	15.8.75	APP N/
25392	MR. H. WHITE	2/St EXTENSION	21.4.86	C.
BRA463	"	"	9.5.86	APP N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Garage to Lounge - Rowles - 5/4/00

DRAINAGE

091074

Mr. Graham Rawles
80 RobinHood Way
Winnersh
Berkshire
RG41 5JN
23/5/00

23.MAY2000* 1577

Dear Sir/Madame,

The following application is for permission to install a window into a garage conversion for which permission has already been granted , see enclosed document "Conversion of garage to lounge at 80 RobinHood Way Winnersh" Ref NB/MLT/Winnersh-1B.

I also enclose documents.....

Site Plan Scale: 1 to 2500
Site Plan Scale: 1 to 500
Householder planning application form
Existing elevation plans (see drawing 1)
Existing floor plans (see drawing 2)
Proposed elevation plans (see drawing 3)
Proposed floor plans (see drawing 4)

Regards

Graham Rawles

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 05 April 2000
My ref: NB/MLT/Winnersh-1B

23.MAY2000* 1577

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

Mr G. Rawles
80 Robin Hood Way
Winnersh
Berks
RG41 5JN

Porch 3m x 2m
3m² base

Planning file number

Dear Mr Rawles,

CONVERSION OF GARAGE TO LOUNGE AT 80 ROBIN HOOD WAY, WINNERSH

I refer to your letter received on the 13 March 2000 with reference to the above.

I can confirm that a garage conversion at the above property would not require planning permission. However, if you are removing the garage door and bricking up the gap and replacing with a window, you will require planning permission for the window. This is because under planning consent 25392 there is a condition that says no windows shall be constructed in any elevation of the dwelling as extended by the permission.

However, please note that you would be exempt from any application fees payable. In addition I would advise that you check with our building control section with regard to building regulations. They can be contacted on 0118 974 6375. Please find enclosed the relevant application forms.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

Planning officer

M L THORP
Principal Development Control Officer

Ventilator

1:100

Enclosure: Planning Application Forms

6x 1:2500 scale location plan
6x 1:500 scale block plan
01189746485

Environmental Services

For office use only.
Application number:

23.MAY2000* 1577

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 GRAHAM RAWLES 80 ROBINHOOD WAY WINNERSH BERKSHIRE RG41 5JN 01189 790817
2	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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	HAVE CONSENT FOR GARAGE CONVERSION REQUIRE PLANNING PERMISSION FOR A WINDOW
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 UPVC WINDOW
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:
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

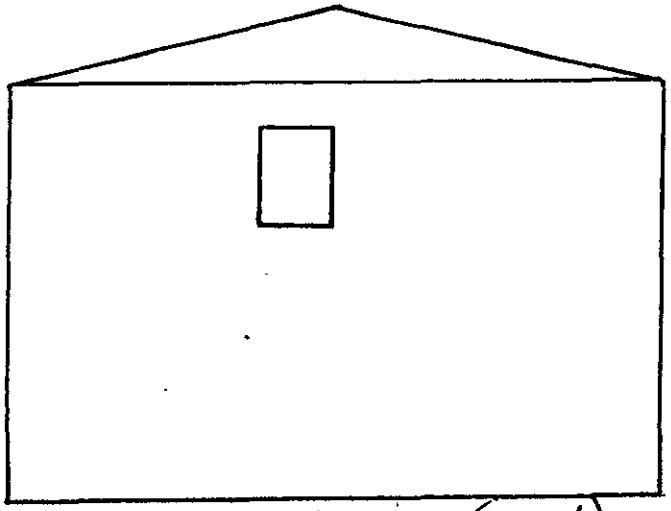
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

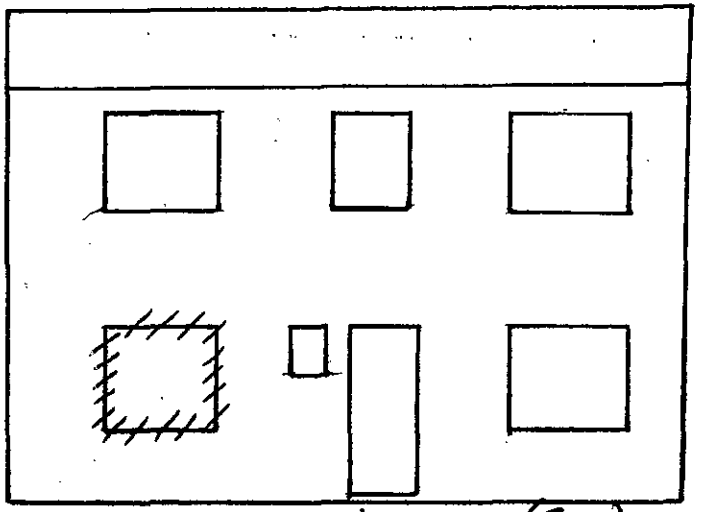
Date 22/5/00

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

23.MAY2023* 1577



Side Elevation (south)

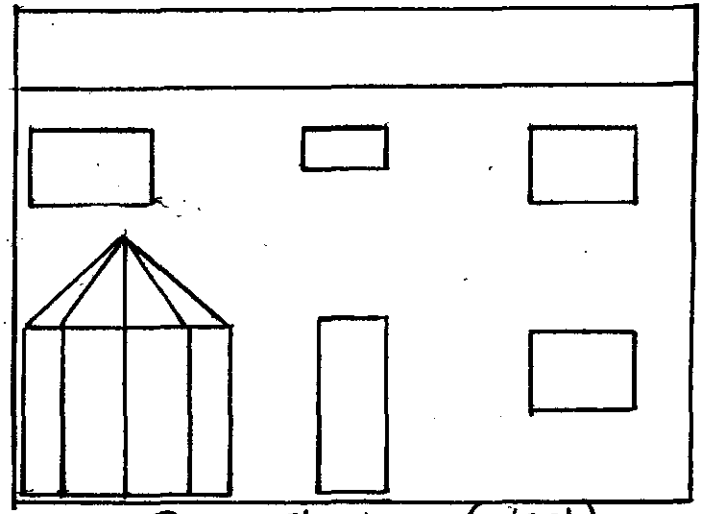


Front Elevation (East)

Drawing 3: Proposed Elevation

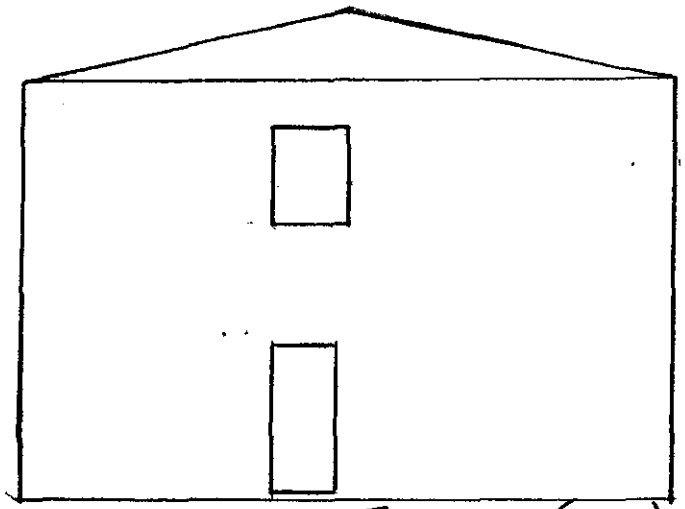
Scale: 1 to 100

APPROVED

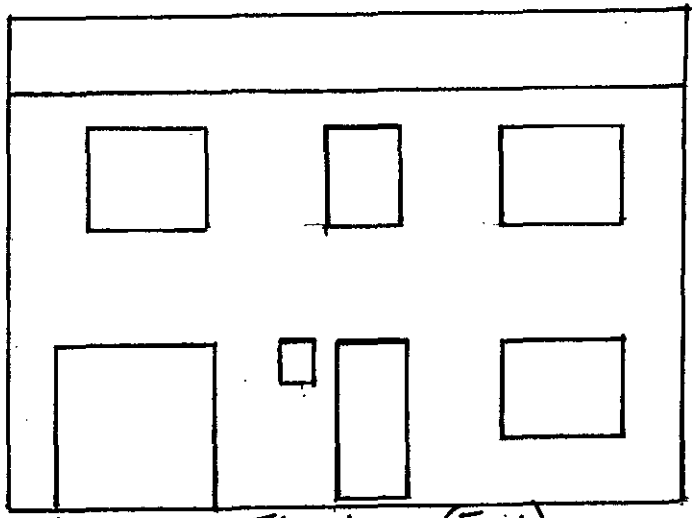


Rear Elevation (West)

23.MAY2000* 1577



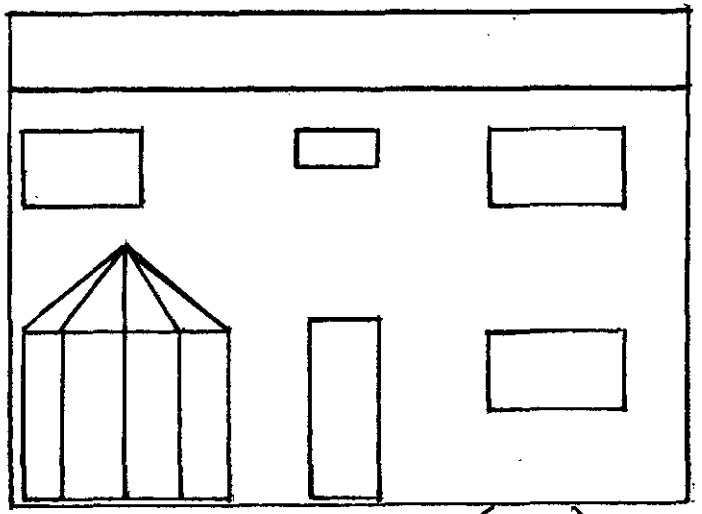
Side Elevation (South)



Front Elevation (East)

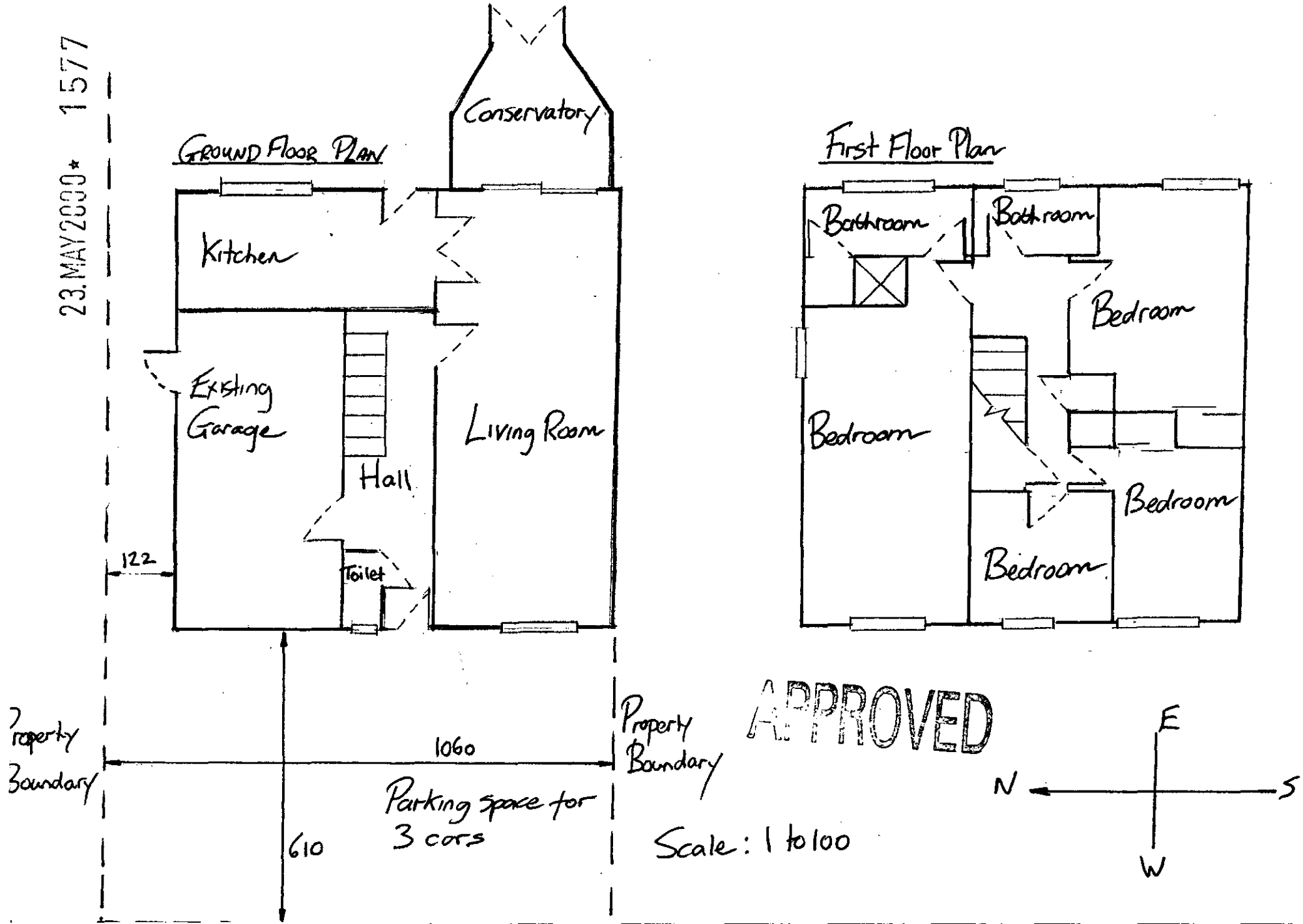
Drawing 1 :- Existing Elevations

Scale : 1 to 100



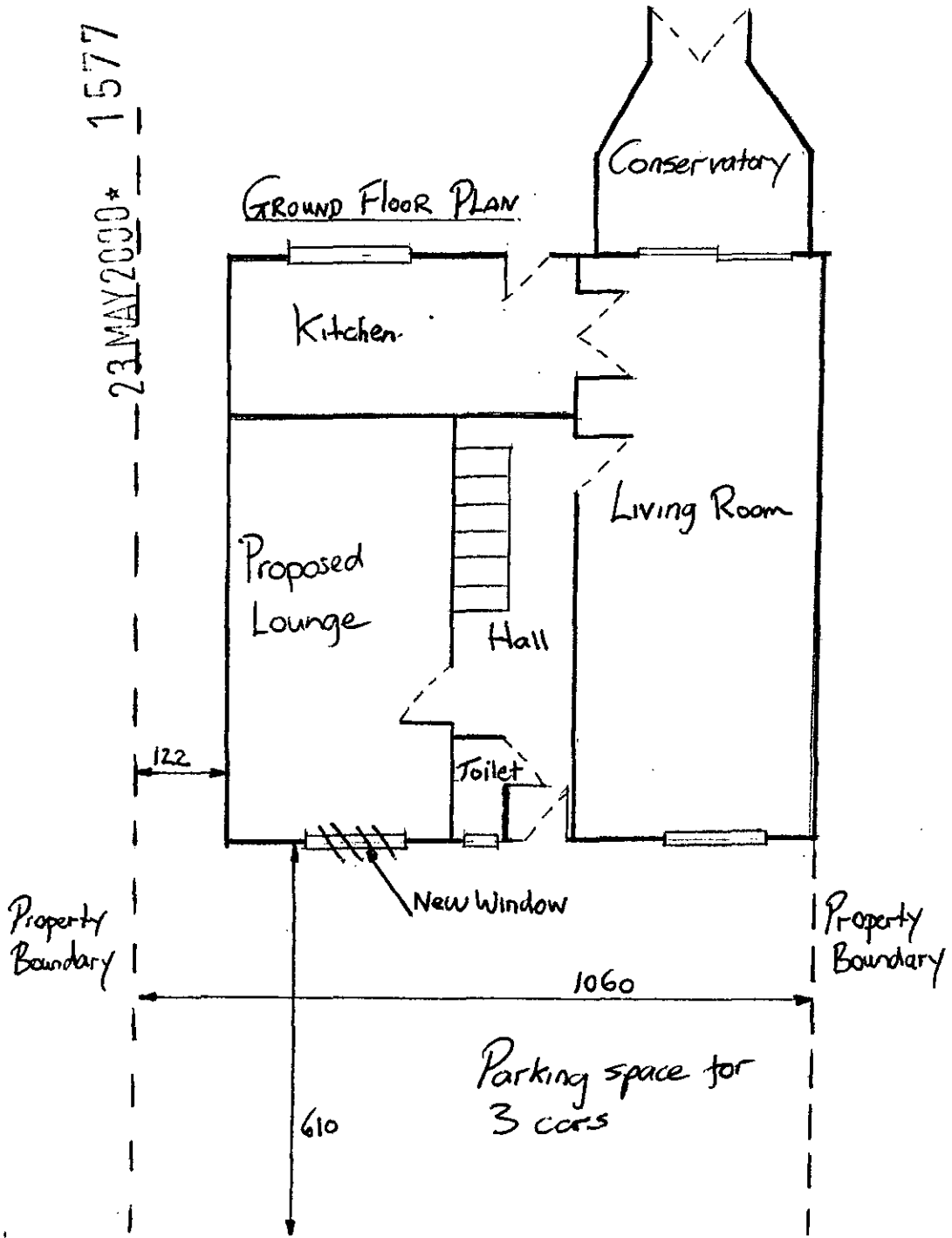
Rear Elevation (West)

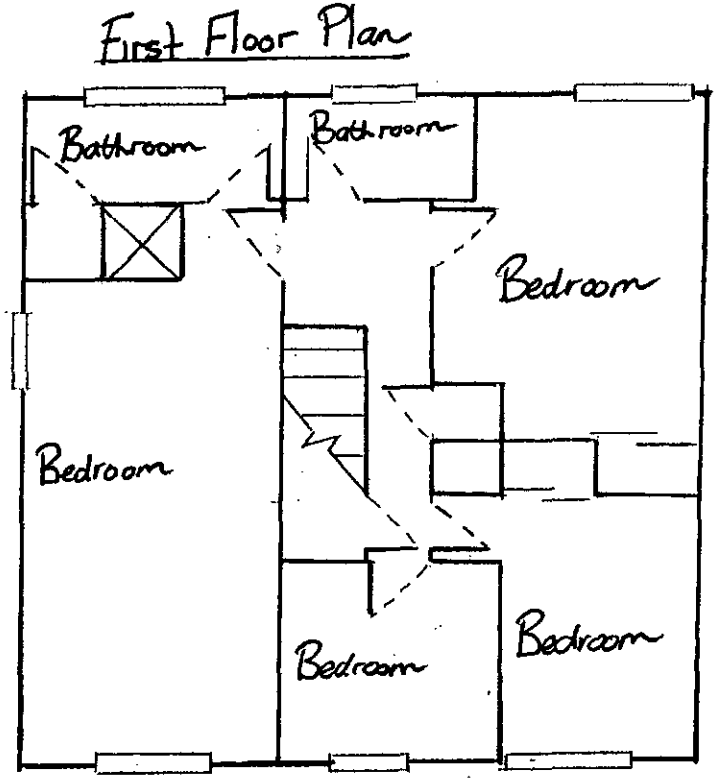
Drawing 2 : Existing Elevations

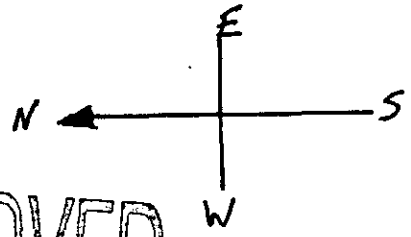


Drawing 4 : Proposed Elevation

23 MAY 2030* 1577

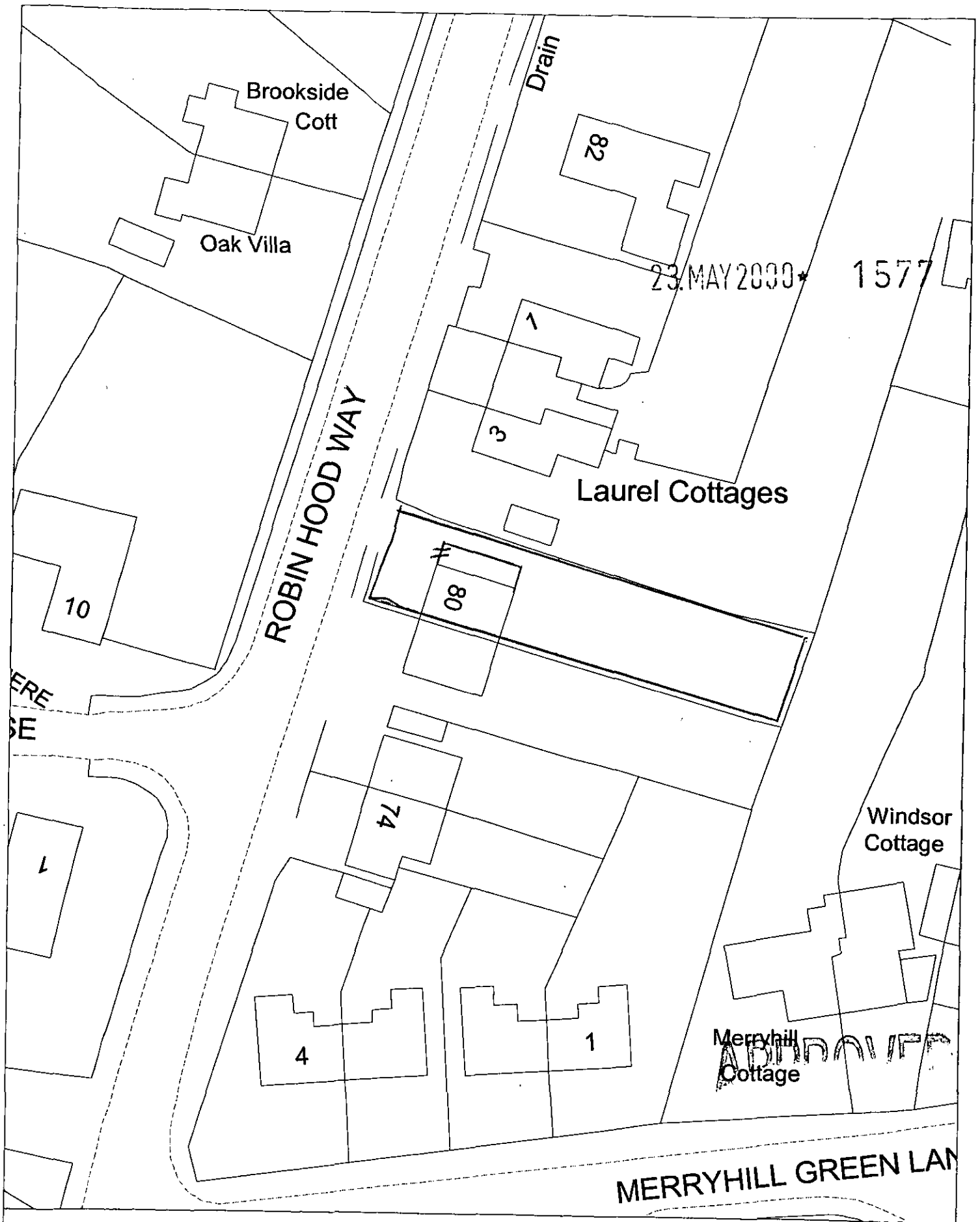






Scale : 1 to 100

APPROVED



Site Plan, Scale: 1 to 500

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Date: 13 April 2000

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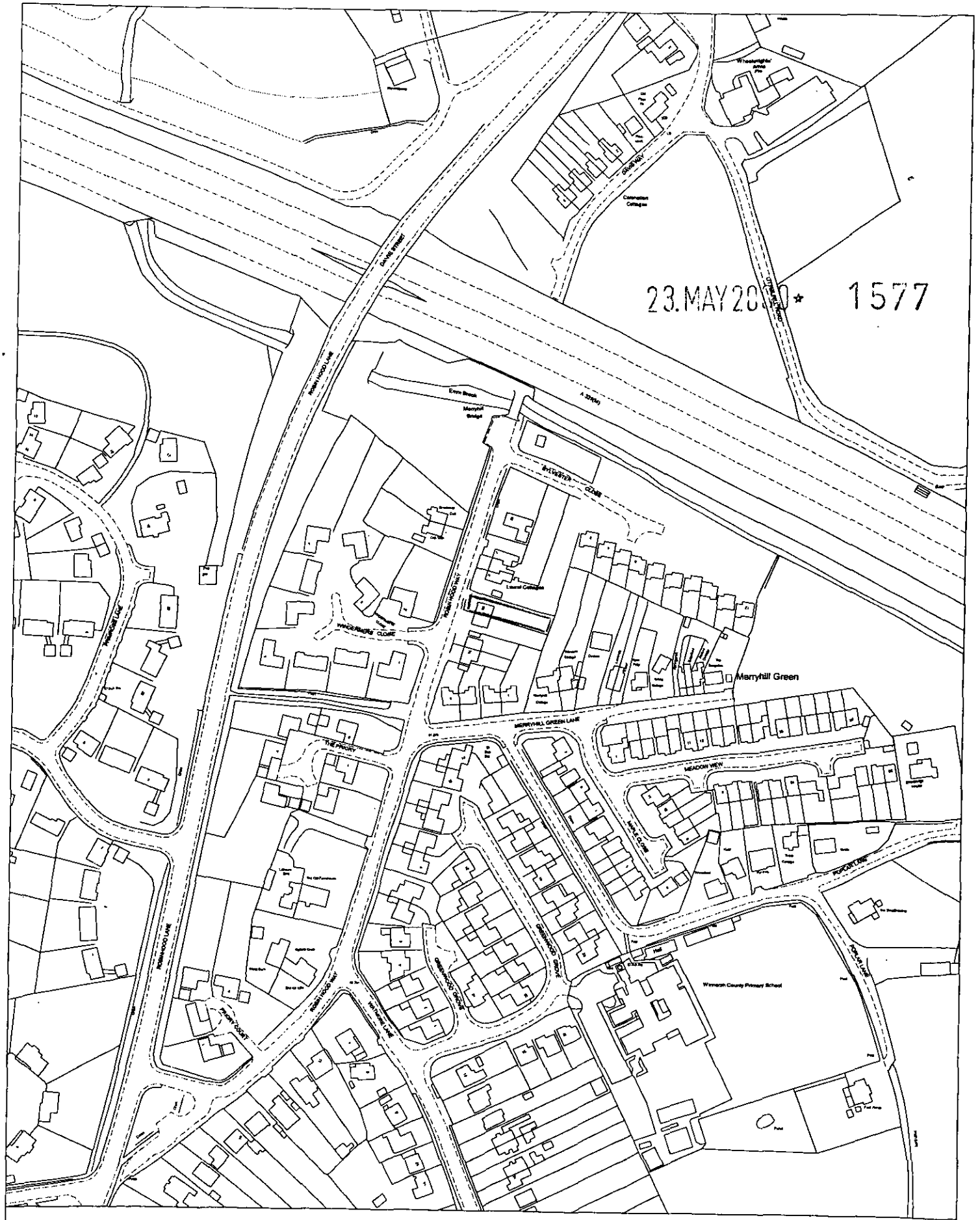

Site Plan, Scale: 1 to 2500

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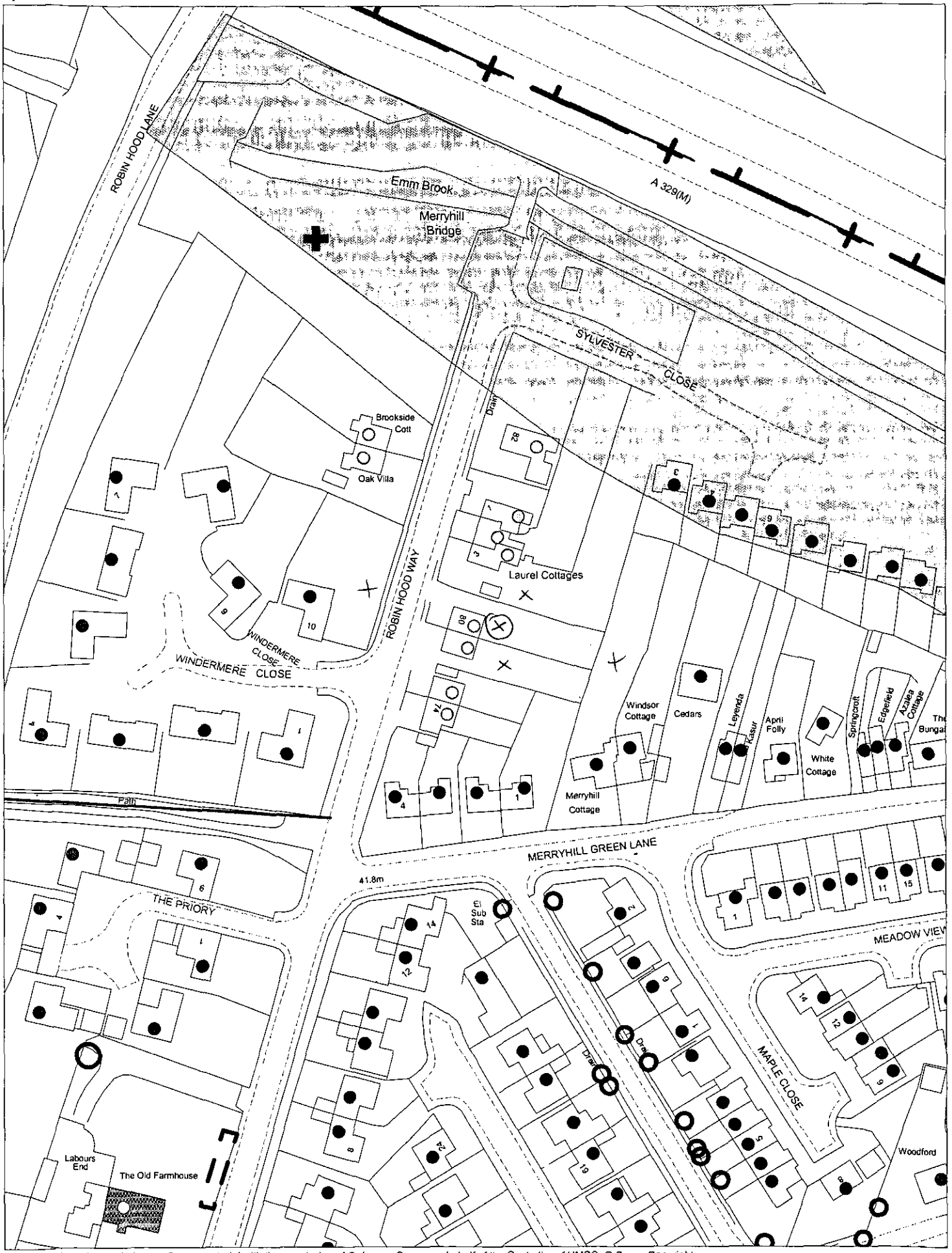

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Development Control Section, Environmental Services, Wokingham District Council.

30 May 2000

Scale: 1 : 1250

N W E S