APPLICATION NO:
F/2000/0951

LOCATION:
21 Welby Crescent, Winnersh Wokingham.

APPLICANT:
Mr & Mrs J E Nowecki

PROPOSAL:
Proposed first floor front extension to dwelling and two storey front extension.

EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **17/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J E Nowecki
21 Welby Crescent
Winnersh
WOKINGHAM
Berkshire
RG41 5SW

Application Number: F/2000/0951

Parish: **WINNERSH**

Location: **21 Welby Crescent, Winnersh, Wokingham**

Proposal: **Proposed first floor front extension to dwelling and two storey front extension**

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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the north-west elevation of the building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 28/06/2000

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,

40. CHAIRMAN

RESOLVED: That Mr S.R.Conway be elected Chairman for the meeting.

41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

54. APPLICATION NO 2000/0951 PROPOSED FIRST FLOOR FRONT EXTENSION AND TWO STOREY FRONT EXTENSION, 21 WELBY CRESCENT, WINNERSH, FOR MR & MRS J.E NOWECKI

The Committee considered a report about this application set out on Agenda pages 467 to 473.

RESOLVED: That Application No.2000/0951 be approved, subject to the conditions set out in the Agenda.

Application No.	Received	Winnersh
F/2000/0951	22.03.00	

Applicant: Mr and Mrs J E Nowecki
Location: 21 Welby Crescent, Winnersh
Proposal: First floor front extension and two storey front extension.

1. **Planning History** - The site is located in Welby Crescent, which is within the identified settlement of Winnersh. The proposed two storey and first floor extension is situated at the front of the dwelling. Planning permission was obtained for this house on 14.03.74 and there have been no further planning applications since.

   This application is before the Committee because the applicant is an employee of Wokingham District Council.

2. **Proposal** - is for a two storey and first floor front extension to the dwelling, to provide an additional bedroom and ensuite bathroom, and a bedroom and study extension. An additional parking space has also been provided.

3. **Consultations** -

- ***Landscape*** - *No objections*
- ***Highways*** - Revised plan needed to show additional parking space.
- ***Winnersh Parish Council*** - Objected due to insufficient parking spaces.

4. **Appraisal** - The main issues are:

A. Impact on the street scene: LALP Policy LBE2 and WDLP Policy WBE1.
B. Impact on neighbouring properties: LALP Policy LBE2 and WDLP Policy WBE1.
C. Concerns of the Parish Council.

A. **Impact upon the street scene**
The proposed first floor development would be 6.5 metres high, 4 metres wide and 4.4 metres deep. The original catslide roof has a height of 3.5 metres at the lowest level. The two storey extension would have a height of 5.8 metres, (0.7 metres lower than the original roof line) a width of 3.9 metres and a depth of 1.3 metres. Both extensions would have gable end roofs. The dwellings in the vicinity of the applicant have varying building lines and the extensions would not exceed the original building line of the property. The first floor extension would be 3 metres higher than the original roof line, but the design is appropriate to that of the character of the area, and neither of the extensions are considered to have an adverse effect on the street scene.

B. **Impact upon neighbouring properties**
The extension is situated to the north-east of No. 23. A living room and bedroom window are situated on the front elevation approximately 1 metre from the side footprint of the applicant. There is one obscure glazed window on the side elevation. The proposed front extension is not considered to cause sufficient adverse impact on this neighbouring property to warrant a refusal. All other neighbouring properties are a sufficient distance from the extensions for any impact to be minimised.

C. **Concerns of the Parish Council**
The Parish Council expressed concern with regard to the lack of car parking facilities available within the curtilage of the applicant's property. However, the plan has since been amended and an additional car parking space has been provided. There are now three car parking spaces for the proposed four bedroomed property.

5. Conclusion - The proposed first floor and two storey extensions are not considered to have sufficient adverse effect on the street scene or the neighbouring properties to warrant a refusal. An adequate number of car parking spaces has also been supplied whilst maintaining a large proportion of front garden area. Therefore this application is satisfactory with regard to the Council's current planning polices.

6. Recommendation - GRANT planning permission subject to the following conditions.

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

2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the north-west elevation of the building.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
3. To ensure a satisfactory external appearance.
4. To safeguard the amenities of neighbouring residents and the locality.

Joss Miller



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

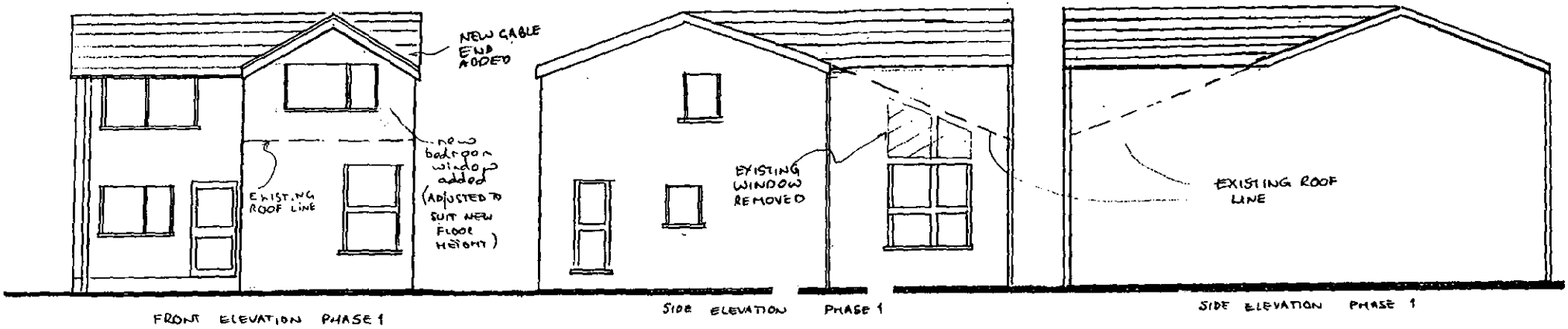
Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

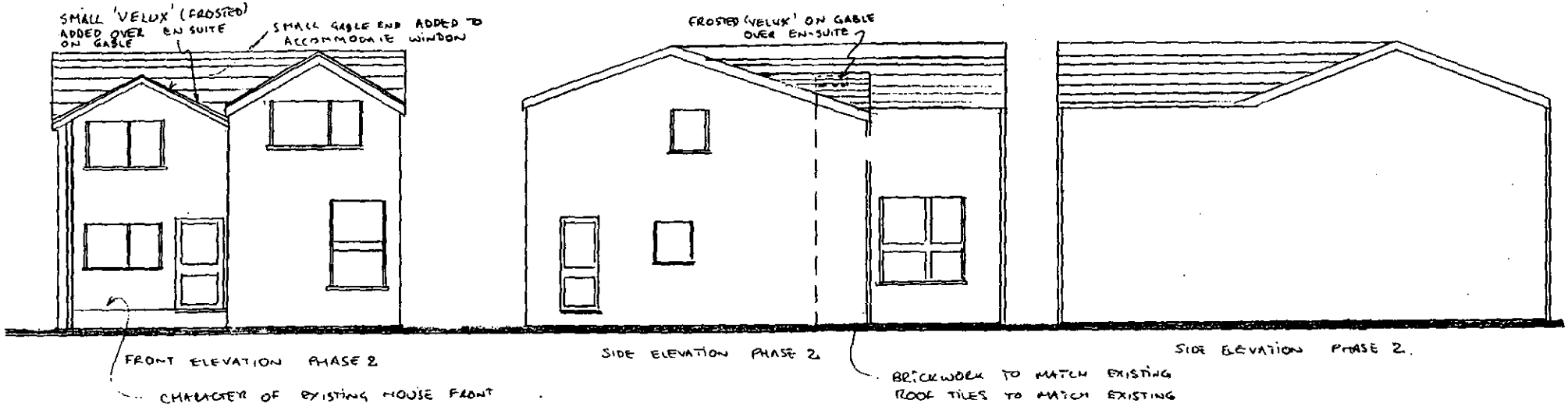
Scale: 1 : 1250

N W E S

SCALE 1:100 FEBRUARY 2000



PHASE 1 ADDS FIRST FLOOR BEDROOM 4 ONTO EXISTING DINING ROOM GALLERIED AREA. NO ADDITIONAL EXTENSION TO AREA OF PROPERTY.



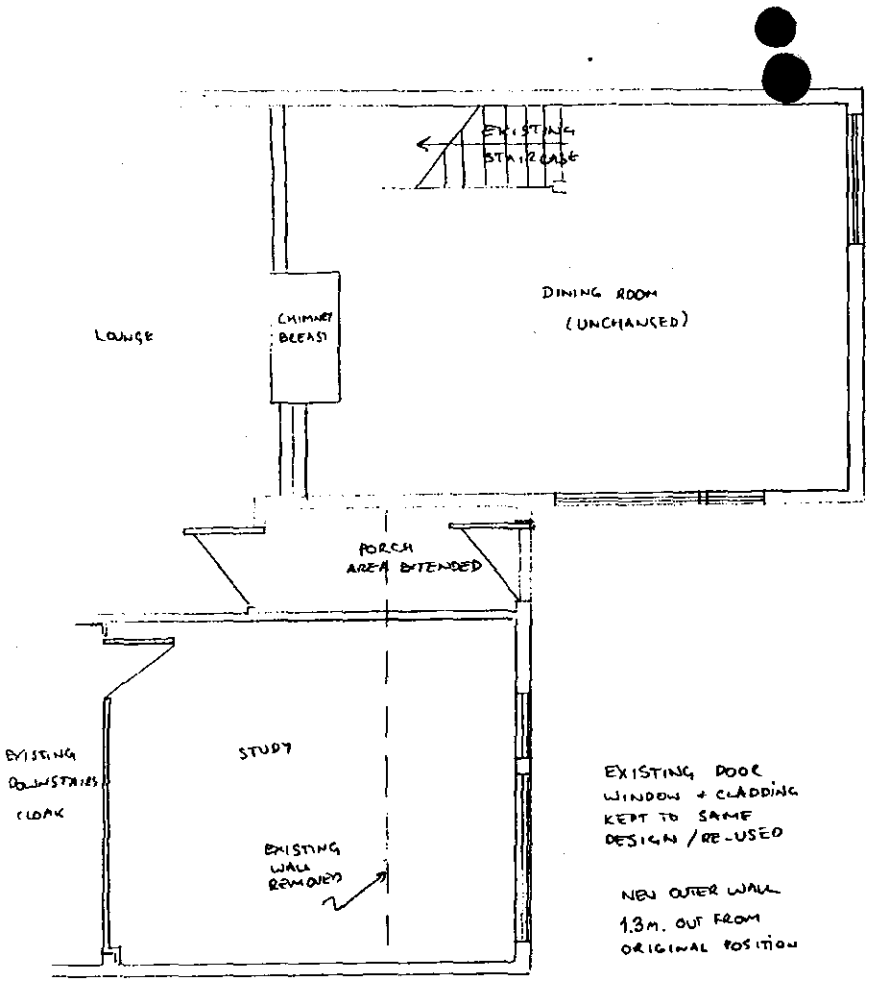
PHASE 2 EXTENDS ENTRY AREA OF HOUSE FRONT BY ~1.3 M

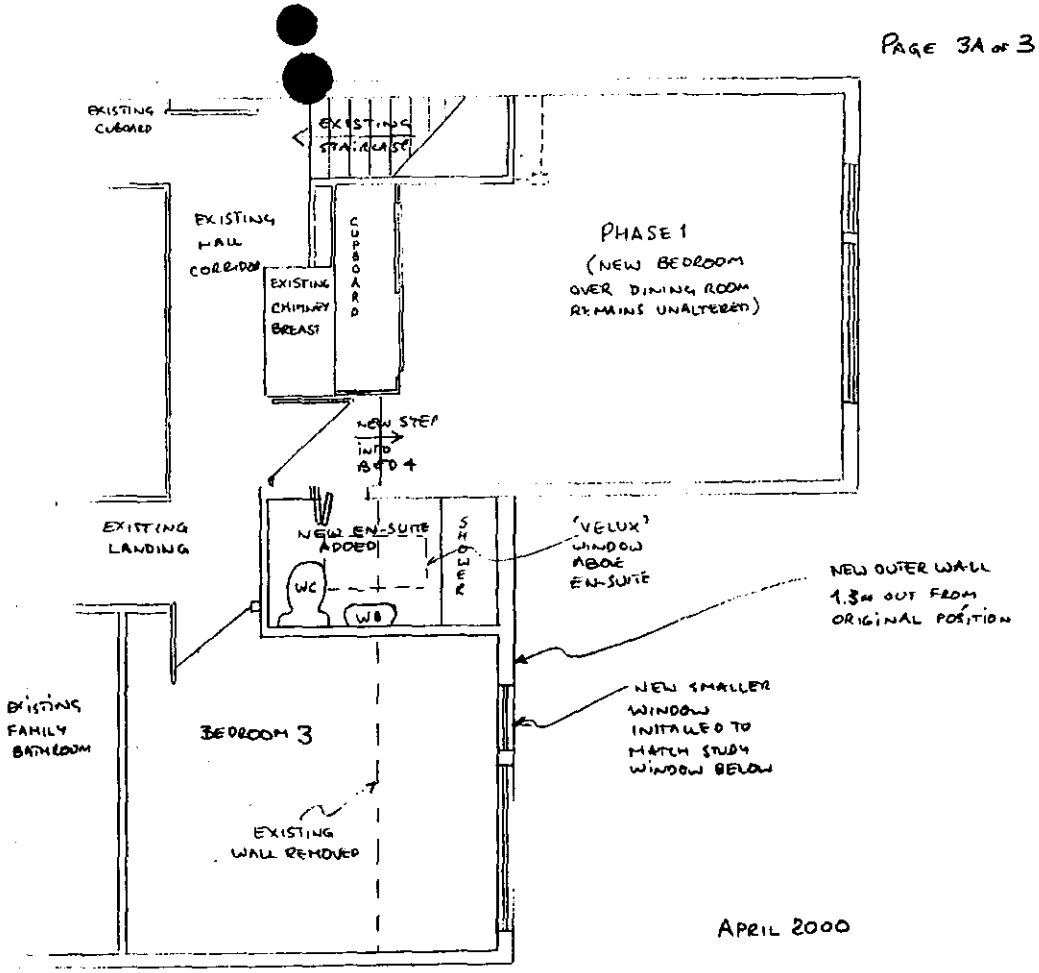
REVISED PLAN

0951

Mr + Mrs J. NOWECKI
21, WELBY CRESCENT
WINNERSH
BERKSHIRE RG41 5SW.

471





APRIL 2000

MR + MRS J. NOWECKI
21, WELBY CRESCENT
WINNERSH
BERKSHIRE RG41 5SW.

PHASE 2A

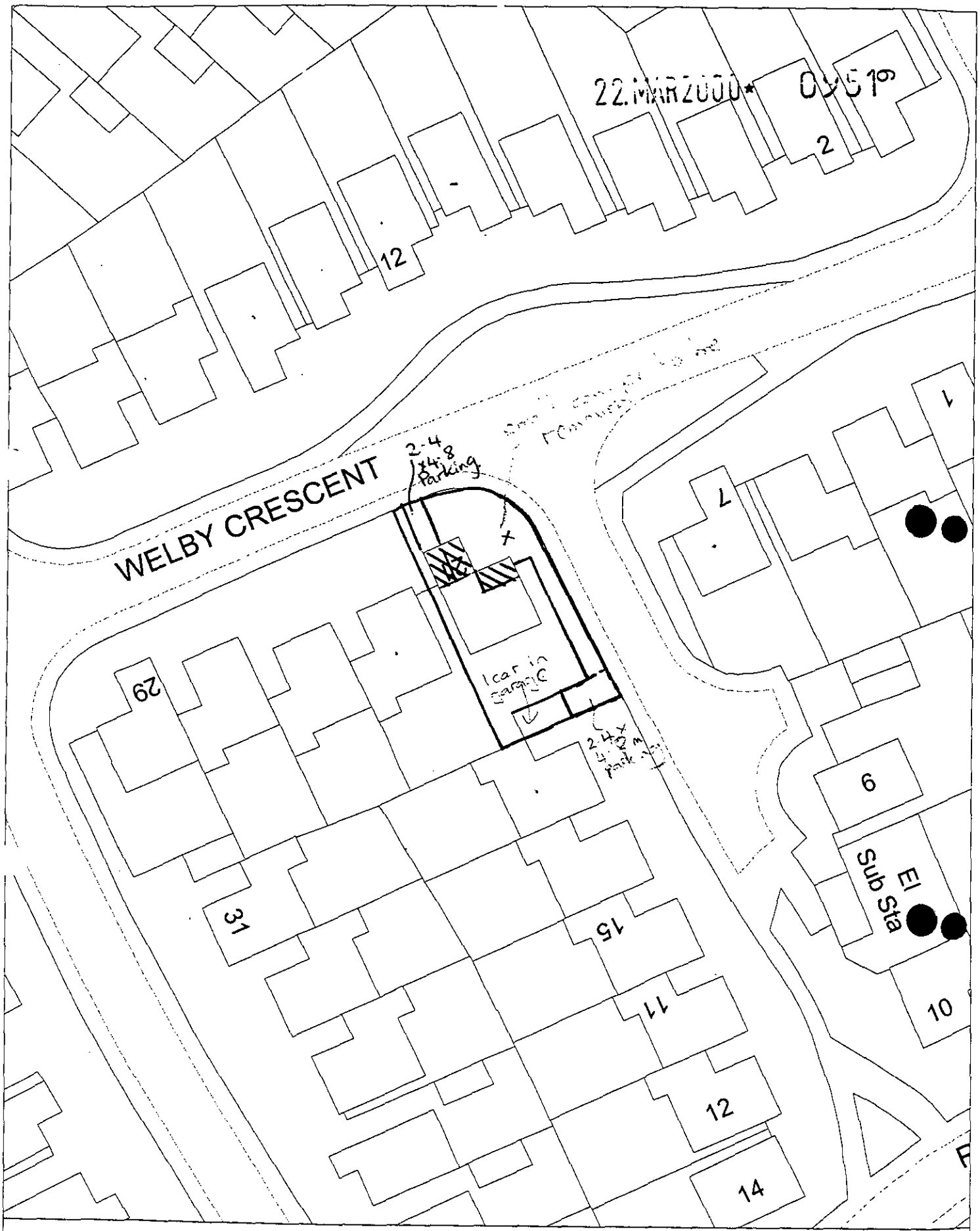
TWO FLOOR EXTENSION BRINGING EXISTING PORCH, STUDY, BED 3 OUT BY 1.3m. FROM EXISTING POSITION. CHARACTER OF CLADDING DOORS AND WINDOWS KEPT TO EXISTING DESIGN (RE-USED WHERE POSSIBLE)

SCALE 1:50

REVISED PLAN

0951

4172



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 February 2000

N W E S

473

0951

REVISED PLAN

Application No. **Received** **Winnersh**
F/2000/0951 **22.03.00**

Applicant: Mr and Mrs J E Nowecki
Location: 21 Welby Crescent, Winnersh
Proposal: First floor front extension and two storey front extension

1. **Planning History** - The site is located in Welby Crescent, which is within the identified settlement of Winnersh. The proposed two storey and first floor extension is situated at the front of the dwelling. Planning permission was obtained for this house on 14.03.74 and there have been no further planning applications since.

   This application is before the Committee because the applicant is an employee of Wokingham District Council.

2. **Proposal** - is for a two storey and first floor front extension to the dwelling, to provide an additional bedroom and ensuite bathroom, and a bedroom and study extension. An additional parking space has also been provided.

3. **Consultations** -
- ***Landscape*** - No objections
- ***Highways*** - Revised plan needed to show additional parking space.
- ***Winnersh Parish Council*** - Objected due to insufficient parking spaces.

4. **Appraisal** - The main issues are:

A. Impact on the street scene: LALP Policy LBE2 and WDLP Policy WBE1.
B. Impact on neighbouring properties: LALP Policy LBE2 and WDLP Policy WBE1.
C. Concerns of the Parish Council.

A. **Impact upon the street scene**
The proposed first floor development would be 6.5 metres high, 4 metres wide and 4.4 metres deep. The original catslide roof has a height of 3.5 metres at the lowest level. The two storey extension would have a height of 5.8 metres, (0.7 metres lower than the original roof line) a width of 3.9 metres and a depth of 1.3 metres. Both extensions would have gable end roofs. The dwellings in the vicinity of the applicant have varying building lines and the extensions would not exceed the original building line of the property. The first floor extension would be 3 metres higher than the original roof line, but the design is appropriate to that of the character of the area, and neither of the extensions are considered to have an adverse effect on the street scene.

B. **Impact upon neighbouring properties**
The extension is situated to the north-east of No. 23. A living room and bedroom window are situated on the front elevation approximately 1 metre from the side footprint of the applicant. There is one obscure glazed window on the side elevation. The proposed front extension is not considered to cause sufficient adverse impact on this neighbouring property to warrant a refusal. All other neighbouring properties are a sufficient distance from the extensions for any impact to be minimised.

C. **Concerns of the Parish Council**
The Parish Council expressed concern with regard to the lack of car parking facilities available within the curtilage of the applicant's property. However, the plan has since been amended and an additional car parking space has been provided. There are now three car parking spaces for the proposed four bedroomed property.

5. **Conclusion** - The proposed first floor and two storey extensions are not considered to have sufficient adverse effect on the street scene or the neighbouring properties to warrant a refusal. An adequate number of car parking spaces has also been supplied whilst maintaining a large proportion of front garden area. Therefore this application is satisfactory with regard to the Council's current planning polices.

6. **Recommendation** - GRANT planning permission subject to the following conditions.

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

2. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above in the north-west elevation of the building.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
3. To ensure a satisfactory external appearance.
4. To safeguard the amenities of neighbouring residents and the locality.

Joss Miller

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0951	JM
BUILDING CONTROL NUMBER.	FP2000/0760 Paul	
APPLICANT/AGENT	Mr A. Selden	
ADDRESS OF SITE	21 Welby Crescent WINNERSH	
DESCRIPTION OF PROPOSED WORK	first floor front + 2 storey front exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	Jun 00 11/12	revised plan February 2000
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	30/6/00.	

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	

Date: 18 May 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/0951

Location: 21, Welby Crescent, Winnersh, Wokingham.

Proposal: Proposed first floor front extension to dwelling and two storey front extension.

Applicant: Mr & Mrs J E Nowecki.

Case Officer: Joss Miller

The new plans show the following: Gable end roof raised 300mm higher than original submission & velux window on proposed 2 storey extension. Car parking space x 3 shown on amended parking plan.

Comments are required by 28/05/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

Approved with condition(s) reason(s)

Condition
SC: 23 (insert parking & Garaging)
SR: 06

Stephanie Knowles.
26/05/00.

Date: 18 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0951

Location: 21, Welby Crescent, Winnersh, Wokingham.

Proposal: Proposed first floor front extension to dwelling and two storey front extension.

Applicant: Mr & Mrs J E Nowecki.

Case Officer: Joss Miller

The new plans show the following: Gable end roof raised 300mm higher than original submission & velux window on proposed 2 storey extension. Car parking space x 3 shown on amended parking plan.

Comments are required by 28/05/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No 2/2000/0951 (Planaps) / (Ludhouse) Date Rec. 10/5/00

Location: 21 Welby Crescent, Winnersh

Parish

Applicant: Mr & Mrs Nowecki

Description of attached plans Gable end roof raised 300mm higher than original submission & velux window on proposed 2 storey extension. Car parking space x 3 shown on amended parking plan.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		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: 10, 12, 14, 16, 7, 19, 23 Welby Crescent

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 JM

Consultations Sent by Admin. on 18.5.00.

Yellow - Part One Copy
Green - Officer's Copy

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0951

Applicant : Mr & Mrs J E Nowecki .

Location : 21, Welby Crescent, Winnersh, Wokingham.
Proposal : Proposed first floor front extension to dwelling and two storey front extension.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4/00

Date Registered : 22/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 17/05/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0951

Appraisal :

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

Application Number F/2000/0951
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 21 Welby Crescent Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0951

OFFICER: Joss Miller

DATE OF SITE VISIT: 10/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on boundary wall

2. DESCRIPTION OF SURROUNDINGS

Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING

Detached houses of brick & tiles

4. RELATIONSHIP TO ADJOINING PROPERTIES

Road junction - stepped back but clearly visible

23 One o/g window to bathroom



5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2 spaces.

LEVELS —

BOUNDARY TREATMENT open

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 24 March 2000

Application Number: F/2000/0951

Proposal: Proposed first floor front extension to dwelling and two storey front extension.

Site Address:
21, Welby Crescent, Winnersh, Wokingham.

Applicant:
Mr & Mrs J E Nowecki .

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

A FOUR BEDROOM HOUSE REQUIRES 3 PARKING SPACES, PLEASE SUBMIT REVISED PLAN TO SHOW THIS.

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

7-4-00

FROM: Joss Miller

DATE: 24 March 2000

MAR 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0951

Proposal: Proposed first floor front extension to dwelling and two storey front extension..

Site Address: 21, Welby Crescent, Winnersh, Wokingham.

Applicant: Mr & Mrs J E Nowecki .

Your observations are required in respect of this application **by 17/04/2000** .

The Committee **OBJECTED** to this application on the following grounds:

1 There would be insufficient parking spaces for a four bedroomed house

SIGNED: _____ DATE: 18.04.00

Clerk To Winnersh Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design.
Joss Miller

DATE: 26th April 2000

Location:	21 Welby Crescent, Winnersh, Wokingham
Proposal:	PROPOSED FIRST FLOOR EXTENSION TO DWELLINGAND TWO STOREY FRONT EXTENSION
Application Number:	F/2000/0951

In response to your consultation dated 24th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The proposals would require the removal of a small clipped ornamental conifer within the front garden but I do not consider this to be significant. There are also number of other young trees and conifers including a small monkey puzzle tree (Araucaria araucana) which in the long term may not be successfully retained. However, when viewed within the context of the overall site and surroundings this is of only minor importance.



ROBERT PETROW
Consultant Landscape Architect

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Joss Miller

DATE: 26th April 2000

Location:	21 Welby Crescent, Winnersh, Wokingham
Proposal:	PROPOSED FIRST FLOOR EXTENSION TO DWELLINGAND TWO STOREY FRONT EXTENSION
Application Number:	F/2000/0951

In response to your consultation dated 24th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The proposals would require the removal of a small clipped ornamental conifer within the front garden but I do not consider this to be significant. There are also number of other young trees and conifers including a small monkey puzzle tree (Araucaria araucana) which in the long term may not be successfully retained. However, when viewed within the context of the overall site and surroundings this is of only minor importance.



ROBERT PETROW
Consultant Landscape Architect

Received by Wokingham District Council

Application No: F/2000/0951

Proposal:
Proposed first floor front extension to dwelling and two storey front extension.

Location:
21, Welby Crescent, 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 17/04/2000. 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

Staff.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~02 MAR 2000~~ VALID 22 MAR 2000	Map No. 59 Site 003
Officer: JM / Application No. F/2000/0951	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F.) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING AND TWO STOREY FRONT EXTENSION

Location: 21 WELBY CRESCENT

Parish: WINNERSH Ward: Winnersh 24.3.2000

Applicant: MR/MRS NOWECKI

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

Enforcement (11) 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	NO red line ✓	8/3	22 MAR 2000
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	include parking in red line - parking at front also ? (3 vehicles) ✓	8/3	
3	Forms unsigned			
4	Correct S 66 certificate		8/3	? 2 MAR 2000
(5)	Elevation plans	Scale ? — Side elevation indicates Velux window to en suite,		
(6)	Floor plans	Scale ? — but no en suite is shown in floor plans. ✓		
7	Metric scale disclaimer	— New bedroom front elevation has window in but floor plan shows it in different position		
8	Encroachment letter	— Are windows drawn to scale?? (again, floor plans / elevations differ)		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.3.2000 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 + 10, 12, 14, 16 Welby Crescent ✓

7, 19, 23 Welby Crescent

ADDRESS 21 WELBY CRESCENT PARISH WINNERSH

PLOT No. 86 ORD. SHEET No. SW 7710(S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
197/71	Gable Construction Co Ltd	Outline Res Devel	15.4.71	NA Reju
1418/72	"	Detach House & garage	23.11.72	— C/A
00107	David Charles (Surrey) Ltd.	Det house & garage	14.3.74	— C/A
6R 6343	" " "	" "	7.5.74	App w/

DATE OF COMPLETION

MINISTRY DECISION 197/71 Appeal Partly Allowed 12.4.72

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
22.MAR2000* 0951

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 J E Nowecki 21 Welby Crescent Winnersh Wokingham RG41 5SW 0118 978 0068
Office X 6138	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.	21 Welby Crescent Winnersh Wokingham RG41 5SW
4	Give brief details of the proposal for example, two storey side extension. About the application	4th Bedroom above existing dining room + en suite Extend existing front wall to give larger study + bedroom
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.	White cladding to remain Bricks to match existing
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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 27/2/00

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

Environmental Services

For office use only.
Application number:
22.MAR2000* 0951

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 J E Nowecki 21 Welby Crescent Winnersh Wokingham 0118 978 0068 RG41 5SW.
	Office X6138.	
	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.	21 Welby Crescent Winnersh Wokingham RG41 5SW
4	Give brief details of the proposal for example, two storey side extension. About the application	4th Bedroom above existing dining room + en suite Extend existing front wall to give larger study + bedroom
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.	White cladding to remain Bricks to match existing.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3/4	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.		

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.

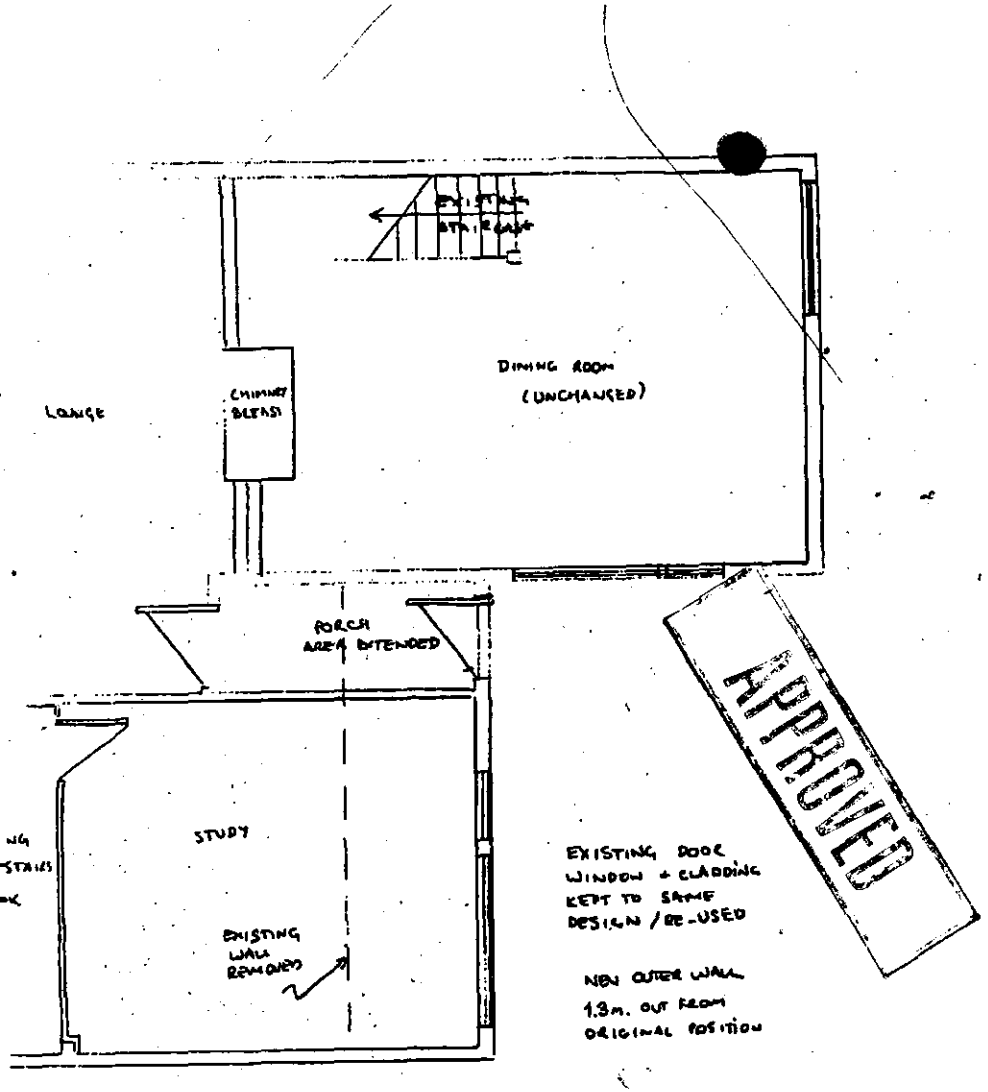
Owner's name	Address at which the notice was served	Date on which the notice was served

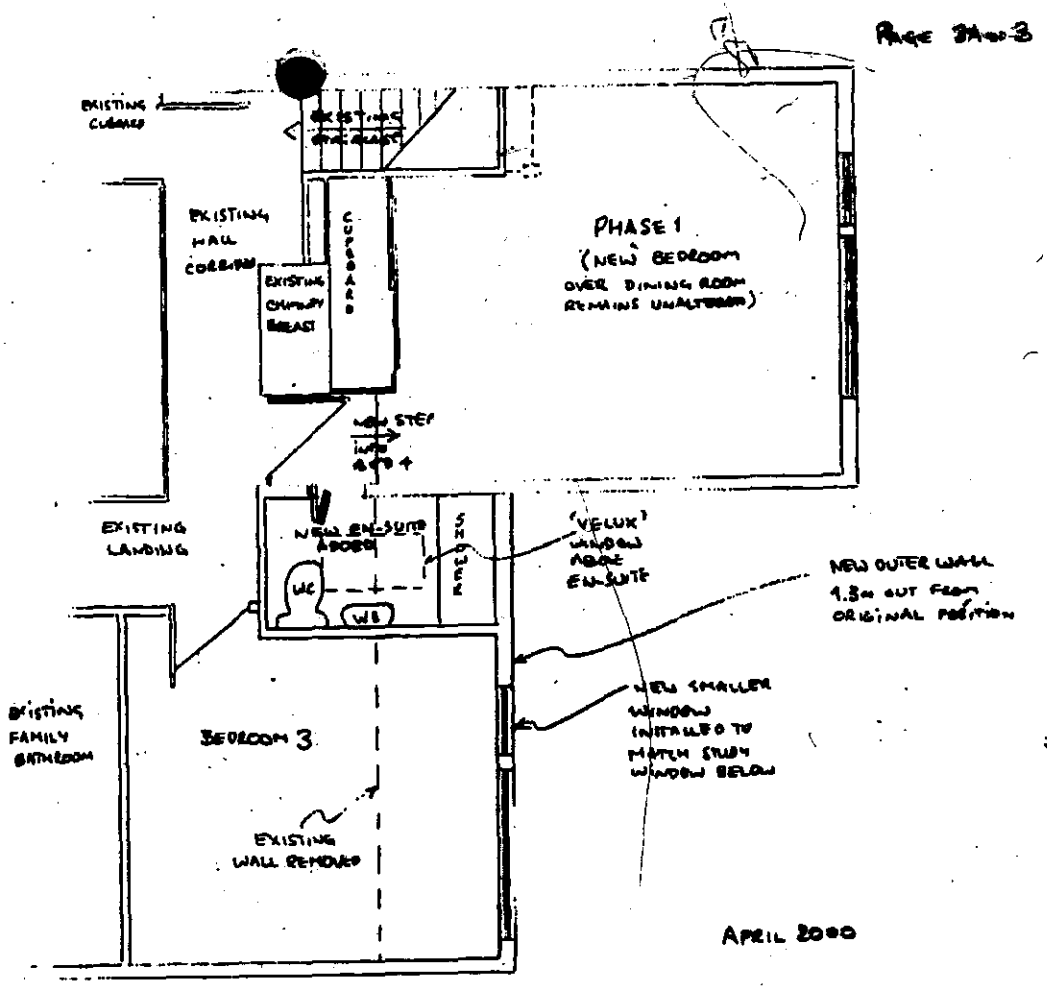
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 27/2/00

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





PHASE 2A

TWO FLOOR EXTENSION BRINGING EXISTING PORCH, STUDY, BED 3 OUT BY 1.8m. FROM EXISTING POSITION. CHARACTER OF CLADDING DOORS AND WINDOWS KEPT TO EXISTING DESIGN (RE-USED WHERE POSSIBLE)

APRIL 2000

MR + MRS J. NOWECKI
21, WELBY CRESCENT
WINNERSH
BERKSHIRE RG41 5SW.

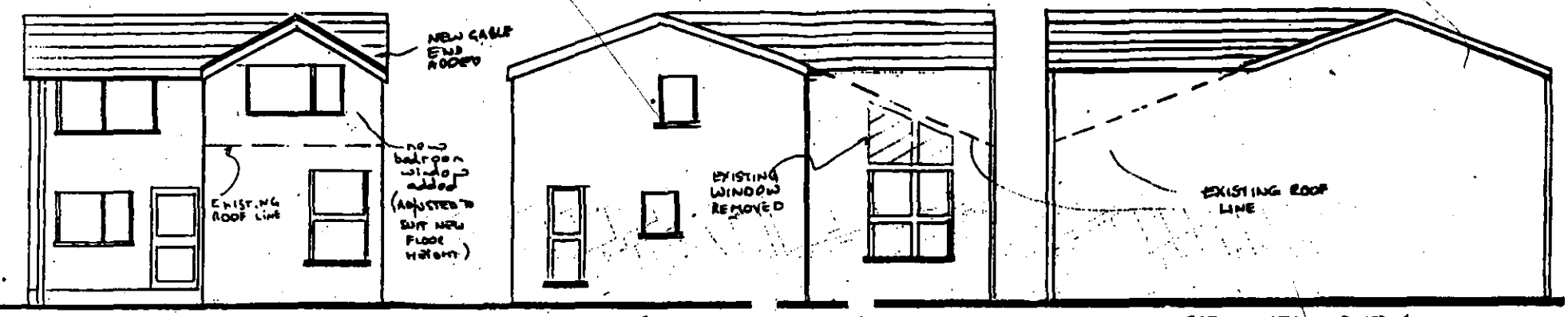
SCALE 1:50

REVISED PLAN

0951

30/6/00

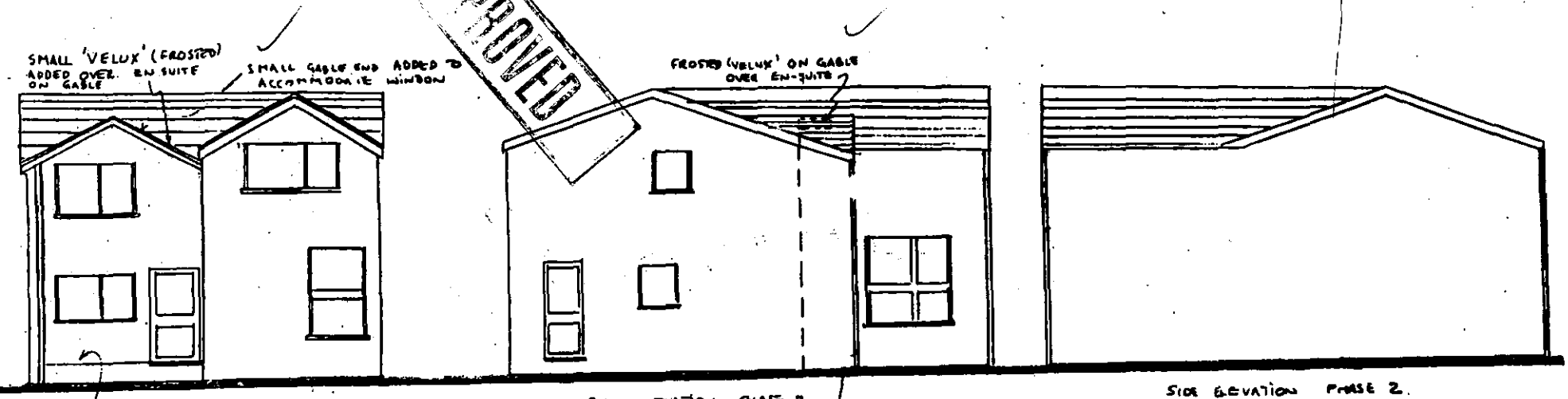
SCALE 1:100 FEBRUARY 2000



FRONT ELEVATION PHASE 1 — SIDE ELEVATION PHASE 1 — SIDE ELEVATION PHASE 1

PHASE 1 ADDS FIRST FLOOR BEDROOM 4 ONTO EXISTING DINING ROOM GALLERIED AREA. NO ADDITIONAL EXTENSION TO AREA OF PROPERTY.

APPROVED



FRONT ELEVATION PHASE 2 — SIDE ELEVATION PHASE 2 — SIDE ELEVATION PHASE 2.

CHARACTER OF EXISTING HOUSE FRONT RETAINED. WALL MOVED FORWARD BY ~ 1.3 m.

BRICKWORK TO MATCH EXISTING
ROOF TILES TO MATCH EXISTING

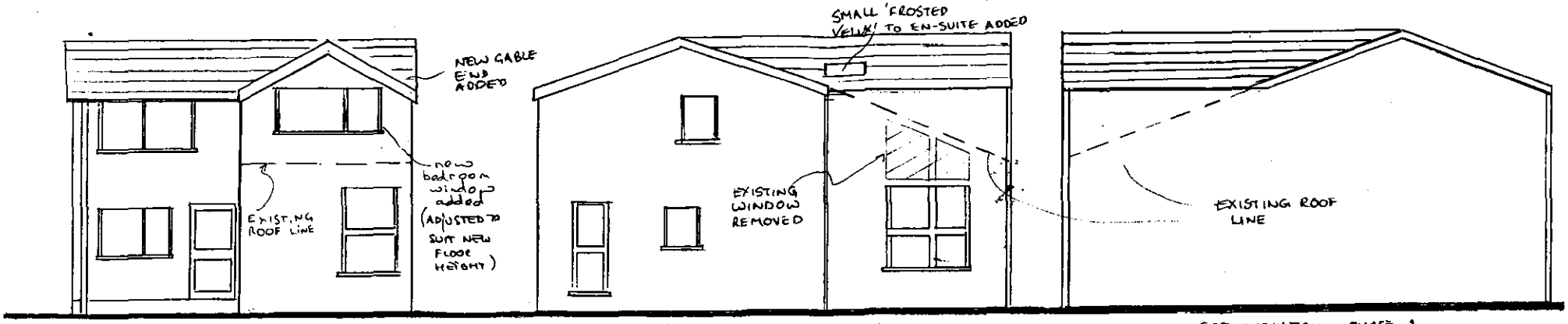
PHASE 2 EXTENDS ENTRY AREA OF HOUSE FRONT BY ~1.3 M

30/6/00

REVISED PLAN

Mr + Mrs J. NOWECKI
21, WELBY CRESCENT

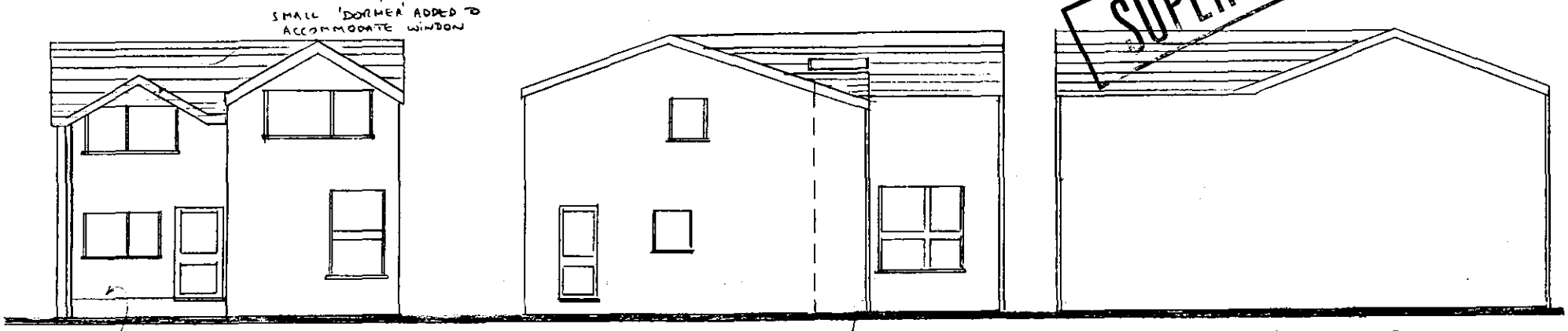
SCALE 1:100 FEBRUARY 2000



FRONT ELEVATION PHASE 1 — SIDE ELEVATION PHASE 1 — SIDE ELEVATION PHASE 1

PHASE 1 ADDS FIRST FLOOR BEDROOM 4 ONTO EXISTING DINING ROOM GALLERIED AREA. NO ADDITIONAL EXTENSION TO AREA OF PROPERTY.

SUPERSEDED



FRONT ELEVATION PHASE 2 — SIDE ELEVATION PHASE 2 — SIDE ELEVATION PHASE 2

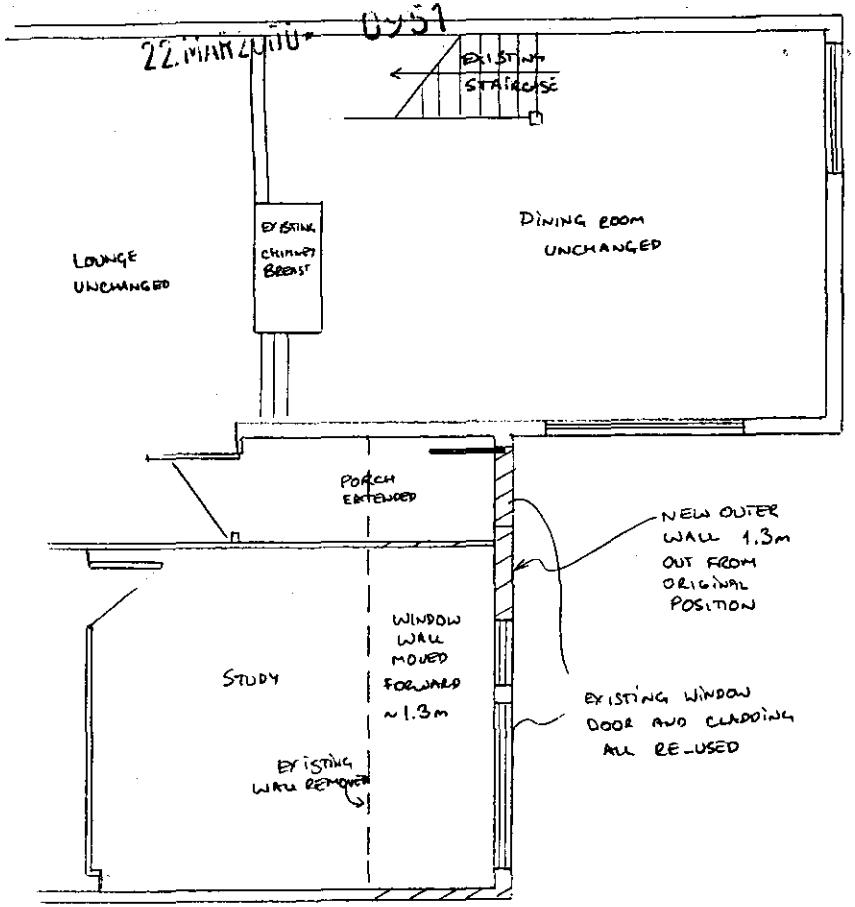
CHARACTER OF EXISTING HOUSE FRONT RETAINED. WALL MOVED FORWARD BY ~ 1.3 M.

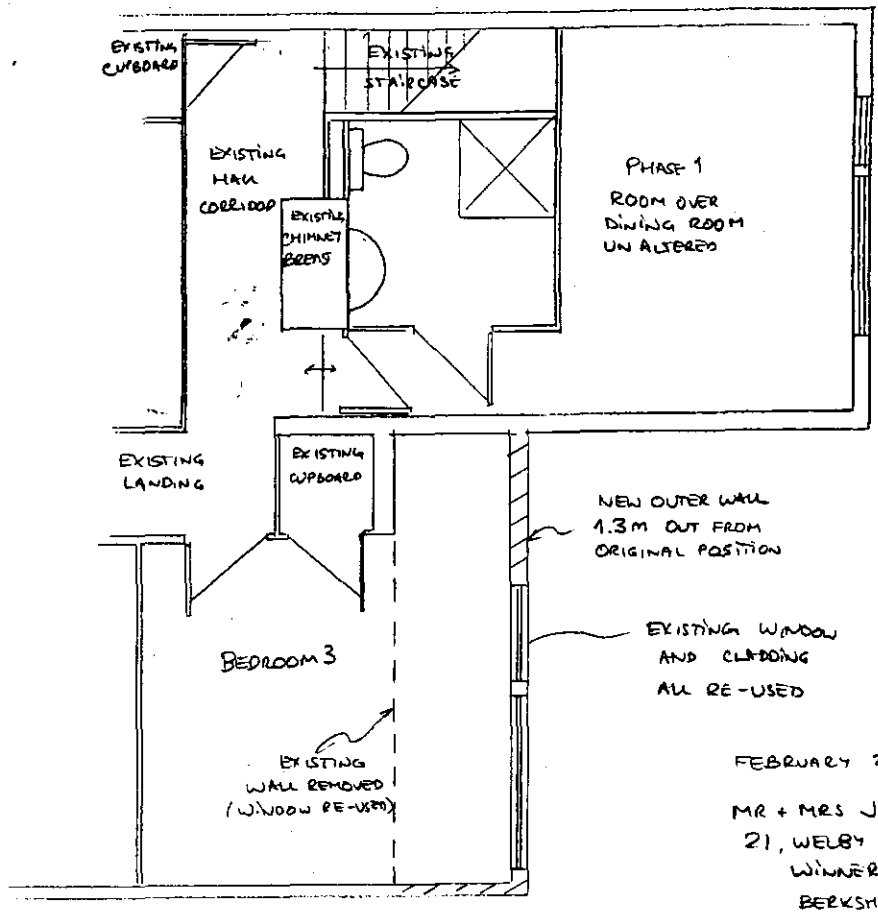
REVISED PLAN

PHASE 2 EXTENDS ENTRY AREA OF HOUSE FRONT BY ~1.3 M

Mr + Mrs J. NOWECKI
21, WELBY CRESCENT
WINNERSH
BERKSHIRE RG41 5SW.

22. MAR 2000 0751





FEBRUARY 2000

MR + MRS J. NOWECKI
21, WELBY CRESCENT
WINNERSH
BERKSHIRE RG41 5SW

PHASE 2

TWO FLOOR EXTENSION BRINGING PORCH, STUDY AND BEDROOM 3 OUT BY 1.3m. FROM EXISTING POSITION. ALL DOORS AND WINDOWS RETAINED.

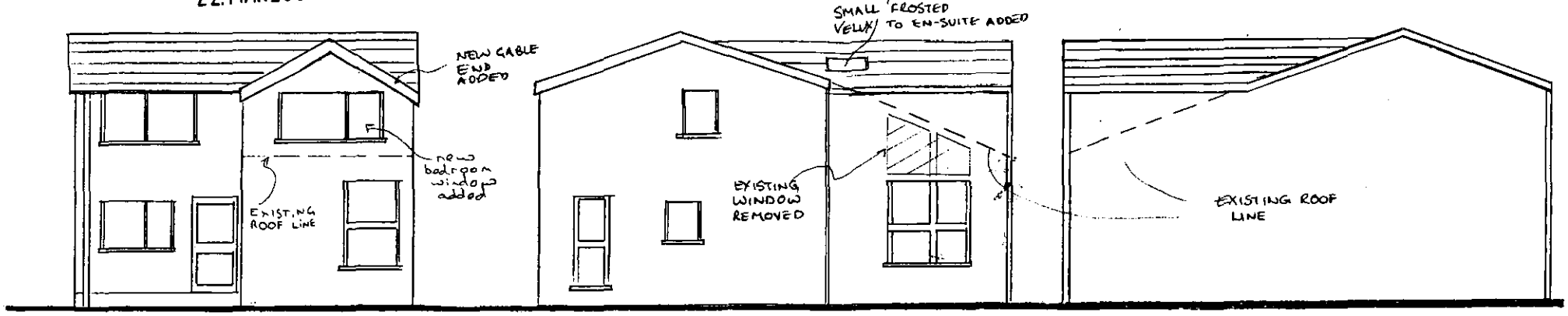
SCALE 1:50

SUPERSEDED

REVISED PLAN

SCALE 1:100 FEBRUARY 2000

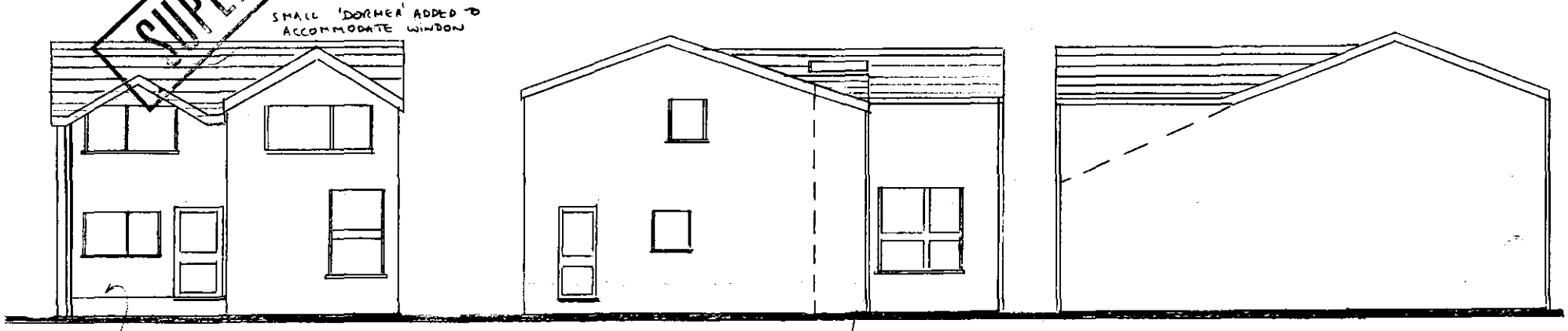
22.MAR2000* 0951



FRONT ELEVATION PHASE 1 — SIDE ELEVATION PHASE 1 — SIDE ELEVATION PHASE 1

PHASE 1 ADDS FIRST FLOOR BEDROOM 4 ONTO EXISTING DINING ROOM GALLERIED AREA. NO ADDITIONAL EXTENSION TO AREA OF PROPERTY.

SUPERSEDED



FRONT ELEVATION PHASE 2 — SIDE ELEVATION PHASE 2 — SIDE ELEVATION PHASE 2

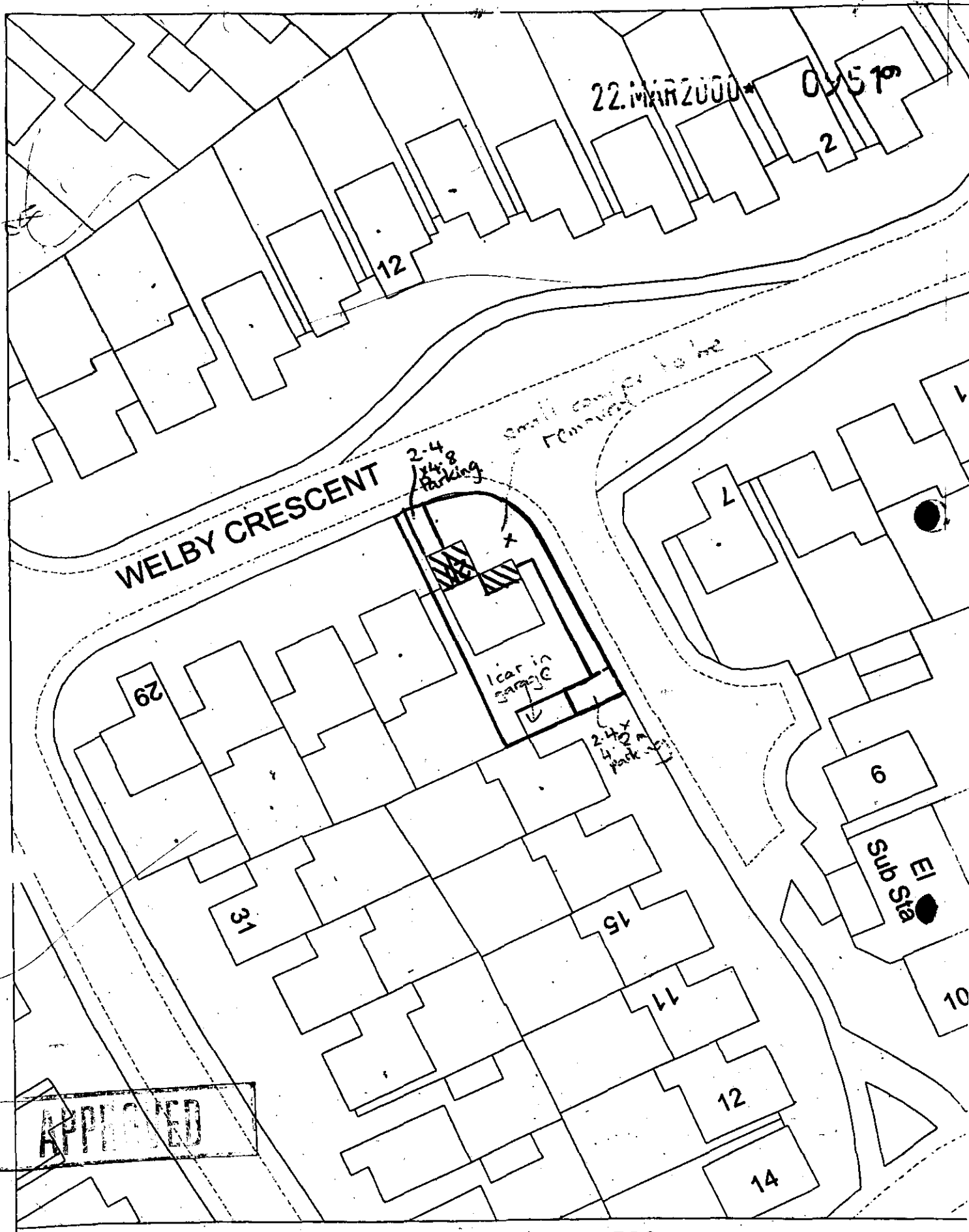
CHARACTER OF EXISTING HOUSE FRONT RETAINED. WALL MOVED FORWARD BY ~ 1.3 m.

BRICKWORK TO MATCH EXISTING
ROOF TILES TO MATCH EXISTING

PHASE 2 EXTENDS ENTRY AREA OF HOUSE FRONT BY ~1.3 M

REVISED PLAN

Mr + Mrs J. NOWECKI
21, WELBY CRESCENT
WINNERSH
BERKSHIRE RG41 5SW.



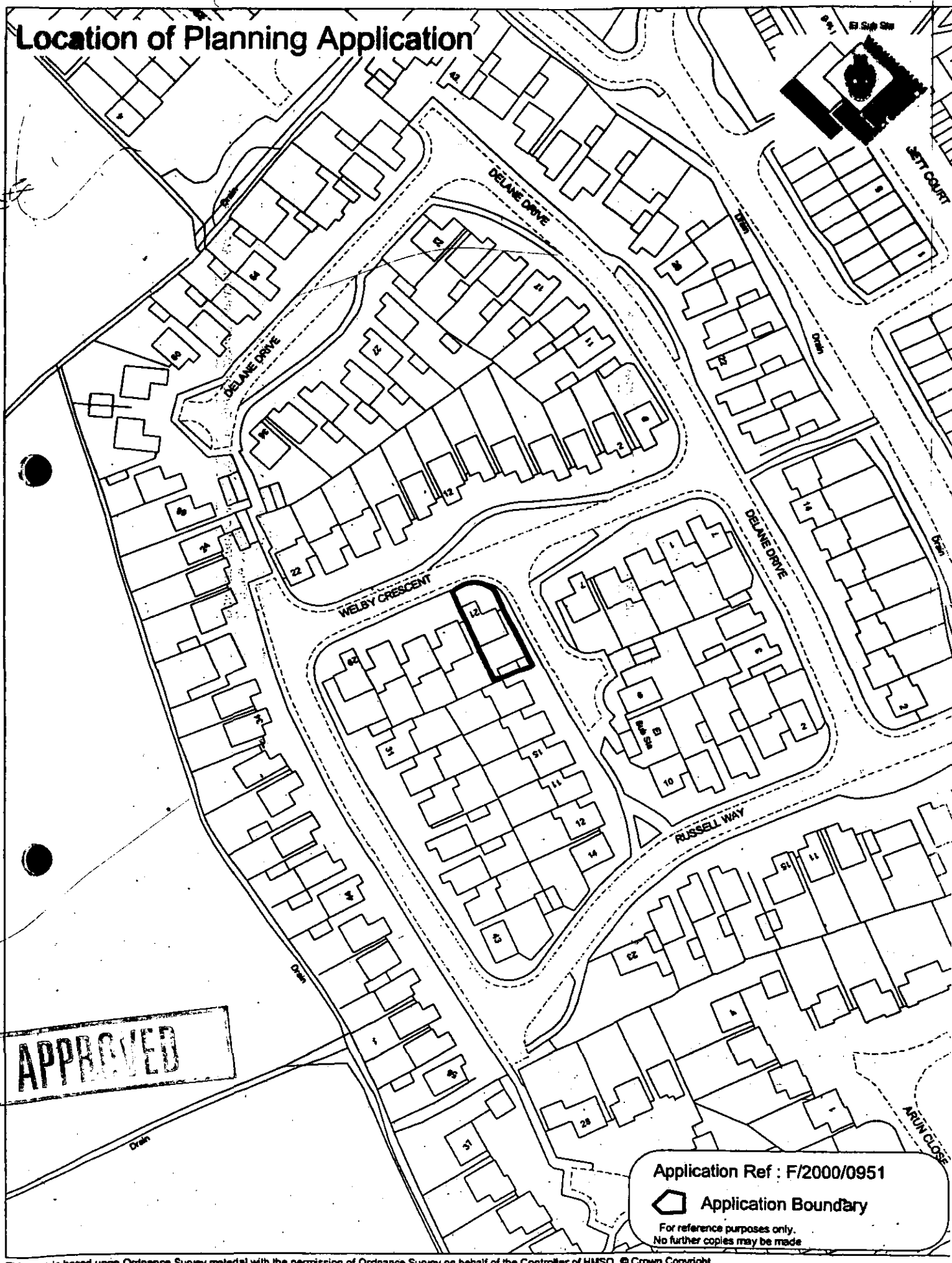
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 February 2000

Location of Planning Application



APPROVED

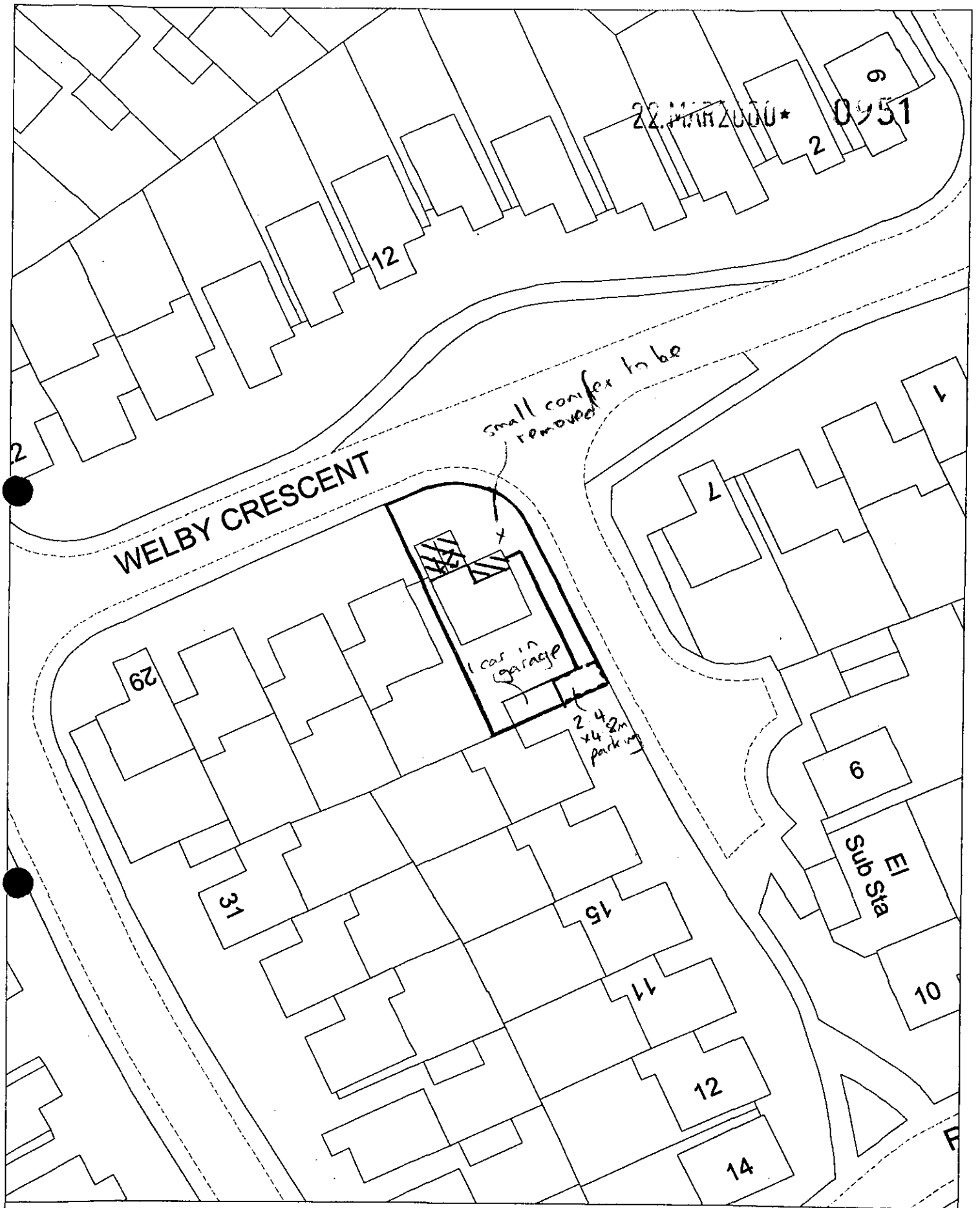
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

Scale: 1 : 1250

N W S



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 23 February 2000