APPLICATION NO:
F/2002/6144

LOCATION:
12 Woodward Close, Winnersh Wokingham.

APPLICANT:
Mr A J Torres C/O Eton Surveying Consultancy Ltd

PROPOSAL:
Proposed first floor front extension to dwelling.

EARLIEST DATE FOR DECISION: **21/04/2002**
28 days expiry 25/4/02
APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

APPROVED
95
03.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A J Torres
C/O Eton Surveying Consultancy Ltd
6 Tilstone Close
Eton Wick
Windsor
Berks
SL4 6NG

Application Number: F/2002/6144

Parish: **WINNERSH**

Location: **12, Woodward Close, Winnersh, Wokingham.**

Proposal: **Proposed first floor front 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.*

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/05/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

6144

FROM: Francis Leo

DATE: 28 March 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/6144 ✓

- 2 APR 2002

Proposal: Proposed first floor front extension to dwelling..

Site Address: 12, Woodward Close, Winnersh, Wokingham.

Applicant: Mr A J Torres C/O Eton Surveying Consultancy Ltd.

Your observations are required in respect of this application **by 21/04/2002** .

No comments

PLANNING SERVICES	HPT
	TLP
	ENF
10 APR 2002	
COPIES TO	ACK:
	FILE:

SIGNED: _____ DATE: 09-04-02

Clerk To Winnersh Parish/Town Council.

6144

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 March 2002

Application Number: F/2002/6144

Proposal: Proposed first floor front extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
12, Woodward Close, Winnersh, Wokingham.

Applicant:
Mr A J Torres C/O Eton Surveying Consultancy Ltd.

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).

C1 22, R1 22.

Signed: _____ **Print name:** Adam 10/4/02

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6144	FL
BUILDING CONTROL NUMBER.	FP 2002	3183 Central
~~APPLICANT~~/AGENT	Eton Surveying Consultancy Limited	
ADDRESS OF SITE	12 Woodward Close WINNERSH	
DESCRIPTION OF PROPOSED WORK	first floor front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	ESCL 5-02(2)	ESCL 5-02(2)
FLOOR PLANS	ESCL 5-02(1)	ESCL 5-02(1)

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	12/6/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6144

Applicant : Mr A J Torres C/O Eton Surveying Consultancy Ltd.

Location : 12, Woodward Close, Winnersh, Wokingham.
Proposal : Proposed first floor front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/3/02

Date of Neighbour Notifications : .....

Date of Site Visit : 1/5/02

Date Registered : 15/03/2002

Earliest Date for Decision : 21/04/2002

Latest Consultation Date/Site Notice Expiry Date : 21/04/2002

This application will have expired on: 10/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways :

Planning Issues : I'd Sett

LBE1 LBE2
WOS3 WBE1
ENI.

Application Number: F/2002/6144 **Officer : Francis Leo**
12 Woodward Close, Winnersh, Wokingham

Appraisal :

Development
Proposed first floor front extension to dwelling.

The site is a detached dwelling located in the identified settlement of Winnersh within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
Application site is located some 22m south of Woodward Close. No 14 adjoining property to the north is located 3m from the road and is well away from application site. The proposal is to build over the existing front garage and is located 7.5m away from the adjoining property no 11 to the east. Because of the distances involved the proposal would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The properties in this Close are of Mock Tudor style. The proposal has been designed to be in keeping with the character of the existing properties. Hence there would have no adverse impact upon the character of the area.

Parking: The proposed first floor front extension over the garage would create a 5th bedroom requiring 4 parking spaces. The property at present has a double garage and there is more than adequate space in front of the property to accommodate 2 additional car parking spaces to meet Councils parking requirement..

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6144
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 12 Woodward Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/6144

OFFICER: Francis Leo

DATE OF SITE VISIT: 1/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Large detached dwelling
2 storey - open plan. garage to the side
Mock Tudor Styled the elevation

3. DESCRIPTION OF SITE/BUILDING
2 storey. detached. front garage - Conservatory
to the side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No11 has pp for ~~1st~~ flr extn over garage
No13 have a garage on the side near to site

5. SITE CONSTRAINTS

TREES 2 trees at rear., ~~None~~ at front near garage / bushes at side of garage.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m brown timber fence.

OTHERS

Application Number : F/2002/6144

Case Officer : FL

Valid Date : 15.3.02

Map No :

Site Area : 0

Received Date : 15/03/2002

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed first floor front extension to dwelling.

Location : 12, Woodward Close, Winnersh, Wokingham.

Parish : WI Ward : WIN 28.3.02 FL

Applicant : Mr A J Torres C/O Eton Surveying Consultancy Ltd.

Fee Required: £95 Fee Received: £95 (9)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS 28.3.02 JB

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-app

NEIGHBOURS

S/N + see map

Organisation_Name	Building_Name	address1	Postcode
		351READING ROADWOKINGHAM	RG415LR
	351A	351AREADING ROADWOKINGHAM	RG415LR
		10WOODWARD CLOSEWOKINGHAM	RG415NW
		11WOODWARD CLOSEWOKINGHAM	RG415NW
		12WOODWARD CLOSEWOKINGHAM	RG415NW
		14WOODWARD CLOSEWOKINGHAM	RG415NW
		26WOODWARD CLOSEWOKINGHAM	RG415NW
		34WOODWARD CLOSEWOKINGHAM	RG415NW

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

Tel: 0118 974 6502

Date: 28 March 2002

My ref: F/2002/6144

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6144
12, Woodward Close, Winnersh, Wokingham.
Proposed first floor front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6144**
12, Woodward Close, Winnersh, Wokingham.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bray

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

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

Tel: 0118 974 6502

Date: 28 March 2002

My ref: F/2002/6144

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6144
12, Woodward Close, Winnersh, Wokingham.
Proposed first floor front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6144**
12, Woodward Close, Winnersh, Wokingham.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Turner
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 28 March 2002

My ref: F/2002/6144

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2002/6144
12, Woodward Close, Winnersh, Wokingham.
Proposed first floor front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6144**
12, Woodward Close, Winnersh, Wokingham.
Proposed first floor front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Siggery
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6144

Proposal:
Proposed first floor front extension to dwelling.

Location:
12, Woodward 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6144 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

28 March 2002

Eton Surveying Consultancy Limited

Director Mr SP Geldsetzer Secretary Mrs AD Geldsetzer
Registered Office: 6 Tilstone Close Eton Wick Windsor Berkshire. SL4 6NG
Tel / Fax (01753) 859650 Mobile 07754 191401 E Mail steve_geldsetzer@lineone.net
Registered in England & Wales Company No. 4181911

6144

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

15.MAR2002* 6144

14-Mar-02

Reference – Planning Application
Proposed first floor front extension.
At 12 Woodward Close Winnersh Farm Winnersh.

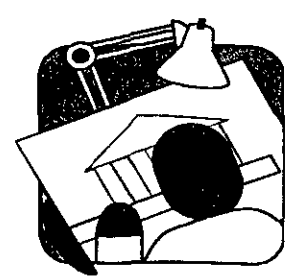
Dear Sir

I enclose the following plans and documents for Planning Permission with respect to the above proposal:

- 6 copies of application forms.
- 6 copies of plans numbered **ESCL 05-02 (1), 05-02(2) & 05-02(3)**
- 6 copies of a block plan to a Scale of 1:500.
- 6 copies of a site location plan to a scale of 1:1250.
- 6 copies of a parking layout.
- 1 cheque for £95.00.

Yours Faithfully

Mr S P Geldsetzer



6144

Environmental Services

For office use only.
Application number:
15.MAR2002 6144

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR A J TORRES
	Address and postcode	12 WOODWARD CLOSE WINNERSH FARM WINNERSH. RG41 5NW.
	Phone number	
2	Agent's Name	ETON SURVEYING CONSULTANCY LIMITED
	Address and postcode	6 TILSTONE CLOSE ETON WICK WINDSOR BERKSHIRE SL4 6NG
	Phone number	01753 / 859650.
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.	12 WOODWARD CLOSE WINNERSH FARM WINNERSH
4	Give brief details of the proposal for example, two storey side extension	About the application FIRST FLOOR FRONT EXTENSION FORMING NEW BEDROOM WITH ENSUITE FACILITIES.
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	BROWN ROOF TILES TO MATCH EXISTING WALLS WHITE RENDERING WITH BLACK STAINED TIMBERS BROWN STAINED LEADED WINDOWS
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

1933

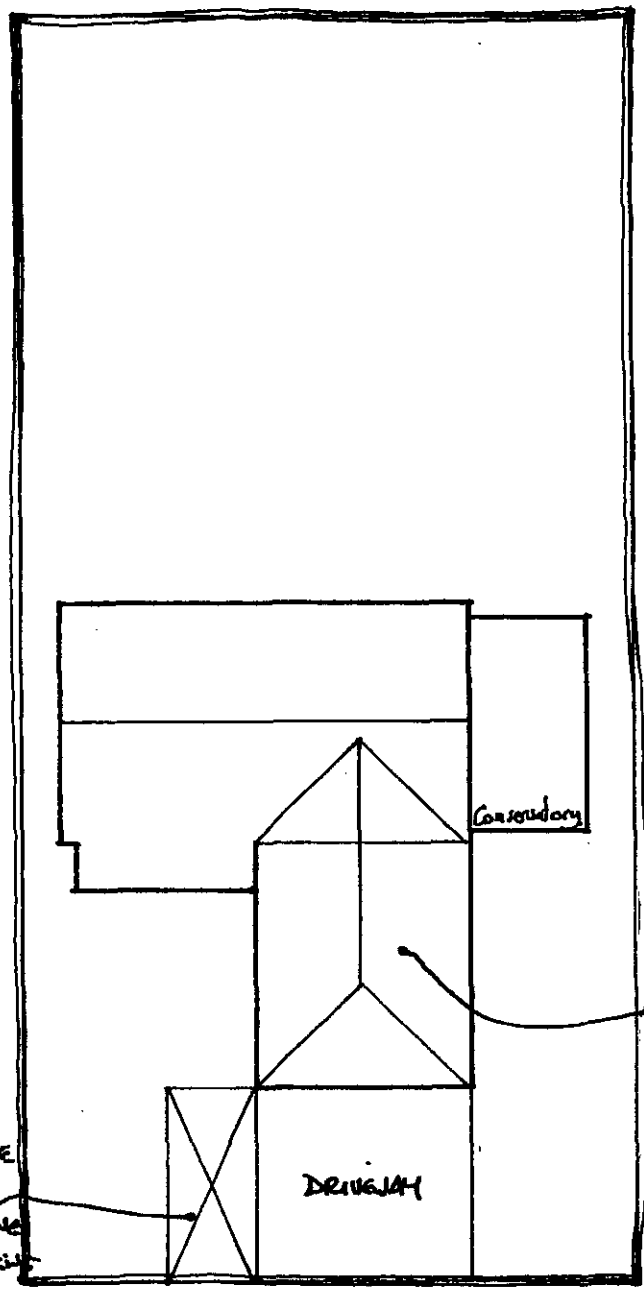
ADDRESS 12 Woodward close PARISH Winnersh

PLOT No. Site 1 Winnersh farm. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
22653		BCC.	O/L.	3.6.86		C/A.
27088		Heron.	Det House + gar.	17.6.87		C/A
	BRA 3257	"	"	25.8.87	APP	

MINISTRY DECISION:

SPECIAL ORDERS:



PROPOSED FIRST FLOOR EXTENSION ABOVE THE GARAGE.

EXTEND THE DRIVE WITH TARMAC TO ACCOMMODATE ONE ADDITIONAL PARKING SPACE.

PARKING

2 NO SPACES IN THE GARAGE
2 NO SPACES ON THE DRIVEWAY
1 NO NEW SPACE ADJACENT.

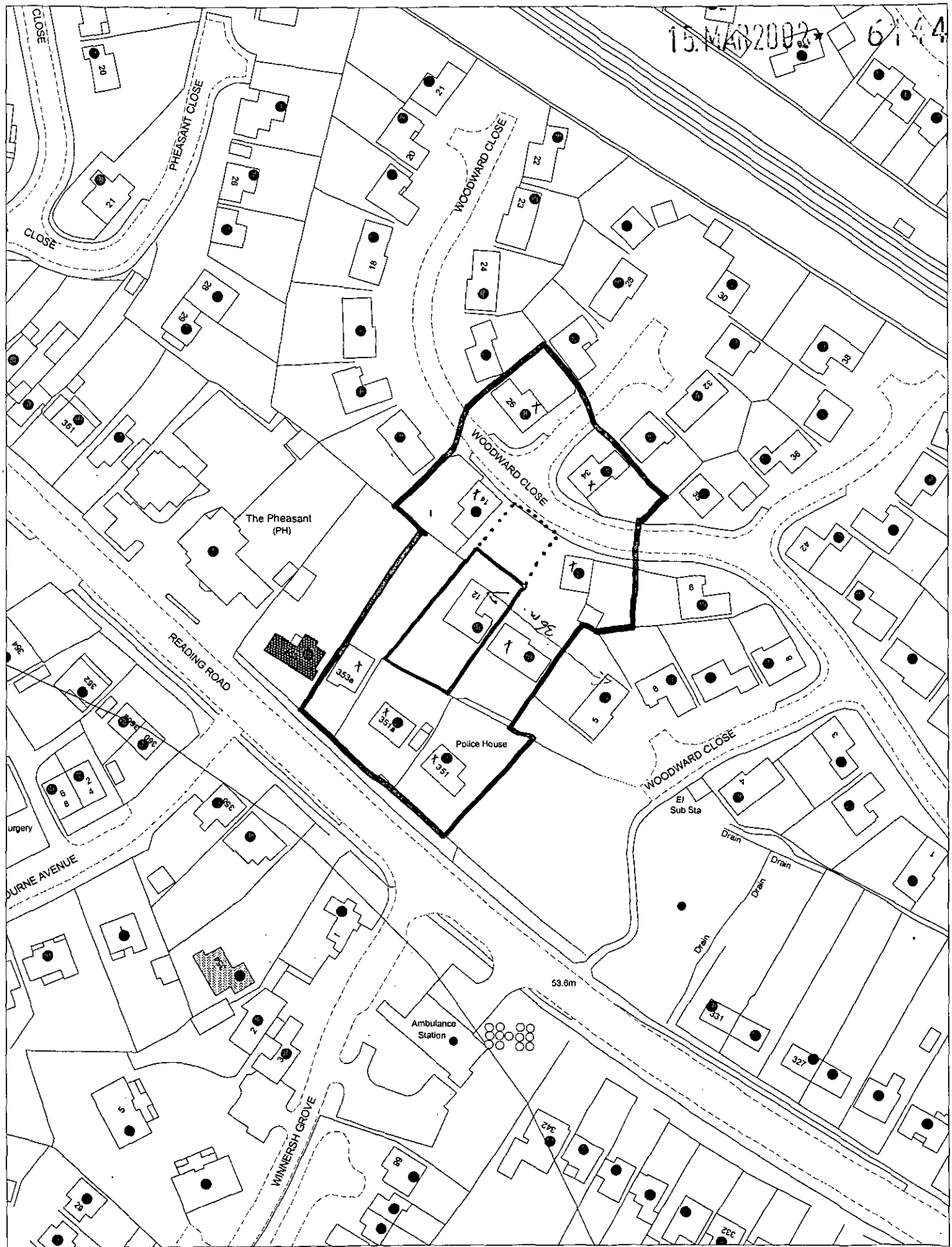
APPROVED

PARKING PLAN

12 WOODLAND CLOSE WINNERSH FARM WINNERSH

SCALE 1:200

ESCL 5-02(4)



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.
21 March 2002 Scale: 1 : 1250

N
W E
S