EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3220

LOCATION:
256 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Staves

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
19/03/2001

CASE OFFICER: **John Leggett**

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Staves
256, Reading Road
Winnersh
Wokingham
Berkshire
RG41 5AA

Application Number: F/2001/3220

Parish: **WINNERSH**

Location: **256, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All new 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.

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

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.

WORK SHEET FOR : John Leggett

Application Number : F/2001/3220

Applicant : Mr & Mrs Staves .

Location : 256, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		2/2/01

Date of Neighbour Notifications : .....

Date of Site Visit : 2/2/01

Date Registered : 22/01/2001

Earliest Date for Decision : 18/02/2001

Latest Consultation Date/Site Notice Expiry Date : 18/02/2001

This application will have expired on: 19/03/2001. 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 :

WINNERSH PARISH COUNCIL — NO OBJECTIONS

Planning Issues :

IMPACT ON NEIGHBOURING DWELLINGS

IMPACT ON STREET SCENE.

Application Number: F/2001/3220

Appraisal :

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

Application Number F/2001/3220
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: 256 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3220

OFFICER: John Leggett

DATE OF SITE VISIT: 7.2.01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

ALL 3's BUILDINGS WITH PITCHED ROOFS, VARYING DESIGN
TO CONS TO REAR
MAIN ROAD SIDE ROAD ACCESS 4 M CARS

3. DESCRIPTION OF SITE/BUILDING

SEMI DET, 1SML FLAT ROOF EXT + L'2 CONS (TO GO)
TARMACED AREA TO GRASS

4. RELATIONSHIP TO ADJOINING PROPERTIES

4 M WAD TO SIMILAR PROP WITH LARGE DORMER STYLE
EXT ON 2 SIDES + 1 FLAT ROOF EXT
NO WINDOWS VISIBLE ON GT FLOOR.

5. SITE CONSTRAINTS

TREES N

ACCESS/PARKING 4

LEVELS N A

BOUNDARY TREATMENT 2M HIGH FENCING ALL ROUND.

OTHERS

Application Number F/2001/3220

Appraisal:

The application being considered proposes a single-storey rear extension to no. 256 Reading Road. The existing property is a semi detached residence on a main road to Wokingham, approximately 6.2m by 7.4m wide (although the north west existing building already accounts for half this extension already) and 2.5 m high rising to 3.4m at the pitched roof top.

Impact Upon Neighboring Dwellings

The proposal is located to the rear the property and extends no further than extensions already built on both sides by the neighbouring dwellings. As this is an application for a single storey proposal and considering the high level fencing border treatment, both neighboring properties will not suffer any effect in over bearing or loss of light. To the rear of this property, the residence in Roundabouts Lane is over 50 away and as such will therefore not be affected for the same reasons.

Impact on the street scene

The property, which is the subject of this application, is one of a semi-detached style dwelling in a line of similar properties. The extension is set into the rear of the residence and as such will have no impact on the overall street scene.

Recommendation: Approve planning permission.

FROM: John Leggett

DELEGATED

DATE: 25 January 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3220

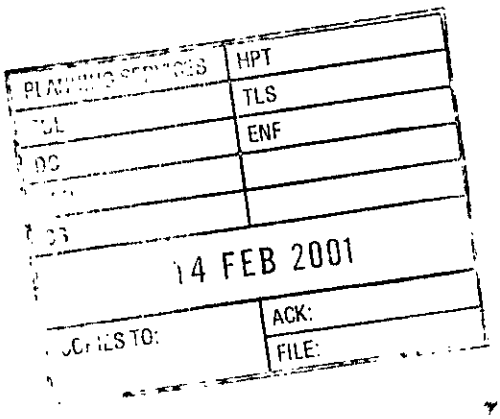
Proposal: Proposed single storey rear extension to dwelling..

Site Address: 256, Reading Road, Winnersh, Wokingham.

Applicant: Mr & Mrs Staves .

Your observations are required in respect of this application **by 18/02/2001** .

No Comment



SIGNED: _____ DATE: 13-2-01

Clerk To Winnersh Parish/Town Council.

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

Tel: 0118 974 6502

Date: **25 January 2001**

My ref: F/2001/3220

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: F/2001/3220
256, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3220**
256, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: 0118 974 6502

Date: **25 January 2001**

My ref: F/2001/3220

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
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Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6502

Date: **25 January 2001**

My ref: F/2001/3220

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
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John Mitchell

John Mitchell
Development Control Manager

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256, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3220**
CASE OFFICER: **John Leggett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3220
CASE OFFICER: John Leggett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Tel: 0118 962 9656

256 Reading Road
Winnersh
Wokingham
Berkshire
RG41 5AA

20 January 2001

Planning Services
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WH

22.JAN.2001* 3220

Dear Sirs

PROPOSED SINGLE STOREY REAR EXTENSION

Further to our meeting with the duty officer on Tuesday 2 January 2001, please find enclosed the following;

- 6No. copies of "Householder Planning Application Form"
- 6No. copies of the following drawings:-

  7032/01[A] Location Plan / Block Plan
  7032/02[A] Existing Ground Floor Plan
  7032/03[A] Existing Elevations
  7032/04[A] Proposed Ground Floor Plan
  7032/05[A] Proposed Elevations

- A cheque in the sum of £95.00

We look forward to receiving acknowledgement of receipt of the application in due course.

If there are any queries, please do not hesitate to contact the undersigned.

Yours faithfully

John & Gail Staves

encs.

Received by Wokingham District Council

Application No: F/2001/3220

Proposal:
Proposed single storey rear extension to dwelling.

Location:
256, Reading Road, 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 John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

25 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 JAN 2001

Officer: JL | Application No. F/2001/3220

Map No. 68 Site 0:07

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 256 READING ROAD

Parish: WINNERSH Ward: WINNERSH 25.01.01

Applicant: MR / MRS STAVES

Fee Received 95-00 (S) 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 : 25.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... No pre apps .....

NEIGHBOURS:

..... Site notice and see map ✓ .....

Environmental Services

For office use only.
Application number: 22.JAN.2001* 3220

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	JOHN & GAIL STAVES 256 READING ROAD WINNERSH WOKINGHAM BERKSHIRE RG41 5AA 0118 962 9656
2	Agent's Name Address and postcode Phone number	n/a
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.	256 READING ROAD AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ >20m from house
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RENDER 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	Proposed: 3
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: G Blair

on behalf of

Date 20/01/01

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

22. JAN. 2001 * 3220

E

ADDRESS 256 READING ROAD PARISH WINNERSH 68

PLOT No. ORD. SHEET No. SU.7869

BUILDER Old Property

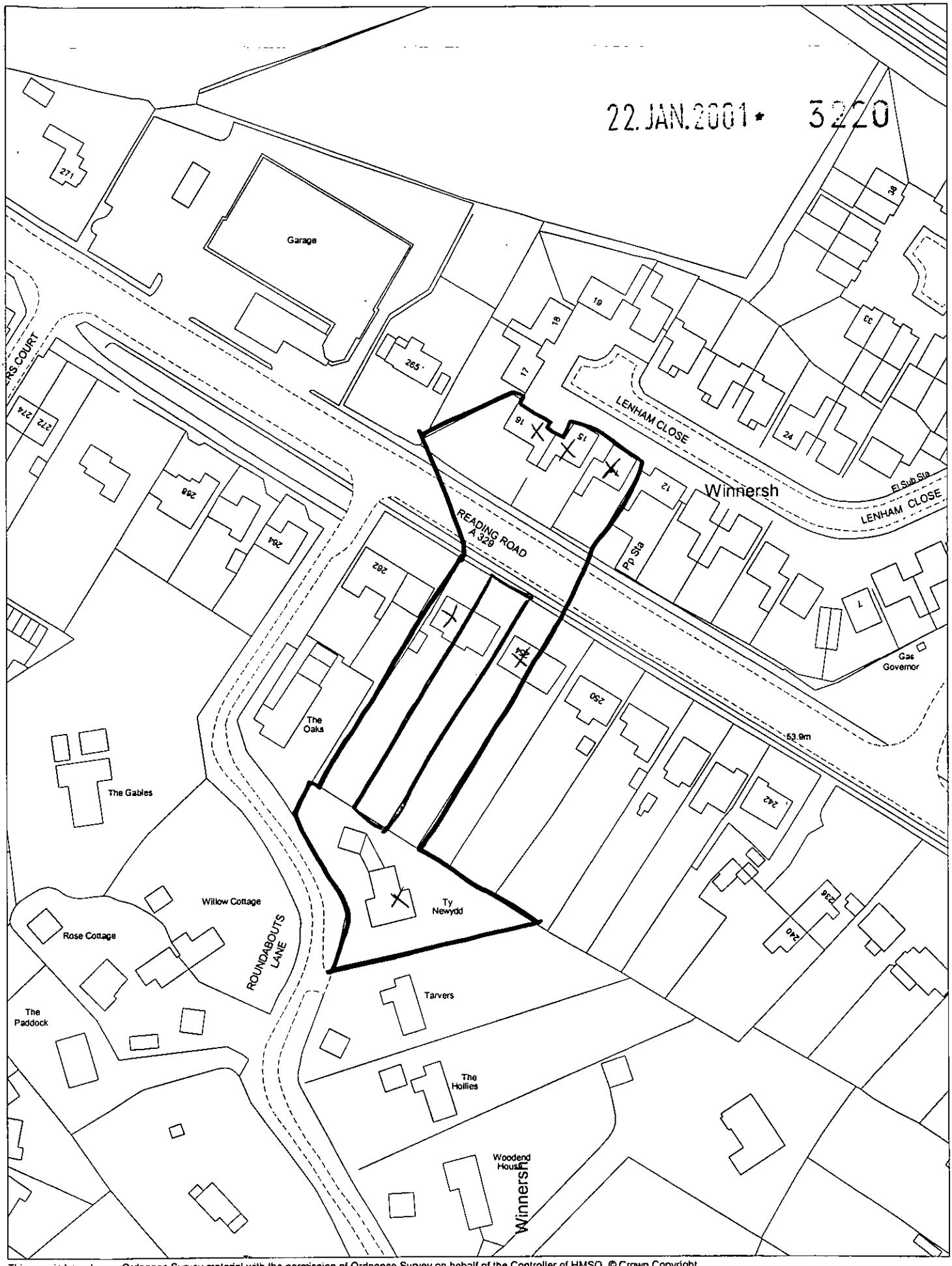
Plan No.	Applicant	Description of Development	Date of Decision	Decision
6R23538	SEAFIELD INVESTMENTS	S/St. EXTENSION	5-10-84	APP N/A
BRA4579	MR. P. GAINS	GARAGE	6.4.88	APP
39967	"	LOFT CONV.	24.9.92	CIA
FP/92/0877	"	"	1.10.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. ENQ - 9.7.97 PD Enq. Mr. & Mrs. J. Staves - Brick Built Outbuilding - 20.4.98

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

24 January 2001

Scale: 1 : 1250

N W E S