SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0557

LOCATION:
8 Wingate Road, Woodley Reading.

APPLICANT:
Mr & Mrs V Zalinski

PROPOSAL:
Proposed two storey side extension to dwellin and conversion of existing garage to playroom

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **04/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs V Zalinski
8, Wingate Road
Woodley
Reading
RG5 4JU

Application Number: F/2000/0557

Parish: **WOODLEY**

Location: **8, Wingate Road, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and conversion of existing garage to playroom.**

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

Condition
3. 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
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 side elevation of the hereby approved extension.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To ensure a satisfactory external appearance.

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

Head of Planning and Transportation
Date: 04 April 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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 15 May, 2000
My ref. *BC/DC/2000/0557*

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs V Zalinski
8 Wingate Road
Woodley
Reading
Berks
RG5 4JU

Dear Sirs

PLANNING PERMISSION 2000/0557
SITE: 8 WINGATE ROAD, WOODLEY, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0557 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake .

Nicola Lake
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0557	NL
BUILDING CONTROL NUMBER.	FP 2000/0595	Paul
APPLICANT/~~AGENT~~	Mr + Mrs Zabinski	
ADDRESS OF SITE	8 Wingate Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext. + garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 2/5/00	recd 8/2/00.
ELEVATIONS	— "	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/4/00	

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	

Received by Wokingham District Council

Application No: F/2000/0557

Proposal:
Proposed two storey side extension to dwelling and conversion of existing garage to playroom.

Location:
8 , Wingate Road, Woodley, Reading.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. 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

Application Number F/2000/0557
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01.	SR02.	
2	SC53	SR12	Works.
3	SC23	SR12	Parking + Garaging.
4	SC08	SR05	First floor side elevation of the
			hereby approved extension.

RECORD OF SITE VISIT

SITE ADDRESS: 8 Wingate Road Woodley Reading.

APPLICATION NUMBER: F/2000/0557

OFFICER: Nicola Lake

DATE OF SITE VISIT: 24.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - On wooden post front of dwelling

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Semi
2/S - Detached Dwelling [illegible] with Front Garage - Drive way to the side

4. RELATIONSHIP TO ADJOINING PROPERTIES

proposal to convert existing Garage and build a 2/S extension. No 10 has a garage to this side - proposed first floor is set back about 1m - No 10 has had a 3m rear ext - with a flat roof garage ext up to the back of the house.

No 6 has a single storey rear ext
No 10's garage has a back door - there is a side facing window on No which is high level ed obscure glazed window starts about 1m back from the rear of No 8. The side wall of No 10 garage is very unattractive

5. SITE CONSTRAINTS

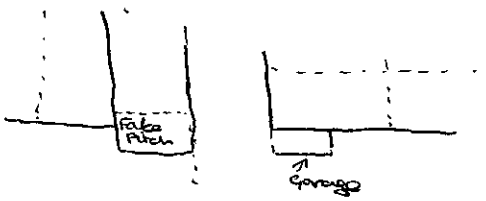
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0557

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

CONFIDENTIAL

Councillor V Samuel
18 Wheble Drive
Woodley
RG5 3DT

Dear Councillor

Application Number: F/2000/0557
8 , Wingate Road, Woodley, Reading.
Proposed two storey side extension to dwelling and conversion of existing garage to playroom.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0557**
8 , Wingate Road, Woodley, Reading.
Proposed two storey side extension to dwelling and conversion of existing garage to playroom.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor V Samuel

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0557

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

CONFIDENTIAL

Councillor E Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

Application Number: F/2000/0557
8 , Wingate Road, Woodley, Reading.
Proposed two storey side extension to dwelling and conversion of existing garage to playroom.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Chris Lloyd

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0557**
8 , Wingate Road, Woodley, Reading.
Proposed two storey side extension to dwelling and conversion of existing garage to playroom.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Preston

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0557

Applicant : Mr & Mrs V Zalinski .

Location : 8, Wingate Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and conversion of existing garage to playroom.

Site Notice Displayed ? :	YES	NO	DATE
	✓		24.2.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 24.2.2000

Date Registered : 08/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 04/04/2000

Consultation Responses :
Woodley T.C - 'No Comment'
Highways - No objection subject to condition

Planning Issues :
Site Designation - within the Lowland Settlement.
1.) Impact upon the amenity of neighbouring dwellings
2.) Impact upon the street scene.

Application Number: F/2000/0557

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a 2/S storey extension. No 84 has an existing single Storey side extension as a garage, which runs the length of the dwelling, and projects slightly further back than No 8 Wingate.

There are no side facing windows. Therefore, there will be no overlooking. The extension will also not project further back or forward. Hence, there will be no overshadowing or overbearing. As Such, there will be no detrimental impact upon the amenity of the neighbouring dwelling.

2.) Impact upon the Street Scene.

The proposed Garage extension would stand forward of the original dwelling to form a porch and a sloped roof section of roof over the front of the garage. The first floor of the extension was set back at approx. 1m. This would have a resultant set down in the ridge height of ridge from that of the original dwelling.

The proposed extension is in keeping with the character of the original dwelling and the under area. As Such, there will be no detrimental impact upon the character of the Street Scene.

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

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0557**

8 , Wingate Road, Woodley, Reading.

Proposed two storey side extension to dwelling and conversion of existing garage to playroom.

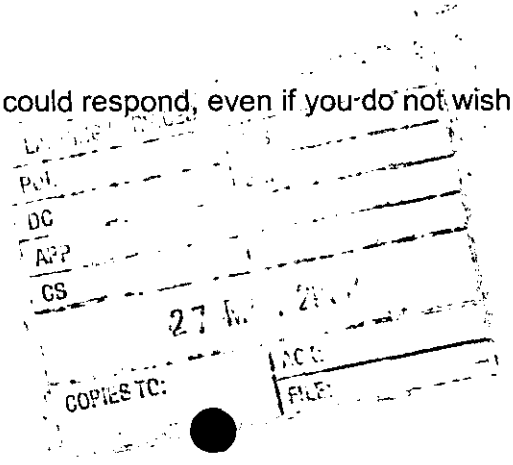
Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 24/3/00

Councillor E Preston

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.



FROM: Nicola Lake

DATE: 17 February 2000

Consultation Sheet Woodley Town Council

Application Number: F/2000/0557

Proposal: Proposed two storey side extension to dwelling and conversion of existing garage to playroom..

Site Address: 8 , Wingate Road, Woodley, Reading.

Applicant: Mr & Mrs V Zalinski .

Your observations are required in respect of this application **by 12/03/2000** .

No comments.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: Anne Keenan DATE: 8.3.00.

CLERK TO

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 17 February 2000

Application Number: F/2000/0557

Proposal: Proposed two storey side extension to dwelling and conversion of existing garage to playroom..

Site Address:
8 , Wingate Road, Woodley, Reading.

Applicant:
Mr & Mrs V Zalinski .

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

✓ below as applicable;

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

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY, ONE SPACE ACCEPTED IN GARAGE, PLEASE SHOW TWO MORE ON DRIVEWAY. SPACES TO BE 2.4 x 4.8m MINIMUM.

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

24-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2000

Officer: NL | Application No. F/2000/0557

Map No. 47 Site ...Q:06....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND CONVERSION OF EXISTING GARAGE TO PLAYROOM

Location: 8 WINGATE ROAD

Parish: WOODLEY Ward: Bulmershe
17-2-2000

Applicant: MR/MRS ZALINSKI

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

(8)

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 : 17.2.2000 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:

..... 81 N + 82 & 84 Caldbeck Drive .....

ADDRESS 8 WINGATE ROAD PARISH WOODLEY

PLOT No. 171 ORD. SHEET No. SU.7672(A

BUILDER G. Wimpey & Co. Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/8/59	G. Wimpey & Co. Ltd	Outline	11.3.59	N/A. Clk
121/59	"	Layout of Rd. & Sewers	8.9.59	App. Clk
13/60	"	Semi/Det. House	8.3.60	App. Clk
BR 9116	MRS. N. MIDDLETON	EXT. FOR BREAKFAST AREA & STUDY	21.8.78	APP N/A
08972	"	"	31.8.78	N/A Clk

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number 08 FEB 2000* 0557

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	MR+MRS. V. ZALINSKI
	Address and postcode	8 WINGATE ROAD WOODLEY READING RG5 4JU
	Phone number	0118 969 5731
	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.	8 WINGATE ROAD WOODLEY READING RG5 4JU
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION & GARAGE CONVERSION
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.	YELLOW SANDFACED BRICKS & BROWN SANDFACED ROOFING TILES TO MATCH EXISTING. WHITE UPVC 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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 12-12 99

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



Site Plan, Scale: 1 to 2500

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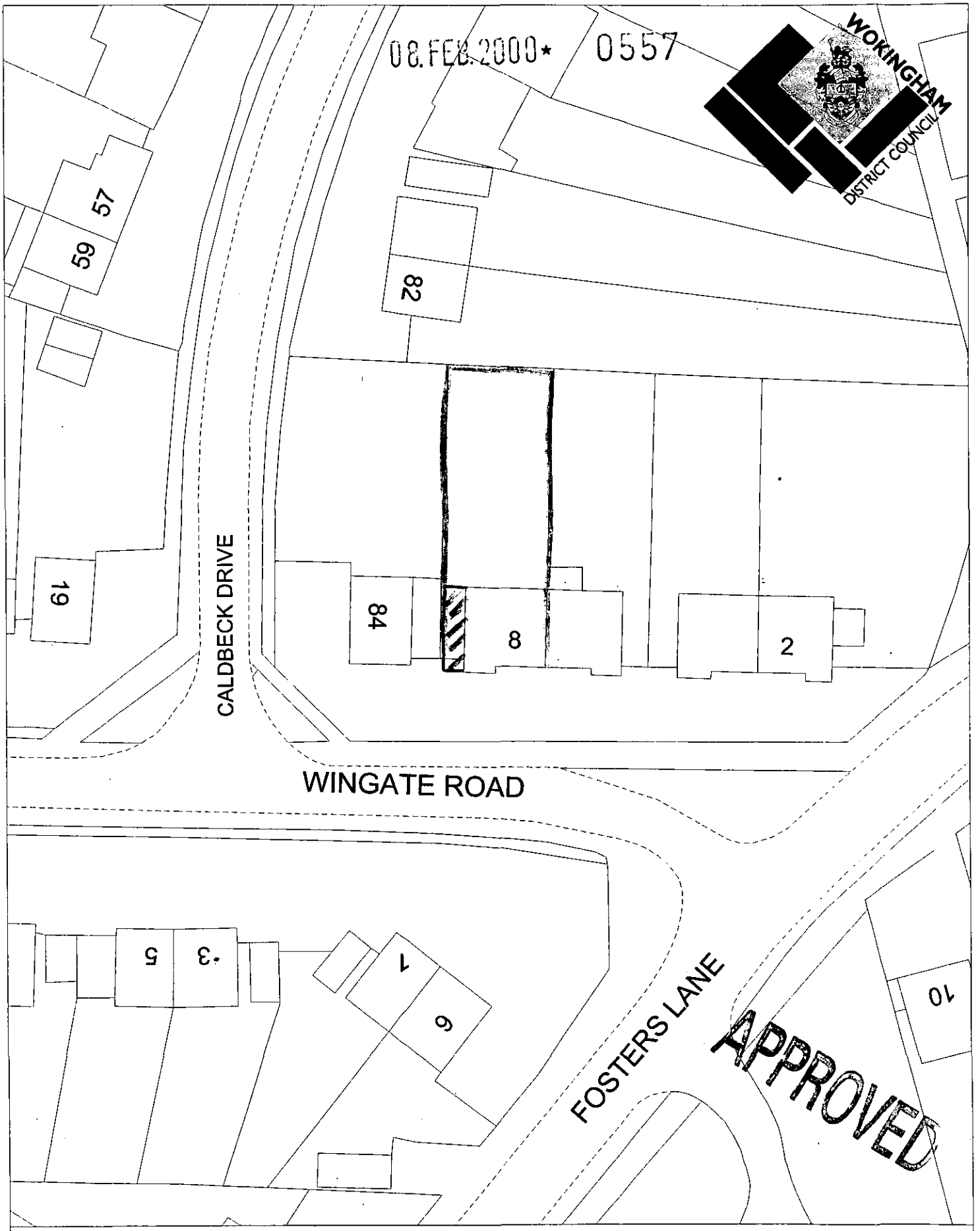
Date: 9 November 1999



Site Plan, Scale: 1 to 500

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