APPLICATION NO:
F/2001/5220

LOCATION:
2 Mayfields, Sindlesham Wokingham.

APPLICANT:
Mr & Mrs Edgington C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/12/2001

CASE OFFICER: **Heidi Lynch**

APPROVED

J29

D4

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Edgington
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/5220

Parish: **WINNERSH**

Location: **2, Mayfields, Sindlesham, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The foundations beneath the rear wall of the proposed lounge must be excavated by hand. No roots over 25mm must be severed. If no roots over 25mm are found in the top 600mm of soil depth then the remainder of the excavations may be carried out by machine.

Condition
6. No excavations (other than foundations), or storage of materials, soil, equipment or machinery shall be carried out within 6 metres of the Lime tree.

Condition
7. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side wall at first floor level of the proposed side extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
8. The ensuite bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To ensure that damage is not caused to the root system of the nearby Lime tree, which may adversely affect its health or stability.

Reason
6. To ensure that damage is not caused to the roots or rooting area of the Lime tree.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised plans, drawing number AH/E/3258 Rev. C submitted to the Local Planning Authority on 27 June 2002, showing set back of first floor and does not approve the proposals as originally submitted.

Informative
2. 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 LT6, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WT6, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 01/07/2002

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.

Negotiated scheme
1st floor 3m forward
of adj. - however due to
gap and relationship of
front considered not to
be too overbearing

Application Number F/2001/5220
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	C049	R049	
4	C122	R122	
5.			The foundations beneath the rear wall of the proposed
			lounge must be excavated by hand. No roots over
			25mm must be severed. If no roots over 25mm
			are found in the top 600mm of soil depth then the remainder
			of the excavations may be carried out by machine.
			Reason - To ensure that damage is not caused to the root system
			of the nearby Lime tree, which may adversely effect its health
			or stability.
6			No excavations (other than foundations), or storage of materials,
			soil, equipment or machinery shall be carried out within 6m of
			the Lime tree.
			Reason - To ensure that damage is not caused to the roots or
			rooting area of the Lime Tree.
7	C044	R044	insert - side wall at first floor level of the proposed
			side extension
8	C045	R045	...ensuite bathroom window in the side elevation...
			Informative
		N02	insert - drawing number AH/E/3258 Rev C insert - 27 June 2002
Informative for approvals			insert - set back of first floor
N16			
LODDON AREA LOCAL PLAN POLICIES:			LT6, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WT6, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			EN1
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. DEWatson
(Development Control Manager)

Date: 1/7/02

Application Number: F/2001/5220

Appraisal:

The proposed development is a two-storey side extension, a single storey rear extension, a roof amendment and a front porch canopy. The house is detached and located in a residential street within an identified settlement. There is a recreation ground on the other side of the road.

The ground floor of the side extension will comprise a double garage and a lounge. The side extension will extend 6.25m from the side of the house and will be 11.8m in length. It will extend beyond the front and rear flank walls of the existing house. The first floor of the side extension will comprise two bedrooms, an ensuite and a dressing room. It will have basically the same dimensions as the ground floor, except it will be set back from the front flank wall of the house by 1.0m. The roof over the two-storey extension will be pitched and will have a ridge height 0.3m below the existing roof. It will have hipped ends (as compared with the original plans submitted which had gable-ends. The rear extension will be a dining room. It will be 3.65m in width and 2.7m in depth. The roof will be pitched and will have a hipped end. The front porch canopy will extend over the existing front door and the existing study window on the ground floor. The gable-end roof at the end of the existing house will be changed to a hipped roof.

1. Impact upon neighbouring properties

The house is located on a corner site, bordered to the rear by a sub-station. The closest property will be no.4 Mayfields.

The proposed two-storey extension has a doorway and an obscure glazed window in the side elevation and the windows to the front and rear of the proposal would result in no further overlooking other than what already exists on site. The proposed extensions will therefore not impinge on privacy of the surrounding property owners.

Although the two-storey side extension is considered to be large, the property it is also large. The occupants of no.4 will have view of the two-storey extension as it will be approximately 5.0m away. However the extension is not considered to affect no.4 in terms of being overbearing or bulky due to the hipped roof and the first floor being set back from the existing front flank wall. No.4 has several habitable room windows on the front elevation however these will not be affected in terms of daylight loss.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The two-storey side extension, roof alteration and front porch canopy will be seen from the street. The side extension is of a large size and almost doubles the width of the existing house. It projects forward of the front building line at ground floor level and is not subservient in scale as it is basically the same height as the existing house. However hipped roof reduces some of the bulk and the change from gable-end to hipped roof on the existing roof will fit in with the proposed designs. As the property is considered to be large, the extended house is not overbearing in its setting. The extensions will be constructed in materials to match the existing and therefore the extensions are considered to have little impact on the street scene.

There is an existing lime tree worthy of protection towards the rear of the property, however the proposed extensions are of sufficient distance away so as not to adversely affect it.

3. Impact upon highway safety

The number of bedrooms is increasing from four to five, resulting in a need for four vehicle parking spaces. The extension will provide two of these in the proposed double garage and there is room for two other parking spaces in front of the garage on the driveway. The highways department is satisfied the parking standard has been met and providing the parking is permanently maintained there would be no implications to the highway safety of the site.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5220

Applicant : Mr & Mrs Edgington C/O Andesign.

Location : 2, Mayfields, Sindlesham, Wokingham.
Proposal : Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 18/12/01

Date Registered : 05/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application <u>will have expired on</u>: <u>31/12/2001.</u> 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 - Approval with conditions Cond & C122
Wingerworth Parish - no comment
Trees - There is a mature limetree growing in the back garden which is highly significant in the surrounding landscape. No excavation should take place within 6m of its trunk. Ideally the extension should protrude no further back than the line of the existing house.

Planning Issues :

Verified settlement
Impact on streetscene } EN1, WOS3, WBE1
Impact on neighbours } LBE1, LBE2
Parking — WT6, LT6

mineral Site Consultation Area

Loddon Area Local Plan

RECORD OF SITE VISIT

SITE ADDRESS: 2 Mayfields Sindlesham Wokingham. APPLICATION NUMBER: F/2001/5220	OFFICER: Heidi Lynch DATE OF SITE VISIT: 18/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
Detatched houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house with lots of tall trees outside front. Single storey garage attached to side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Property to rear a long way away as large section.
n°4 has no side flank wall windows. Is set further back than n°2.
There are windows on front flank wall of house close to side boundary

5. SITE CONSTRAINTS

TREES along front of property there are some tall trees

ACCESS/PARKING Double garage + space for 2 parks on driveway

LEVELS level.

BOUNDARY TREATMENT trees between n°s 2 & 4.

OTHERS

Ground floor is 2¼ folder lengths away from side of house & first floor window approx 3. (1·05m)
↓
0·8m

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

57947

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
ADP	
CS	
27 JUN 2002	
COPIES TO	ACK:
	FILE:

ref: 4139

Ms. Heidi Lynch
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

26th June 2002

Dear Ms. Lynch,

re: Application No. F/2001/5220 - 2. Mayfields, Sindlesham

Further to the letter from Mr M.L. Thorp dated 11th June 2002, and my Clients subsequent discussions please find enclosed 6 copies of a revised drawing number AH/E/3258C which we understand will now meet fully with your requirements. I trust that you will now be able to issue a formal Planning consent at the earliest possible date.

Yours faithfully,

A. Hester

c.c. Mr & Mrs P. Edgington

Tel. 0118 974 6482 (Direct Line)
E-mail:
Date. 11 June, 2002
My ref. F/2001/5220
Your ref. 4139

A Hester
Andesign Building Plans
9 Perkins Way
Wokingham Berkshire
RG41 2TN

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

Dear Sir,

RE: AMENDED PLANS FOR PLANNING APPLICATION NO F/2001/5220 at

2 Mayfields, Sindlesham

I refer to your letter received on 30th May 2002 with regard to the amended plan sent in on 24th April 2002.

The draft plan received by the Council on 24th April 02 showing the proposed first floor of the extension to be set back from the front face of the existing building by 500mm is considered to be an improvement on what was originally submitted. However to ensure the planning application is approved, you would need to set back the first floor of the extension by 1.0m from the front facing wall of the existing house. Further plans are now required to be submitted in order to continue the assessment of this planning application.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES | HPT 57018
POL | TLS
DC HL | ENF
APP
CS
30 MAY 2002
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FILE:

ref:4139

Ms. Heidi Lynch
Planning Officer
Wokingham District Council
P.O. Box. 157
Shute End
Wokingham
Berks RG40 1WR

29th May 2002

Dear Ms Lynch,

re: Application No. 2001/5220 - 2 Mayfields, Sindlesham

You will recall that on 15th January 2002, we provided you with 6 copies of a revised drawing number AH/E/3258A with the revised roof detail you had requested in your telephone call to my office on 14th January 2002. You will also recall that you advised that you would be recommending the application for approval subject to this alteration, and therefore it was with considerable surprise that we subsequently received a telephone call from you at the end of January to advise that despite this alteration your Manager Mr M. Thorpe wanted the front of the proposed extension set back from the face of the main building. During the intervening period my Client has been negotiating with your Council culminating in his letter to Mr Thorpe dated 24th April 2002 suggesting a set back of 500mm at first floor level. I understand he has now received a telephone call that this would be acceptable, but in view of the problems we experienced in January I would not wish to make such a further major alteration to the drawing without your written confirmation that this is your final requirement in order to add your full support to this application. If I could therefore have your urgent written confirmation that a set back of 500mm is acceptable to all parties then I will immediately make available to you the revised drawings. A copy of this letter has been made available to my Client should you wish to discuss the matter with him at any stage.

Yours faithfully,

A. Hester

c.c. Mr P. Edgington

PLANNING SERVICES
55663
24 APR 2002
COPIES TO
ACK:
FILE:

2 May Fields
Sindlesham
Wokingham
Berkshire
RG41 5 BY

24th April 2002

Mr M Thorpe
Chief Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Thorpe

Re: Planning Application No. F2001/5220

Further to our conversation of February 14th I am pleased to offer a revised plan showing the proposed extension set back 500mm from the front face of the existing building at 1st floor level. This means that the front left hand corner of the proposed extension at 1st floor level now falls 1100mm behind the 45 degree line protecting No. 4 May Fields from over bearing development. I hope this alteration together with the hipped roof already agreed with Heidi Lynch will allow my application to be passed.

I look forward to hearing from you in due course.

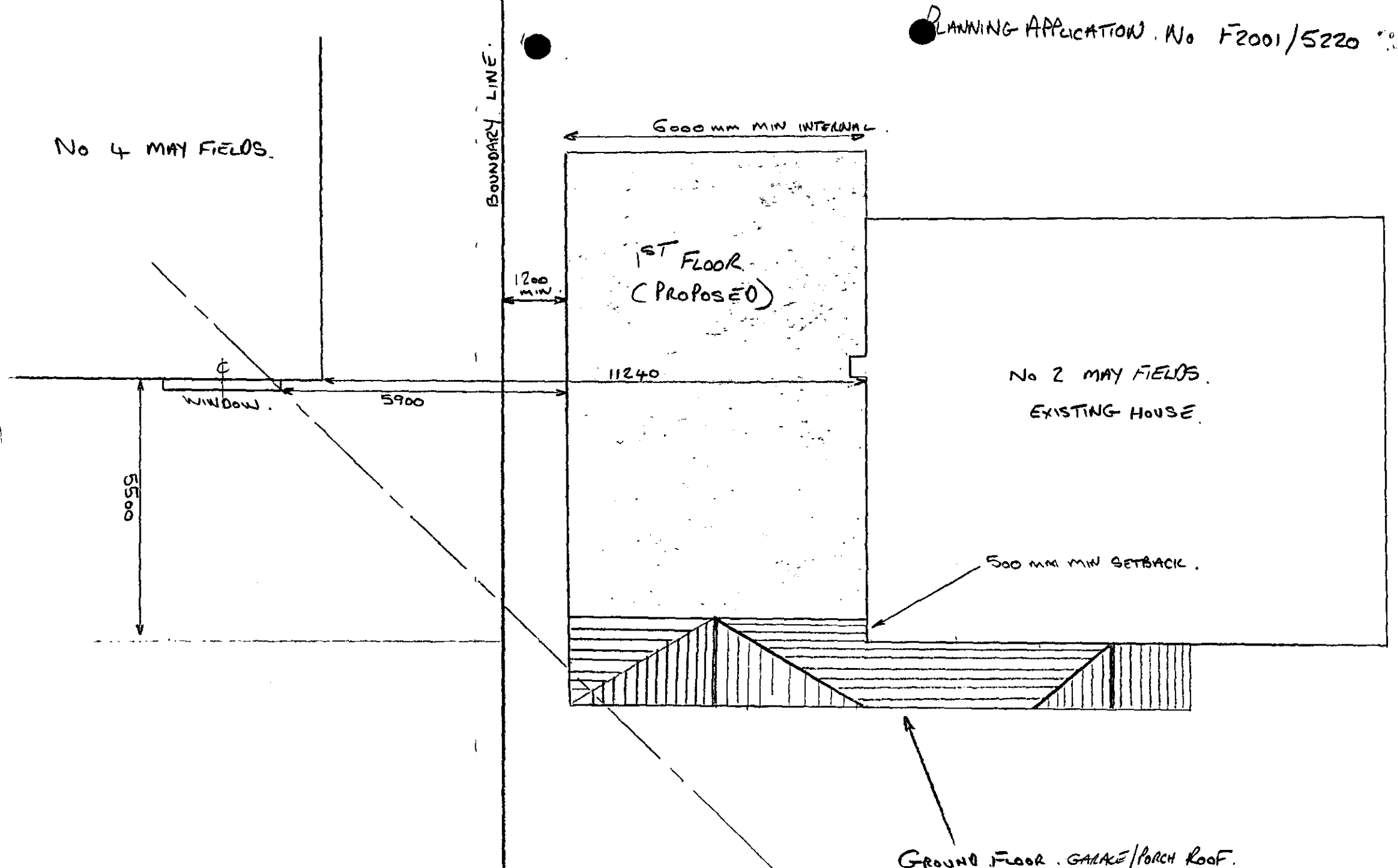
Yours sincerely

Paul Edgington

Discussed plans at team meeting 23/5/02 & agreed they were now ok.
Rang applicant & asked him to submit in revised plans.

HEIDI LYNCH

PLANNING APPLICATION. No F2001/5220



PLAN SHOWING 1ST FLOOR SET BACK MIN 500mm FROM FRONT FACE OF EXISTING BUILDING.

25/01/02

Asked agent to reduce 2 sty side extension by setting first floor 1.0m behind front flank wall & reducing width by 950mm.

10
8
6
4
2

973 2233 (office)

978 [redacted] 9095 (home)

52882

MLT | HL

2 May Fields
Sindlesham
Wokingham
Berkshire
RG41 5BY

8th February 2002

Mr M Thorpe
Chief Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Thorpe

Re: Planning Application No. F2001/5220

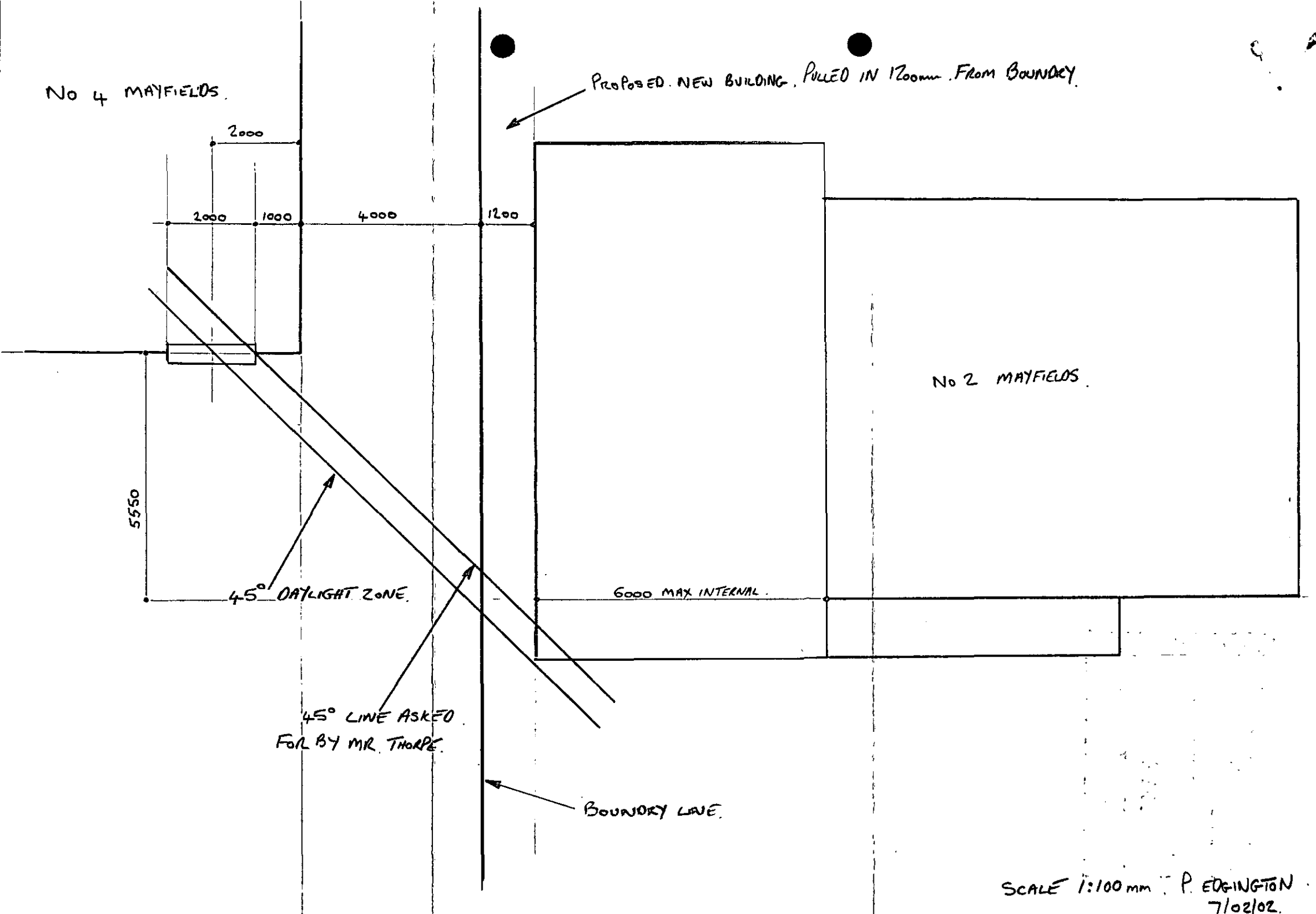
Please find attached a plan plotting the relationship between No. 2 & No. 4 May Fields. You will see that the proposed building falls behind the 45 degrees daylight zone, but just clips the front corner of the second 45-degree line that we discussed last week. In view of this information would you be prepared to look again at my application bearing in mind the alterations to the roofline already agreed with Heidi Lynch?

Hopefully you will see from my design (AH/E/3258 A) that I am trying to improve the appearance of an otherwise unattractive 1960's building.

I look forward to hearing from you in due course.

Yours sincerely

Paul Eagington


No 4 MAYFIELDS.
PROPOSED NEW BUILDING. PULLED IN 1200mm FROM BOUNDRY.
2000
2000
1000
4000
1200
5550
No 2 MAYFIELDS.
45° DAYLIGHT ZONE.
6000 MAX INTERNAL.
45° LINE ASKED FOR BY MR THORPE.
BOUNDRY LINE.
SCALE 1:100 mm
P. EDGINGTON
7/02/02.

Date: 21 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5220

Location: 2, Mayfields, Sindlesham, Wokingham.

Proposal: Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.

Applicant: Mr & Mrs Edgington C/O Andesign.

Case Officer: Heidi Lynch

The new plans show the following: Proposed extension and roof profile amended. Drawing no: AH/E/3258A.

For information only.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

1970

(RING ONE)

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

App No. 5220 (Planaps) / (Ludhouse) Date Rec. 17 Jan 2002

Location: 2 Mayfields, Sindlesham

Parish

Applicant: Mr & Mrs Edgington

Description of attached plans Proposed Extension & roof profile amended

Drawing No's: AH/E/3258A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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:

Date for Responses

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER Heidi

Consultations Sent by Admin. on 21.01.02

Yellow - Part One Copy
Green - Officer's Copy

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES | HPTS 1922
POL | TLS
DC HL | ENF
APP
CS
17 JAN 2002
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FILE:

Ms.Heidi Lynch
Planning Officer
Wokingham District Council
P.O. Box I57
Shute End
Wokingham
Berks RG40 IWR

ref:4139

15th January 2002

Dear Ms. Lynch,

re: Application No. 2001/5220 - 2. Mayfields, Sindlesham

Further to your telephone call to my office on 14th January 2002, please find enclosed 6 copies of my revised drawing number AH/E/3258A for your records. I understand on the basis of this revision you will be recommending approval to the proposal and I thank you for your assistance todate. My Clients would welcome an early decision notice so that they may proceed forward with a Building Regulation application.

Yours faithfully,

A. Hester

REVISED PLAN
5220

c.c. Mr & Mrs P. Edgington

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 27th December 2001

Location: 2 Mayfields, Sindlesham, Wokingham.

Proposal: Proposed 2-storey side extension to dwelling plus single storey rear extension and front porch canopy.

Application Number: F/2001/5220

Further to my comments of the 18th December I have now visited the property and inspected the Lime tree.

The tree is a mature specimen, around 100 years old. It appears to be in good health and condition and is highly significant in the surrounding landscape.

Although the normal minimum distance for construction works in relation to this tree is 6m, there is scope for reducing this by up to one-third on one side only (Table 1 of BS5837:1991 'Trees in relation to construction'). The proposed extension is 4.5m from this tree, which complies with this guidance. The majority of its rooting area will be undisturbed and therefore it should not be adversely effected by the proposed extension.

The crown of the tree is fairly compact and upright in habit and should not cause excessive problems in relation to the extension in the future. I have recommended that Mr and Mrs Edington arrange for some minor pruning to be carried out prior to construction works commencing.

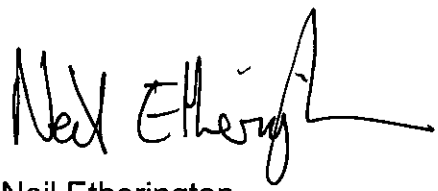
In view of the above I have no objection to planning permission being granted. I would recommend that the following conditions be imposed:

- The foundations beneath the rear wall of the proposed lounge must be excavated by hand. No roots over 25mm must be severed. If no roots over 25mm are found in the top 600mm of soil depth then the remainder of the excavations may be carried out by machine.

Reason: To ensure that damage is not caused to the root system of the nearby Lime tree, which may adversely effect its health or stability.

- No excavations (other than for the foundations) or storage of materials, soil, equipment or machinery shall be carried out within 6m of the Lime tree.

Reason: To ensure that damage is not caused to the roots or rooting area of the Lime tree.



Neil Etherington
Senior Arboriculturist

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date January 2, 2002
My ref. NE/442/WH/M

Mr & Mrs P Edgington
2 Mayfields
Sindlesham
Berkshire
RG41 5BY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr & Mrs Edgington

PLANNING APPLICATION NUMBER F/2001/5220
2 MAYFIELDS, SINDLESHAM

Thank you for meeting me on 21st December.

The Lime tree on the north west boundary of your property is a fine specimen and appears to be in good health and condition. I would recommend that the following works are carried out to it in the interest of health and safety and to prevent encroachment on the proposed extension:

i) Remove dead wood.
ii) Lift crown to give 4 metres of clearance from ground level.
iii) Remove growth from main trunk to a height of 3 metres.
iv) Sever ivy and remove once it has died.

These works should be carried out in accordance with British Standard 3998:1989 'Tree Work'.

I enclose a list of tree contractors who may be able to carry out this work for you. I would recommend obtaining three quotations before deciding who you would like to carry out the work.

I also enclose leaflets on mature tree maintenance and protection of trees on development sites.

If I can be of any further assistance please contact me. I would be happy to re-inspect the tree again once the ivy has been removed and at any time in the future should you have any concerns. I would advise that the tree is inspected annually to monitor its health and condition.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

Enclosure: Copies of leaflets and list of tree contractors.

cc: Mr A Hestor, Andesign
Heidi Lynch – Development Control.

6469

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 18th December 2001

Location: 2 Mayfields, Sindlesham, Wokingham.

Proposal: Proposed 2-storey side extension to dwelling plus single storey rear extension and front porch canopy.

Application Number: F/2001/5220

In response to your consultation dated 15th December 2001 for the above application, the arboricultural comments are as follows:

There is a mature Lime growing in the back garden, which is highly significant in the surrounding landscape. Unfortunately I have not been able to gain access to the rear garden to carry out a detailed inspection of it. However, I am concerned about the impact the proposed extension will have on this tree.

British Standard 5837:1991 'Trees in relation to construction' recommends that for a tree of this age, size and vigour no excavation etc. should take place within 6m of its trunk. The tree is shown as being 4.5m from the proposed extension and is therefore closer than these recommendations. In addition the crown of the tree is far larger than shown on the drawings. Some pruning may be required to allow construction and prevent future problems with shading, leaf fall etc.

Ideally, the bedroom extension should protrude no further into the back garden than the line of the existing house (i.e. 1.5m less than as shown on the drawings). Would the applicants be prepared to consider this amendment?

I would be happy to meet with the applicants to inspect this tree and look at how their wishes can be accommodated without causing harm to it.

Neil Etherington
Senior Arboriculturist

[redacted]

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 15 November 2001

Application Number: F/2001/5220

Proposal: Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.

Parish: WINNERSH PARISH

Site Address:
2, Mayfields, Sindlesham, Wokingham.

Applicant:
Mr & Mrs Edgington C/O Andesign.

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).

C04, R04
C22, R22.

Signed: _____ **Print name:** AC 19/11/01

DELEGATED

FROM: Heidi Lynch

DATE: 15 November 2001

19 NOV 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5220

Proposal: Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy..

Site Address: 2, Mayfields, Sindlesham, Wokingham.

Applicant: Mr & Mrs Edgington C/O Andesign.

Your observations are required in respect of this application **by 09/12/2001** .

No Comment.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
SP	
AS	
1 DEC 2001	
PASSED TO	ACK
	FILE

SIGNED: _____ DATE: 01.12.01

Clerk To Winnersh Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5220

Proposal:
Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.

Location:
2, Mayfields, Sindlesham, 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/2001/5220 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. 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 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.

Head Planning and Transportation

15 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5220
CASE OFFICER: Heidi Lynch

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

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

Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5220

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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

Dear Councillor

Application Number: F/2001/5220
2, Mayfields, *Sindlesham*, Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5220**
2, Mayfields, Sindlesham, Wokingham.
Proposed two storey side extension to dwelling plus single storey rear extension and front porch canopy.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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Tel: (0118) 974 6442

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My ref: F/2001/5220

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
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Signed: _____ Date: _____
Councillor Turner

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

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Tel: (0118) 974 6442

Date: **15 November 2001**

My ref: F/2001/5220

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 NOV 2001	Map No. 60 Site 010
Officer: HL / Application No. F/2001/5220	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY REAR EXTENSION AND FRONT PORCH CANOPY

Location: 2 MAYFIELDS

Parish: WINNERSH Ward: Winnersh

15.11.01 B.

Applicant: MR/MRS EDGINGTON

Fee (5) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.11.01 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:

Mineral site consultation area.
No pre-apps.

NEIGHBOURS:

S/N + see map

1

ADDRESS 2. MAYFIELDS PARISH WINNERSH

PLOT No. 12 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/43/61	Rev Clement Mercer	Outline 20 houses	3 3 61	N/P Refused
0/237/61	" " "	" 12 " + Garage	8 11 61	N/A C/A
89/62	Blakes (Beecham) Ltd	Det house/garage	14 6 62	App C/A
100/62	Sunley Homes Ltd	" " "	24 1 63	App App
R/138/64	" " "	Screen fence hedges	11 6 64	C/A N/A
R/292/64	Mr P Gillard	Car port + add. to rear	26 10 64	App App
1087/72	Mr J.F. Keers	3/storey extension	16 6 72	App C/A
[illegible]11/73	" " "	2/storey extension	22 2 73	N/A Refused
6.54/73	" " "	" " "	19 4 73	N/A App
BR 4710	" " "	Erection of Garage	7 5 76	App N/A

DATE OF COMPLETION

MINISTRY DECISION 0/43/61 Appeal dismissed 14 9 61

SPECIAL ORDERS

DRAINAGE

2

ADDRESS 2, MAYFIELDS. PARISH WINNERSH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04674	Mr J.F. Keers	Garage	10 6 76	N/A C/A
BRA 8200	MR & MRS J. LEESON	GR. FLOOR SLAB STABILISATION	8-11-84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

05.NOV.2001 * 5220

WOKINGHAM DISTRICT COUNCIL

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 P. EDGINGTON
	Address and postcode	2 MAYFIELDS SINDLESHAM BERKS
	Phone number	9789095
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION ETC

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.	ROOF TILING TO MATCH EXISTING FACING BRICK TO MATCH EXISTING UPPER SECTION OF EXISTING HOUSE TO BE PEBBLE DASHED
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: 4	Proposed: 5
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

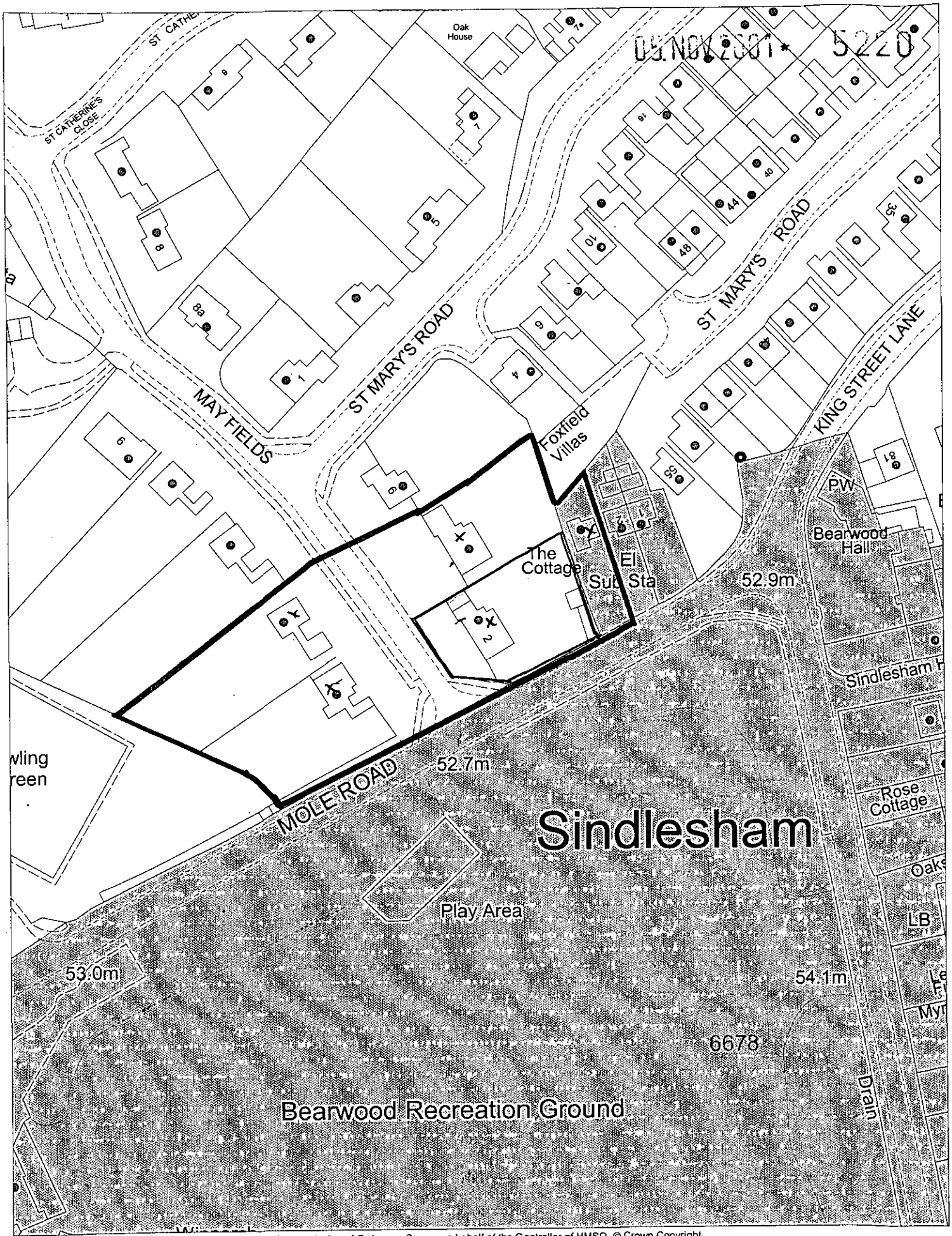
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of MR & MRS P. EDGINGTON

Date 5/11/2001

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



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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2001

Scale: 1 : 1250

N
W E
S

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLAN 51531
POL ILS
DC HL ENF
0 7 JAN 2002
COPIES TO FILE

Ms. Heidi Lynch
Planning Officer
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4139

4th January 2002

Dear Ms. Lynch,

re: Application No. 2001/5220 - 2 Mayfields, Sindlesham

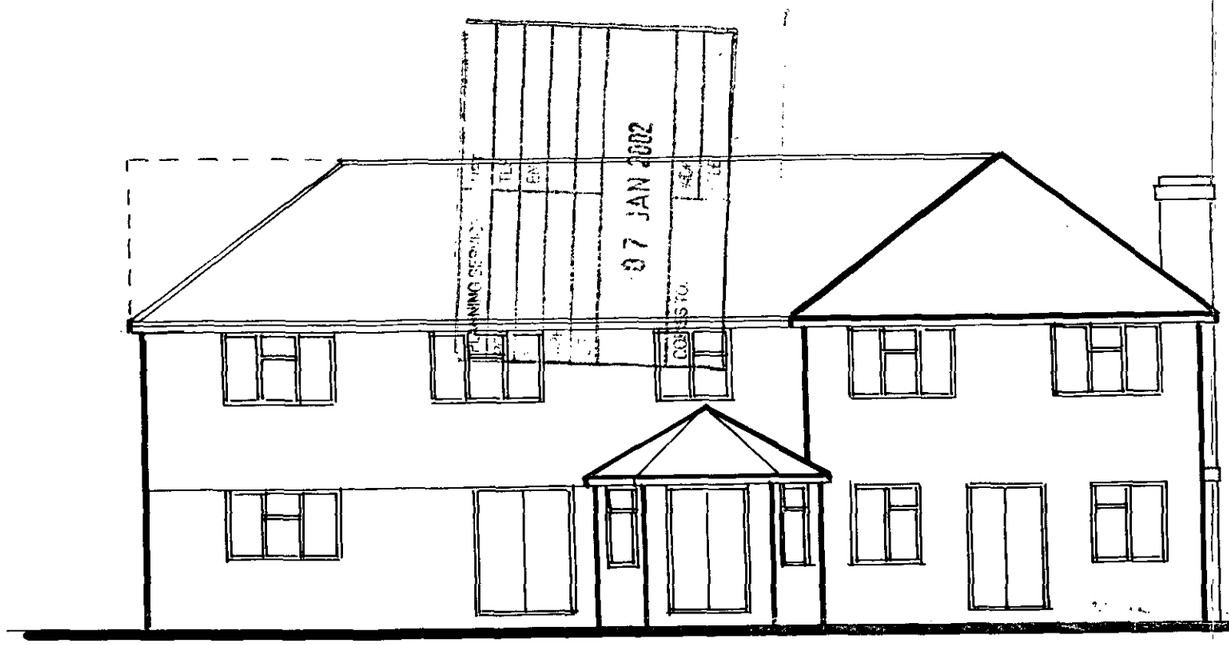
Further to our telephone conversation on 27th December 2001, and your subsequent negotiations with my Clients, Mr & Mrs P. Edgington, as requested please find enclosed a revised set of elevations indicating the affect of hipping the ends of the proposed extension. Should this be the accepted detail my Clients would also wish to hip the right hand end of the existing building to make the design ' : look more compatible. I should also point out that the building has been set out in such a manner that there is no intrusion on the daylight zone of the adjoining property.

If following consulation with your Manager you conclude that you would be willing to support this new design, I would be pleased to alter the main drawing and submit a further 6 copies to allow you to process the application. Your early attention would be much appreciated.

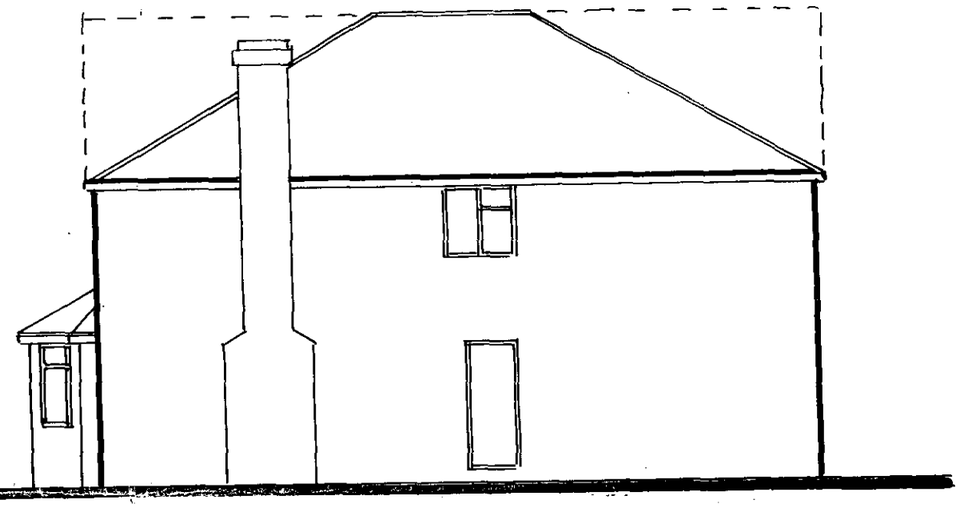
Yours faithfully,

A. Hester

c.c. Mr & Mrs P. Edgington



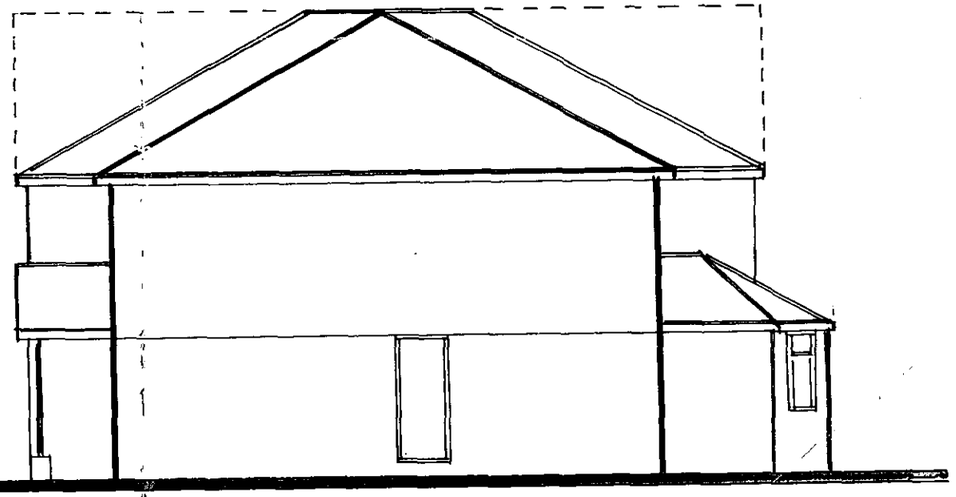
NORTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

ALTERNATIVE ROOF DESIGN - PROPOSED EXTENSION AND ALTERATIONS - 2 MAYFIELDS, SINDLESHAM for MR & MRS. P. EDGINGTON

Scale 1:100 Date JAN 2002 Drawn ANDESIGN

