4.2

APPLICATION NO

F/2002/8254

LOCATION:
8 Watmore Lane, Winnersh Wokingham.

APPLICANT:
Mr J Lawrance C/O K D C Associates

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: ~~**31/01/2003**~~ 12/2/03

APPLICATION WILL HAVE EXPIRED ON: 18/02/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Lawrance
C/O K D C Associates
2 Brandon Avenue
Woodley
Reading
Berks
RG5 4PU

Application Number: F/2002/8254

Parish: **WINNERSH**

Location: **8, Watmore Lane, 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. This approval is in respect of the Ordnance Survey Site Location Plan and plans numbers 11/02/04 and 11/02/04/1, received by the Local Planning Authority on 24 December 2002.

Informative
2. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature Office and Wokingham District Council must be informed.

Informative

3. 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 LTV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/02/2003

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8254	DH
BUILDING CONTROL NUMBER	BN 2003/1520	Caroline
~~APPLICANT~~/AGENT	KDC Associates	
ADDRESS OF SITE	8 Watmore Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	~	~
ELEVATIONS	Recd 28/1/03	Recd 24/12/02
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/2/03	

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 : Dawn Hancocks

Application Number : F/2002/8254

Applicant : Mr J Lawrance C/O K D C Associates.

Location : 8, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13.1.03

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.03

Date Registered : 24/12/2002

Earliest Date for Decision : 31/01/2003

Latest Consultation Date/Site Notice Expiry Date : 31/01/2003

This application will have expired on: 18/02/2003. 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 :

Countryside - newts informative

Parish C. - no comments

Planning Issues :

1/d settlement

Impact upon neighbours

" " street scene

Application Number: F/2002/8254

Appraisal:

Development
The proposed is for a single storey rear extension. The site is a detached bungalow with attached garage located within the identified settlement of Winnersh. The proposed would project 4m from the rear with a width of 7.2m. It would have a hipped roof to match the main roof with a ridge height of 5.4m (0.2m below the main ridge line).

1) Impact upon the neighbours
The proposed extension would be set away from the boundaries to the rear, being 3.7m from the boundary with No.6 Watmore Lane. There is a 1.8m fence to the rear with coniferous hedge up to 3m in height. No.10 (bungalow) is built up to the boundary with a varying height wall continuing to the rear boundary. No.10 has one high level obscure glazed window at ground floor level to the garage. There is also a 1.8m fence with 3m high coniferous hedge to No.6. The proposed extension would have no side windows facing No.6, also a bungalow. A side door to the utility room and a small window to the kitchen face No.10. It is considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the proposal would be visible from the front of the house. The roof tiles, brickwork and windows are all proposed to match existing. It is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8254
Conditions/Reasons for Refusal

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

Informative for approvals
1) This approval is in respect of the OS Site Location Plan and Plan No's. 11/02/04 and 11/02/04/1, received by the LPA on 24/12/02.
2) If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.
3) N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: p. TGWatson
(Development Control Manager)

Date: 19/2/03

If any of the consultee's have requested a copy of the decision notice please list them below;

Newts

RECORD OF SITE VISIT

SITE ADDRESS: 8 Watmore Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/8254

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 27/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Yes, fence to front

2. DESCRIPTION OF SURROUNDINGS
2 & 3 + houses + bungalows + chalets
not open plan

3. DESCRIPTION OF SITE/BUILDING
bungalow + attached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT 2·5m hedge to rear (com) to 3m + 1·8m fence.

OTHERS 1·8m wall varying height to No 10
- house forms boundary
- one small side obscure window at ground
1·8m fence to other side to garage
+ 3m high conifers on neighbour side

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8254
CASE OFFICER: Dawn Hancocks

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
72 ROBIN HOOD WAY, WINNERSH, RG41 5JH	21 days	✓ 22/1
(letter went out as Robinhood Lane although list of letters		ETP. 17/2.
sent to neighbours on file says Way).		

FROM: Dawn Hancocks

DATE: 07 January 2003

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8254

Proposal: Proposed single storey rear extension to dwelling..

16 JAN 2003

Site Address: 8, Watmore Lane, Winnersh, Wokingham.

Applicant: Mr J Lawrance C/O K D C Associates.

Your observations are required in respect of this application **by 31/01/2003** .

No comments

SIGNED: _____ DATE: 14.01.03

Clerk To Winnersh Parish Council Parish/Town Council.

Dawn Hancocks

From: Andy Glencross
Sent: 15 January 2003 13:52
To: Dawn Hancocks
Subject: PA F/2002/8254 8 Watmore Lane Winnersh

Hi Dawn

Although this site is within 500 metres of a known great crested newt breeding pond it is separated from it by dense residential development and a number of minor roads. It is unlikely that this application would have an adverse affect on the local great crested newt population. We will not require a newt mitigation scheme but should attach the following informative to any permission granted.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number: F/2002/8254

Case Officer : OSH.

Valid Date : 24.12.02.

Map No : 54

Site Area :

Received Date: 24/12/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 8, Watmore Lane, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 7.1.03 B.

Applicant : Mr J Lawrance C/O K D C Associates.

Fee Required: £110 **Fee Received: £110** (11)

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

INTERNAL CONSULTATIONS 7·1·03 TB

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 ✓

Dinton Pastures Newts

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

SIN & SEE MAP.....

.....

.....

No pre-app.

Received by Wokingham District Council

Application No: F/2002/8254

Proposal:
Proposed single storey rear extension to dwelling.

Location:
8, Watmore Lane, 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/2002/8254 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2003. 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

07 January 2003

Organisation_Name	Building_Name	address1	Postcode
	.	19WATMORE LANEWOKINGHAM	RG41 5JS
	.	21WATMORE LANEWOKINGHAM	RG41 5JS
	.	12WATMORE LANEWOKINGHAM	RG41 5JT
	.	14WATMORE LANEWOKINGHAM	RG41 5JT
	.	6WATMORE LANEWOKINGHAM	RG41 5JT
	.	8WATMORE LANEWOKINGHAM	RG41 5JT
	.	1GREENWOOD GROVEWOKINGHAM	RG41 5LH
	.	72ROBINHOOD WAYWOKINGHAM	RG41 5JH
	.	10WATMORE LANEWOKINGHAM	RG41 5JT

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

Tel: (0118) 974 6446

Date: 07 January 2003

My ref: F/2002/8254

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/2002/8254
8, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear 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 **Dawn Hancocks** on **(0118) 974 6446** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8254**
8, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear 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 6446

Date: 07 January 2003

My ref: F/2002/8254

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

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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Yours sincerely
Trevor Watson
Development Control Manager

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8, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear 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 Ball

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

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

Tel: (0118) 974 6446

Date: 07 January 2003

My ref: F/2002/8254

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8254**
8, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear 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 Siggery

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

Environmental Services

For office use only
Application number 24.DEC.2002 8254

Householder planning application form

8254

WOKINGHAM UNITARY
Aiming for Excellence

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.

24 DEC 2002

1	Your name Address and postcode Phone number	MR I LAWRANCE 8 WATMORE LANE WINNISH WOKINGHAM BERKS RG41 5JT 0118 9775997
2	Agent's Name Address and postcode Phone number	K.D.C ASSOCIATES 2 BRANDON AVE WOODLEY BERKS RG5 4PU 0118 8690882
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 WATMORE LANE WINNISH WOKINGHAM
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 ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Roof TILES TO MATCH EXISTING BRICKWORK TO MATCH EXISTING WINDOWS 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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.	£110.00	
	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: M Cooke K.D.C ASSOCIATES

on behalf of MR J LAWRANCE

Date 23/12/2002

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

"LASTBUTONE"

ADDRESS 8 WATMORE LANE PARISH WINNERSH

PLOT No. O.S. SHEET No. SU. 54/7871

BUILDER R.J. Bryant

Plan No.	Applicant	Description of Development	Date of Decision	Decision
561/48	Mrs. A.G. Hutchinson	New Vehicular Access	8.2.49	N/A. App.
790/52	Mr. A.J. Clements	Detached Bungalow	13.1.53	App. App.
236/53	Mrs. M. Sunch	Outline {Temporary Dwelling}	22.5.53	N/A. Refuse
863/54	Mr. R.J. Bryant	Detached Bungalow	9.11.54	App. C/A.
A3781	Mr & Mrs R. Hall	S/St. Extension	10.2.85	C/A
		Add. to Conservatory		
AP85/3364	"	S/St. Ext / Alts.	31.3.85	App
F/2002/8254	Mr Lawrance	S/St R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE