APPLICATION NO:
F/2002/8023

LOCATION:
14 & 16 Woosehill Lane, Wokingham.

APPLICANT:
Mr/Mrs M Gordon & Mr D Munro C/O Roger Pring & Sons

PROPOSAL:
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

EARLIEST DATE FOR DECISION: **16/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/01/2003

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Gordon & Mr D Munro
C/O Roger Pring & Sons
26 Easby Way
EARLEY
Berkshire
RG6 3XA

Application Number: F/2002/8023

Parish: **WOKINGHAM**

Location: **14 & 16 Woosehill Lane, Wokingham**

Proposal: **Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.**

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) no additional windows or similar openings shall be constructed in the first floor or above side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The extensions hereby permitted shall be constructed concurrently.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. The construction of the extension on one of the properties without the other would result in unacceptable loss of daylight to, and outlook from, the adjoining property.

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 SBE1, SBE2, SBE5
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/01/2003

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	8023	AO.
BUILDING CONTROL NUMBER.	PP 2003/3832	Barn
~~APPLICANT~~/AGENT	Roger Pring + Sons.	
ADDRESS OF SITE	14 Woosehill Lane WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02/409/410/01B	02/409/410/01B
ELEVATIONS	07B	07B
FLOOR PLANS	05A, 06A	05A, 06A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/1/03	

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 : Angela Odell

Application Number : F/2002/8023

Applicant : Mr/Mrs M Gordon & Mr D Munro C/O Roger Pring & Sons.

Location : 14 & 16, Woosehill Lane, , Wokingham.
Proposal : Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 26.11.02

Date Registered : 18/11/2002

Earliest Date for Decision : 16/12/2002

Latest Consultation Date/Site Notice Expiry Date : 16/12/2002

This application will have expired on: 13/01/2003. 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 : Highway Officer: No objection to revised plans
- Property Officer: No objection.
- Environmental Health Officer: No objection.

Planning Issues :

Application Number: F/2002/8023

Appraisal :

See attached report

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

F/2002/8023 – Appraisal

Proposal
Two-storey rear extensions 3.2m. deep across rear of both houses and with hipped roof on all 3 sides to form enlarged sitting and dining rooms for No. 14 and kitchen/breakfast room for No. 16 and enlarged bedrooms above for No. 14 and relocated bedroom 3 for No. 16 above. No additional windows proposed in side elevations. Also rear conservatory to No. 14.

Effect on street scene
No significant effect as rear extensions proposed and would not have an adverse effect when viewed obliquely from Woosehill Lane or the public footpath adjacent.

Effect on neighbouring properties
Providing both extensions are erected together, there would be no loss of outlook or daylight of No. 14 to No. 16 and visa versa.
No. 8 Woosehill Lane: As ground floor of No. 8 is 14m. away with 1.8m. wooden fences between, and has no first floor windows this side, consider effect on No. 8 would be acceptable.
No. 18 Woosehill Lane: No. 18 has a two-storey rear extension this side (see plans for 98/68754/F). The proposed extension at No.16 would project beyond this by about 1.2m. with about 3m. between them. No. 18 has a side kitchen door and 2 small side kitchen windows in this side, but this kitchen also has a window and glazed door in the rear elevation. However, as this side kitchen door and windows are already opposite the existing part of No. 16 and there is a window and glazed door to the rear of this kitchen, consider such loss of outlook and daylight/sunlight that would result would be acceptable. As there is only an en-suite window above in the original part of No. 18 in this side elevation, consider effect on first floor acceptable. There would be no daylighting infringement to rear of No. 18.

Parking
Revised plans have been submitted showing 2 parking spaces for each dwelling in the frontages, which are acceptable to the highway officer. (These were asked for by admin, not the highway officer.). However, as no increase in number of bedrooms, this is not an issue for consideration under the current application, and therefore consider that a condition requiring this parking should not be imposed.

Recommendation: conditional approval

Application Number F/2002/8023
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C017	R017	
3	C044	R044	No first floor or above side elevations of the extension
4			The extensions hereby permitted shall be
			constructed concurrently.
		Reason	The construction of the extension on one of the properties
			without the other would result in unacceptable
			loss of daylight to, and outlook from, the
			adjoining property.

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

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 & SBE20 SBE5

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: GN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 7/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 14 & 16 Woosehill Lane Wokingham.

APPLICATION NUMBER: F/2002/8023

OFFICER: Angela Odell

DATE OF SITE VISIT: 26.11.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Mix of house types in established residential area.

2. DESCRIPTION OF SURROUNDINGS Semi-detached pair of older houses with long rear gardens. No. 14 has a conservatory at the rear.

3. DESCRIPTION OF SITE/BUILDING No. 8 is a modern detached house with single storey side extension with side window, but no window in side of first floor. No. 8 is beyond pathway between No. 16 is also an older semi with a 2 storey rear extension this side with some rear windows glazed doors (see plans for 98/68754/F)

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES at rear.

ACCESS/PARKING Most of frontage of No. 14 is hardstanding. One space in front of No. 16.

LEVELS Land rises slightly to rear.

BOUNDARY TREATMENT 1.8 m fence between Nos. 16 & 18. Low fence between Nos. 14 & 16, 1.8 m fence between No. 14 & side path.

OTHERS

Date: 04 December 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8023

Location: 14 & 16, Woosehill Lane, Wokingham.

Proposal: Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

Applicant: Mr/Mrs M Gordon & Mr D Munro C/O Roger Pring & Sons.

Case Officer: Angela Odell

The new plans show the following: Parking details. Drawing nos: 02/409/410/01B.

Comments are required by 16/12/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App. No. F/2002/8023. Date Rec. 29.11.02.

Location: 14 & 16 Woosehill Lane

Parish: Wokingham

Applicant: M+Mrs M. Gordon & Mr. D. Munro.

Description of attached plans: Shared parking.

Drawing No's: 02/409/410/01B.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways Adam Coggins	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: Nos 18 Woosehill Lane.

Date for Responses 10 days or 16/12 whichever is later

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER AO'

Consultations Sent by Admin. on 04.12.02

Yellow - Case Officer Copy
Green - Part One Copy

REVISED PLAN

8023 "1

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

63793

AO	
APP	
CS	

29 NOV 2002

COPIES TO	ACK:
	FILE:

Angela Odell,
Senior Planning Officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2002/8023
My ref. RP/409/410

28 November 2002

Dear Madam,

Re; Two storey rear extensions to 14 & 16, Woosehill Lane, Wokingham, Berkshire, RG41 2TS and conservatory to rear of no. 14.

Enclosed, as requested, are 4 copies of my drawing no. 02/409/410/01B on which I have incorporated the 2 existing parking spaces to each of the 2 above mentioned properties.

Yours faithfully,

Roger Pring.

Date: 04 December 2002

To: Adam Coggins - Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8023

Location: 14 & 16, Woosehill Lane, Wokingham.

Proposal: Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

Applicant: Mr/Mrs M Gordon & Mr D Munro C/O Roger Pring & Sons.

Case Officer: Angela Odell

The new plans show the following: Parking details. Drawing nos: 02/409/410/01B.

Comments are required by 16/12/2002.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

No highways objection
Signed 13/12/02

Angela Odell

From: Peter Anderson
Sent: 05 December 2002 09:25
To: Angela Odell
Subject: F/2002/7663

Tel. 0118 974 6720
Email. Peter.Anderson@wokingham.gov.uk
Fax. 0118 974 6724
Date. 05 December 2002
My ref. F/2002/7663
Your ref. RP/409
File ref:

Support Services Department
P.O. Box 151
Shute End, Wokingham
Berkshire RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 978 9078
Minicom No: (0118) 974 6691
DX: 33506 – Wokingham

Roger Pring & Sons,
26, Easby Way,
Lower Earley
Reading
RG41 2TS

Dear Sir

Re:- 14, Woosehill Lane, Wokingham RG41 2TS

With reference to your letters of 6th & 28th November, my apologies for the delay in replying. I have now had opportunity in visiting the site and note that the distance between the main footpath and your clients' side fence is quite small. In the light of that and the fact that there are similar gates from neighbouring properties I do not now consider the proposed gate to be of concern to us and I have copied this letter to Angela Odell for her information.

I trust that this answers your query, but should you have any further questions please do not hesitate to contact me at the above address.

Yours faithfully,

Peter J Anderson
Technical Assistant, Estates Unit
For Head of Property
cc: Angela Odell

Angela Odell

From: John Mullaney
Sent: 04 December 2002 16:42
To: Angela Odell
Subject: 14 & 16 Woosehill Lane, WOKINGHAM, Berkshire F/2002/8023

NO OBJECTIONS TO PROPOSALS.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number : F/2002/8023	**Map No :** 75B
Case Officer : AO	**Site Area :** 0.06
Valid Date : 18.11.02.	**Received Date: 18/11/2002**

Level : Delegated Application

Description : Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

Location : 14 & 16, Woosehill Lane, , Wokingham.

Parish : WK **Ward :** ~~EMM~~ EUENDONS . 22.11.02 B

Applicant : Mr/Mrs M Gordon & Mr D Munro C/O Roger Pring & Sons.

Fee Required: £0 **Fee Received: £0** resubmission 7662 & 7663 w/drawn

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	Parking plan showing 2 spaces per dwelling	22.11.	
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 22.11.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Landfill Site

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

Site Notice + See Map

.....

.....

See Pre-app filed with app. 7662

Organisation_Name	Building_Name	address1	Postcode
		31EVERGREEN WAYWOKINGHAM	RG41 4BX
		129BARKHAM ROADWOKINGHAM	RG41 2RS
		131BARKHAM ROADWOKINGHAM	RG41 2RS
		133BARKHAM ROADWOKINGHAM	RG41 2RS
		13WOOSEHILL LANEWOKINGHAM	RG41 2TR
		14WOOSEHILL LANEWOKINGHAM	RG41 2TS
		16WOOSEHILL LANEWOKINGHAM	RG41 2TS
		18WOOSEHILL LANEWOKINGHAM	RG41 2TS
		8WOOSEHILL LANEWOKINGHAM	RG41 2TS
		11WOOSEHILL LANEWOKINGHAM	RG41 2TT
	11A	11AWOOSEHILL LANEWOKINGHAM	RG41 2TT
		2MILLARS BUSINESS CENTREWOKINGHAM	RG41 2TZ
M-SCAN LTD		3MILLARS BUSINESS CENTREWOKINGHAM	RG41 2TZ
DIEDENE ENGINEERING	01-Feb	01-FebMILLARS BUSINESS CENTREWOKINGHAM	RG41 2TZ

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

Tel: (0118) 974 6445

Date: 22 November 2002

My ref: F/2002/8023

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/8023
14 & 16, Woosehill Lane, , Wokingham.
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

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 **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8023**
14 & 16, Woosehill Lane, , Wokingham.
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.
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 Marinos

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

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

Tel: (0118) 974 6445

Date: 22 November 2002

My ref: F/2002/8023

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2002/8023
14 & 16, Woosehill Lane, , Wokingham.
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/8023**
14 & 16, Woosehill Lane, , Wokingham.
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.
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 D Morgan

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

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

Tel: (0118) 974 6445

Date: 22 November 2002

My ref: F/2002/8023

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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/2002/8023
14 & 16, Woosehill Lane, , Wokingham.
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

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 **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/8023**
14 & 16, Woosehill Lane, , Wokingham.
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.
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 King

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

Received by Wokingham District Council

Application No: F/2002/8023

Proposal:
Proposed 2 storey rear extensions to both dwellings and conservatory to the rear of no 14.

Location:
14 & 16, Woosehill Lane, , 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/2002/8023 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

22 November 2002

18.NOV.2002 8023

63288

ROGER PRING & SONS

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

18 NOV 2002

COPIES TO | ACK: | FILE:

ARCHITECTURAL & SURVEYING CONSULTANTS

Angela Odell,
Senior Planning Officer,
Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2002/7662 &7663
My ref. RP/409/410

18 NOV 2002

Angela.
Sorry about delay but documents only just returned to me by Post Office as packet split
Roger.

4 November 2002

Dear Madam,

Re; Two storey rear extension to
14 & 16, Woosehill Lane, Wokingham, Berkshire, RG41 2TS.

Thank you for your telephone call earlier today advising me that I should withdraw both applications nos F/2002/7662 and 7663 and submit a joint application instead. You also advised me that the proposed access to the rear garden of no. 14, Woosehill Lane was not a Highways issue but a matter which should be taken up with Peter Anderson of the Estates Unit and that it should consequently be omitted from the joint application.

In view of the foregoing I am pleased to withdraw the above mentioned applications and instead enclose a joint application comprising 6 copies of the Householder Planning application form, duly completed and signed together with 6 sets of drawings nos. 02/409/410/01 to 07. It is understood that the application fee submitted with applications nos 7662 & 7663 will either cover the new application fee or be refunded in part.

The application drawings take into account the pre-application comments contained in Mrs. B. Polnic's letter of the 7th August 2002. In view of this we do not anticipate any problems with the application and look forward to hearing from you shortly.

Yours faithfully,

Roger Pring.
C/C Mr. & Mrs. M. Gordon and Mr D. Munro.

Environmental Services

For office use only.
Application number 18.NOV.2002 8023

Householder planning application form

18 NOV 2002

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, M. GORDON & MR. D. MUNRO
	Address and postcode	Nos. 14 & 16, WOOSEHILL LANE
		WOKINGHAM
		BERKSHIRE,
		RG41 2TS
	Phone number	0118 978 7661 & 0118 989 0385 RESPECTIVELY
2	Agent's Name	ROGER PRING & SONS,
	Address and postcode	26, EASBY WAY,
		LOWER EARLEY
		READING, BERKSHIRE
		RG6 3XA
	Phone number	0118 935 3385
3	Site	14 & 16, WOOSEHILL LANE,
	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.	WOKINGHAM.
		BERKSHIRE,
		RG41 2TS
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY REAR EXTENSION (+ CONSERVATORY TO NO. 14)

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 ☑ NONE No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL BRICKS, TILES, FASCIAS, SOFFITS, WINDOWS, ETC. TO BE OF SIMILAR COLOUR & TEXTURE TO 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: 6	Proposed: NIL.
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.		
	PLEASE REFER TO COVERING LETTER OR ANGELA ODELL. (PART FEE USED FROM APPLICATIONS NOS 7662 & 7663) BALANCE TO BE REFUNDED.		
	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 MESSRS H GORDON & M.D. MUNRO.

Date 4th NOV 02

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

ADDRESS 14 WOODSHILL LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 8068 7S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2875		SEWER CONNECTION	28.7.49	APP
2401		STORE SHED	25.8.49	APP.
8052	MR. T. S. BANCROFT	CAR PORT	11.2.72	PER.
41757	MRS. G. CANNING	2/ST. EXT.	12.11.93	CA
F/2002/7663	Mr. + Mrs. Gordon	2 St/R + new pedestrian access to R/garden + relocated conservatory		
F/2002/8023	Mr + Mrs Gordon + Mr + Mrs Munro	2/st Rext + Conserv to No 14		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 16 WOODSHILL LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU. 8068 7SB

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2875		SEWER CONNECTION	28.7.49	APP.
F/2002/7662	Mr. D. Munro	2St/R Ext.		
F/2002/8023	Mr/Mrs Gordon + Mr/Mrs Munro	2/st Rext + Conserv to No 14		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074