APPLICATION NO:
F/2000/1221

LOCATION:
Oak Villa Robin Hood Way, Winnersh Wokingham.

APPLICANT:
Mr Paradise C/O Derek Cann

PROPOSAL:
Proposed two storey side/front extension to dwelling with room in loft space

EARLIEST DATE FOR DECISION: **20/05/2000**

APPLICATION EXPIRY DATE: **06/06/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Paradise
C/O Derek Cann
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

Application Number: **F/2000/1221**

Parish: **WINNERSH**

Location: **Oak Villa, Robin Hood Way, Winnersh, Wokingham**

Proposal: **Proposed two storey side/front extension to dwelling with room in loft space**

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

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

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

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. The existing hedgerow on the southern boundary identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

John Mitchell
Development Control Manager
Date: 12/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 22 November, 2000
My ref. BC/DC/2000/1221
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr D T Paradise
c/o Derek Cann
13 Manor Road
Wokingham
Berkshire, RG41 4AH

Dear Mr Paradise

PLANNING PERMISSION 2000/1221
SITE: OAK VILLA, ROBINHOOD WAY, WINNERSH, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1221 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours sincerely

JOSS MILLER
Planning Assistant

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1221	JM
BUILDING CONTROL NUMBER	FP 2000/1190	Harrod
~~APPLICANT~~/AGENT	Derek Cann.	
ADDRESS OF SITE	Oak Villa, Robinhood Way WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 Storey side/front ext with room in b'Hspace	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	003 02	003 02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/10/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1221

Applicant : Mr Paradise C/O Derek Cann.

Location : Oak Villa, Robin Hood Way, Winnersh, Wokingham.

Proposal : Proposed two storey side/front extension to dwelling with room in loft space

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/5/00

Date of Neighbour Notifications : 27/4

Date of Site Visit : 7/5/00

Date Registered : 11/04/2000

Earliest Date for Decision : 20/05/2000

Latest Consultation Date/Site Notice Expiry Date : 20/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses :

Highways - condition
Winnersh PC - No comments.

Planning Issues :

Effect on street scene & neighbouring properties
Identified settlement.
DRE1

Application Number: F/2000/1221

Appraisal :

This application is for a two storey side & front extension to dwelling with room in loft space.
Neighbours.
The majority of the proposal will be obscured from Brookside Cottage by the main footprint of the existing house therefore any impact will be minimised. No 10 Windermere Close will be approx 27m from the extension. The proposal has a width of 4.0m a depth of 7.0m and a height of 8.2m. There are windows on all floors on the side elevation. However the distance between the proposed and the neighbouring property are not sufficient to warrant a refusal on grounds of overbearing, overshadowing and loss of privacy. There is also a hedge on the boundary approx 4m high.
Street scene.
The adjoining property already has a 2 storey side extension, however it is set back from the front footprint of the house. This extension is sited approx. 0.9m in front of the house and has a gable roof. This roof is 7.4m in height, approx 0.8m lower that the original roof. Therefore, the overbearing impact on the street scene would not be sufficient to warrant a refusal.
There are sufficient carparking spaces to satisfy Council policies.

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

Application Number F/2000/1221
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR02	Works
3	SC23	SR06	Parking & garaging.
4	SC49	SR05	Delete first line & substitute with, "the existing hedgerow on the southern boundary" etc...

12/7/00

RECORD OF SITE VISIT

SITE ADDRESS: Oak Villa Robin Hood Way Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1221

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/5/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate post

2. DESCRIPTION OF SURROUNDINGS
fields to rear and horses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached house of brick, tile and render.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Brookside - joined. Gs/extn to side set down and back from main house with flat roof.
House on other side - 2m fence on boundary & 4m hedge above. Loft window looking over?

5. SITE CONSTRAINTS

TREES Evergreen to side/front corner.

ACCESS/PARKING 4 spaces.

LEVELS —.

BOUNDARY TREATMENT Open.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 26 April 2000

Application Number: F/2000/1221

Proposal: Proposed two storey side/front extension to dwelling with room in loft space

Parish: WINNERSH PARISH

Site Address:
Oak Villa, Robin Hood Way, Winnersh, Wokingham.

Applicant:
Mr Paradise C/O Derek Cann.

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).

SC 23 : INSERT GARAGING / PARKING / TURNING

TR 2/5/00

Signed: _____ **Print name:** _____

FROM: Joss Miller

DATE: 26 April 2000

MAY 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1221

Proposal: Proposed two storey side/front extension to dwelling with room in loft space.

Site Address: Oak Villa, Robin Hood Way, Winnersh, Wokingham.

Applicant: Mr Paradise C/O Derek Cann.

Your observations are required in respect of this application **by 20/05/2000** .

No comments

SIGNED: _____ DATE: 09.05.00

Clerk To Winnersh Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **26 April 2000**

My ref: F/2000/1221

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: F/2000/1221
Oak Villa, Robin Hood Way, Winnersh, Wokingham.
Proposed two storey side/front extension to dwelling with room in loft space

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 **Joss Miller** on **(0118) 974 6463.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1221**
Oak Villa, Robin Hood Way, Winnersh, Wokingham.
Proposed two storey side/front extension to dwelling with room in loft space
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6463

Date: **26 April 2000**

My ref: F/2000/1221

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Oak Villa, Robin Hood Way, Winnersh, Wokingham.
Proposed two storey side/front extension to dwelling with room in loft space
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ *Date:* _____
Councillor Siggery

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

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

Tel: (0118) 974 6463

Date: **26 April 2000**

My ref: F/2000/1221

CONFIDENTIAL

Councillor Ball
7 Grovelands Avenue
Winnersh
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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1221**
Oak Villa, Robin Hood Way, Winnersh, Wokingham.
Proposed two storey side/front extension to dwelling with room in loft space
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ball

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

Received by Wokingham District Council

Application No: F/2000/1221

Proposal:
Proposed two storey side/front extension to dwelling with room in loft space

Location:
Oak Villa, Robin Hood Way, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	11 APR 2000
Officer: JM	Application No. F/2000/1221

Map No. 53 **Site** 005
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE/FRONT EXTENSION TO DWELLING ~~AND~~ WITH ROOM IN LOFT SPACE

Location: OAK VILLA ROBIN HOOD WAY

Parish: WINNERSH Ward: Winnersh 2/14

Applicant: MR PARADISE

Fee Received 95-00 (2) 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 : 27.11.4 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps .....

.....

.....

NEIGHBOURS:

S1.N. + Brookside Cott, 1, 2 + 3 Laurel Cottages - Robin Hood Way.
8, 9. + 10 Windermere Close

"OAK VILLA"

ADDRESS ROBIN HOOD ~~LANEWAY~~ PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7871(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9775	MR. C. MOLLIS	RENOVATION	15·11·78	APP.
31412 NOW SEE	WINDERMERE CLOSE			
41862	D. PARADISE	REAR GARAGE	26·11·93	CLA
P.D ENQ	MR D T. Paradise	Porch	28·08·97	R
98/67224/F	"	S/St/S. East - Porch	22.4.98	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Recd PM 10.4.00

DEREK CANN
ARCHITECT

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG41 1WR

ref 0003
10th April 2000

Dear Sir / Madam.

Proposed Two Storey Side Extension
Oak Villa Robin Hood Way .

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 003 / 01 / 02.
Cheque in the sum of £95.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

ENVIRONMENTAL SERVICES

11 APR 2016 122

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS	Mr D. Paradise Oak Villa Robinhood Way Winnersh Wokingham
	POST CODE	RG41 5JJ tel. 0118 9892887
2	AGENT'S NAME ADDRESS	Derek Cann ARIBA 13 Manor Road Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	Oak Villa Robinhood Way
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Proposed two storey side extension .
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / none by works
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brick / and tiles 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	existing

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:2	Proposed:3
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	*	
	(ii) 1:500 scale site layout plan	*	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

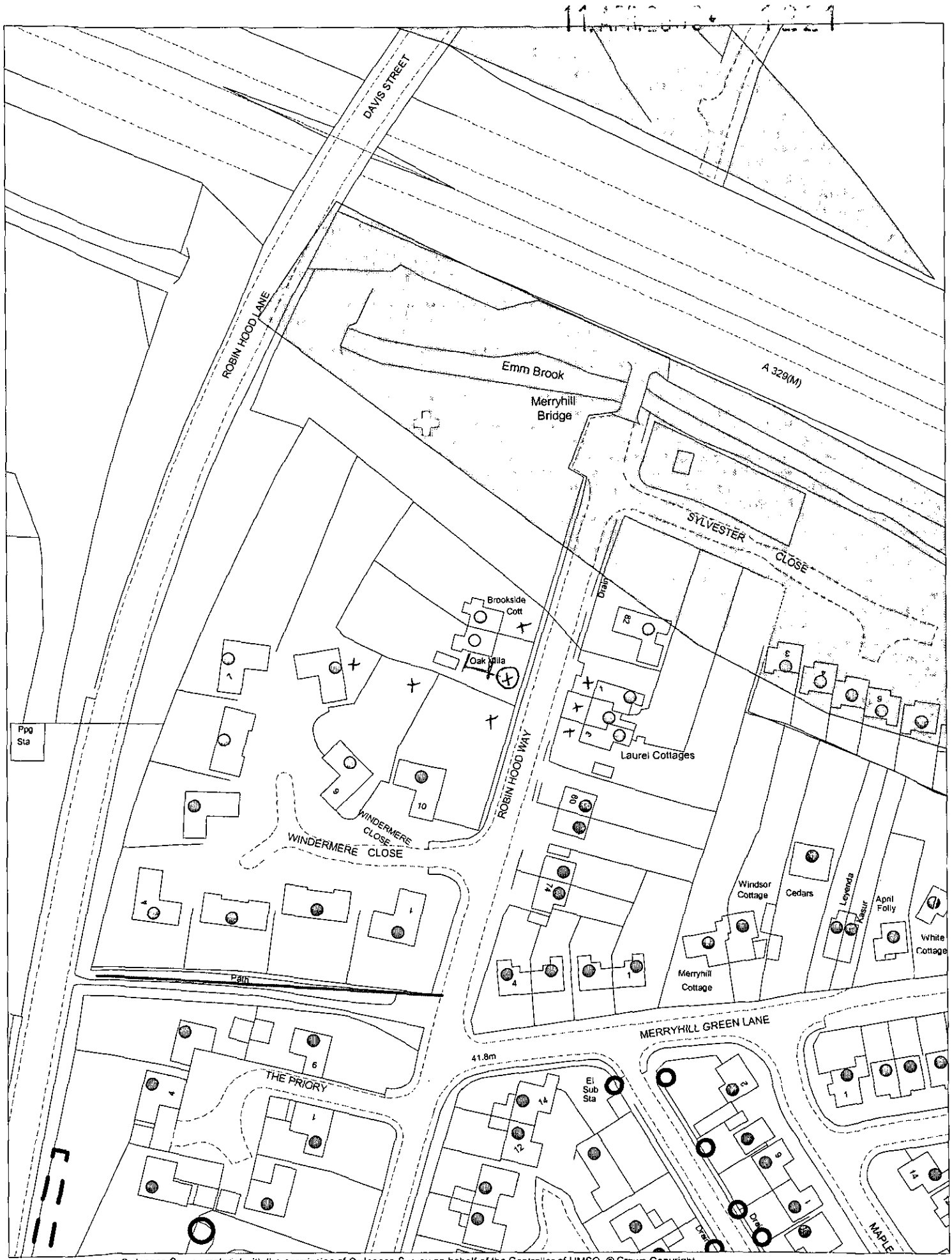
* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

SIGNED  ON BEHALF OF Mr D. Paradise

DATE 7th April 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



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Development Control Support Section, Environmental Services, Wokingham District Council.
13 April 2000

Scale: 1 : 1250

N
W E
S