SYSTEMS LTD

APPLICATION NO:
F/2000/1583

LOCATION:
31 Bluebell Meadow, Winnersh Wokingham.

APPLICANT:
Mr & Mrs B Foster C/O Richard Fenn Designs Ltd

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension to form bay window.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **19/07/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs B Foster
C/O Richard Fenn Designs Ltd
11 Harrier Close
Woodley
Berkshire

Application Number: F/2000/1583

Parish: **WINNERSH**

Location: **31, Bluebell Meadow, Winnersh, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension to form bay window.**

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level and above in the south west elevation.

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

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

Reason
3. To ensure a satisfactory external appearance.

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

John Mitchell
Development Control Manager
Date: 18/07/2000

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.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 06 June 2000

Application Number: F/2000/1583

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form bay window.

Parish: WINNERSH PARISH

Site Address:
31, Bluebell Meadow, Winnersh, Wokingham.

Applicant:
Mr & Mrs B Foster C/O Richard Fenn Designs Ltd.

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).

No adverse highways comments.

Signed: A. Linnell **Print name:** A. LINNELL

15/8/00

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1583

Applicant : Mr & Mrs B Foster C/O Richard Fenn Designs Ltd.

Location : 31, Bluebell Meadow, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling and single storey rear extension to form bay window.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : 6/6/00

Date of Site Visit : 19/6

Date Registered : 24/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 19/07/2000

Consultation Responses :
Winnersh PC – No comment

Planning Issues :
Effect on street scene & neighbouring properties WBC.
Identified settlement.

Application Number: F/2000/1583

Appraisal :

This application is for a two storey side extension and single storey rear extension.

Neighbours.

No 29 has no side windows and is sited at an angle to the applicant so although the extension extends a further 2m to the rear of the property it is 4.5m from No. 29 and any impact regarding overbearing overshadowing and privacy issues will be minimised.

The majority of the extensions will be obscured from the neighbour at No 33 by the main footprint of the house.

All other neighbours are a sufficient distance for any impact regarding overshadowing overbearing and privacy issues to be minimised.

Street scene.

The proposals design is in keeping with that of the original house. The width of the extension is 5.6m, the depth is 8.0m, the eaves height is 5.0m and the ridge height is 8.0m. However the proposal is not considered to have a detrimental impact on the street scene There are sufficient car parking spaces to satisfy Council policies.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1583
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	~~works~~ parking & excavation
3	SC58	SR12	works
4	SC08	SR05	first floor level and above, south-west elevation

John Mercer
18/7/00

History of neighbouring properties 23/25

RECORD OF SITE VISIT

SITE ADDRESS: 31 Bluebell Meadow Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1583

OFFICER: Joss Miller

DATE OF SITE VISIT: 15/6/00.

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Large modern detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
29. No side windows - at angles to applicant.
33. Other side of extn.
Houses to rear quite close.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 4 ish spaces.

LEVELS ✓

BOUNDARY TREATMENT 1.8m fence all round.

OTHERS

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1583	JM
BUILDING CONTROL NUMBER	FP2000/0940 Howard	
~~APPLICANT~~/AGENT	Richard Ken Designs Ltd.	
ADDRESS OF SITE	31 Bluebell Meadow WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext & s/s rear ext to form new bay window	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	Bf02	Bf02
FLOOR PLANS	Bf01	Bf01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/8/00	

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	

FROM: Joss Miller

DATE: 06 June 2000

12 JUN 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1583

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form bay window..

Site Address: 31, Bluebell Meadow, Winnersh, Wokingham.

Applicant: Mr & Mrs B Foster C/O Richard Fenn Designs Ltd.

Your observations are required in respect of this application **by 30/06/2000** .

No comments

SIGNED: _____ DATE: 21.06.00

Clerk To Winnersh Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **06 June 2000**

My ref: F/2000/1583

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/2000/1583
31, Bluebell Meadow, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form bay window.

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1583**
31, Bluebell Meadow, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form bay window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: (0118) 974 6463

Date: **06 June 2000**

My ref: F/2000/1583

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
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John Mitchell

John Mitchell
Development Control Manager

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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: **06 June 2000**

My ref: F/2000/1583

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1583**
31, Bluebell Meadow, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form bay window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2000/1583

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension to form bay window.

Location:
31, Bluebell Meadow, 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 notice 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 30/06/2000. 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

06 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 MAY 2000	Map No. 54 Site 0.06
Officer: JM / Application No. F/2000/1583	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM BAY WINDOW

Location: 31 BLUE BELL MEADOW

Parish: WINNERSH Ward: Winnersh

6.6.2000

Applicant: MR/MRS FOSTER

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

Enforcement Section (3) 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 : 6.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

no pre-apps

NEIGHBOURS: S/N +23 -41 (ODDS, excluding 31) ✓

Blue bell Meadows Winnersh

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aoLcom

23rd May 2000.

Dear Sir/Madam,

REF : Proposed two storey front/side/rear extension and new rear bay window at 31 Bluebell Meadow, Winnersh, Berkshire for Mr and Mrs B.Foster.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Foster which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing nos. BF.01, BF.02 and BF.10.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. Six copies of 1:500 block plans and 1:2500 location plans recently purchased from your offices.
5. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.

Finally we hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr and Mrs B.Foster.

ADDRESS 31 BLUEBELL MEADOW PARISH WINNERSH

PLOT No. 25 ORD. SHEET No. 84.78 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20494	LODDON ESTATES	O/L.	15-12-83	R
25485	BRYANT	DET. HOUSE & GARAGE	9-7-86	GA
BRA 4329	"	"	11-9-88	APP
29466	"	VAR. OF CONSENT	20-1-88	GA

DATE OF COMPLETION

MINISTRY DECISION 20494 - APPEAL ALLOWED - 28.11.88

SPECIAL ORDERS TPO 168

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 24.MAY2010* 1583

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 AND MRS B. FOSTER
	Address and postcode	31 BLUEBELL MEADOW WINNERSH BERKSHIRE.
	Phone number	0118-9787556
2	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY BERKSHIRE
	Phone number	0118-9691684
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.	31 BLUEBELL MEADOW WINNERSH BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY FRONT/SIDE/REAR EXTENSION AND NEW REAR BAY WINDOW
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.	ALL AS 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: 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.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR AND MRS FOSTER

Date 23 MAY 2000

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

1583

1583



Site Plan, Scale: 1 to 2500

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Date: 19 May 2000

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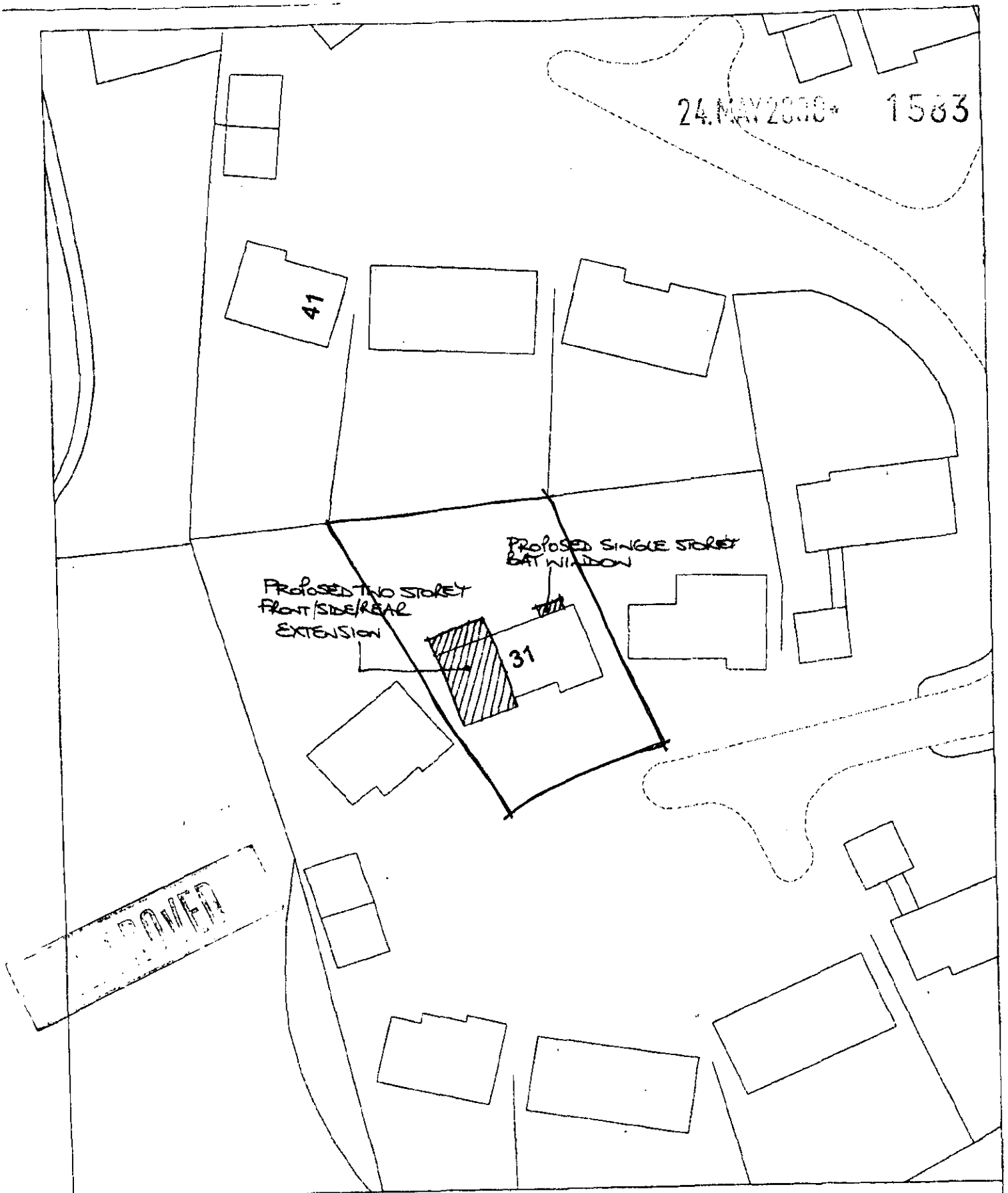

Site Plan, Scale: 1 to 500

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Date: 19 May 2000

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