APPLICATION NO:
F/2000/1244

LOCATION:
10 Windermere Close, Winnersh Wokingham.

APPLICANT:
Mr Thomson

PROPOSAL:
Proposed single storey side extensions to dwelling to form two conservatories

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **09/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Thomson
10 Windermere Close
Winnersh
WOKINGHAM
Berkshire
RG41 5XW

Application Number: F/2000/1244

Parish:	**WINNERSH**
Location:	**10 Windermere Close, Winnersh, Wokingham**
Proposal:	**Proposed single storey side extensions to dwelling to form two conservatories**

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 brickwork shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 11/07/2000

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.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1244

Applicant : Mr Thomson .

Location : 10, Windermere Close, Winnersh, Wokingham.
Proposal : Proposed single storey side extensions to dwelling to form two conservatories

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/5/00

Date of Neighbour Notifications : 2/5/00

Date of Site Visit : 15/5/00

Date Registered : 14/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 09/06/2000

Consultation Responses :
Winnersh PC - No comment

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

Application Number: F/2000/1244

Appraisal :

This application is for 2 conservatories on the side of the property.

Neighbours

The proposed conservatories will be mainly obscured from No 9 by the main footprint of the applicants house. Oak Villa has a 3m hedge on the boundary and is approx 30m from the extension. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The main conservatory has a width of 4.5m a depth of 4.3m and a ridge height of 2.4m. There is a 1.8m boundary fence which partially obscures the conservatories from the street scene. The second conservatory is 3.3m by 1.6m with a height of 2.4m. Any impact on the street scene as a result of this development would be minimal.

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

(tick appropriate box)

3.3 1.6.

Application Number F/2000/1244
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	brickwork

John [illegible]
11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 10 Windermere Close Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1244

OFFICER: Joss Miller

DATE OF SITE VISIT: 16/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on back boundary fence adj to Rdway.

2. DESCRIPTION OF SURROUNDINGS
Modern housing estate.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
3m hedge to Oak Villa @ 1.8m fence.
Street scene - boundary fence.
Everyone else - quite far away.

5. SITE CONSTRAINTS

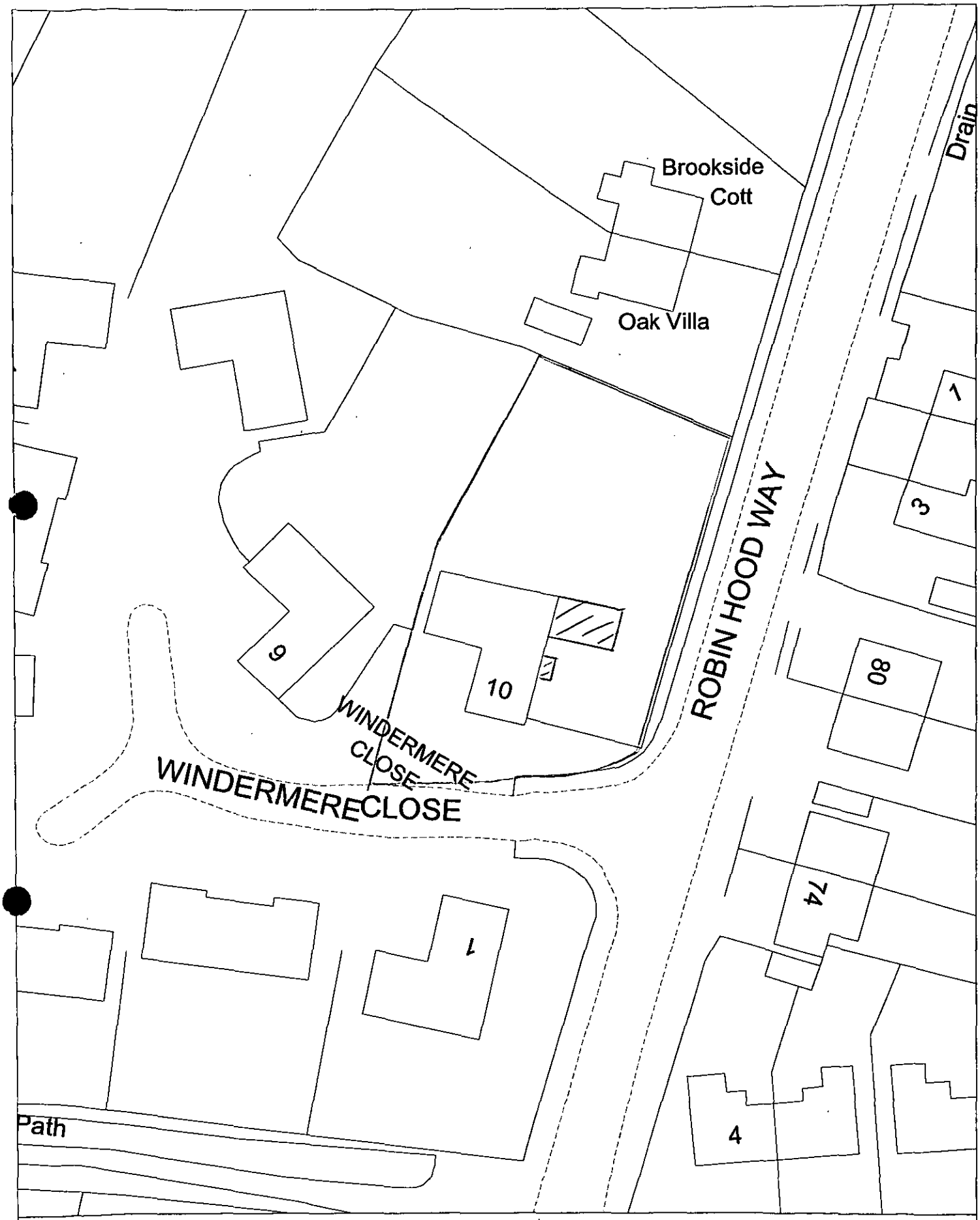
TREES ~

ACCESS/PARKING ~

LEVELS even.

BOUNDARY TREATMENT 1.8m fence -

OTHERS ~



Site Plan, Scale: 1 to 500

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Date: 20 March 2000

14. APR. 2000* 1244

FROM: Joss Miller

DATE: 02 May 2000

- 5 MAY 2000

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
CC | ENF
APP
13 MAY 2000
COPIES TO: | ACK:
FILE:

Application Number: F/2000/1244

Proposal: Proposed single storey side extensions to dwelling to form two conservatories.

Site Address: 10, Windermere Close, Winnersh, Wokingham.

Applicant: Mr Thomson .

Your observations are required in respect of this application **by 26/05/2000** .

No comments

SIGNED: _____ DATE: 09.05.00

Clerk To Winnersh Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **02 May 2000**

My ref: F/2000/1244

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/2000/1244
10, Windermere Close, Winnersh, Wokingham.
Proposed single storey side extensions to dwelling to form two conservatories

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/2000/1244**
10, Windermere Close, Winnersh, Wokingham.
Proposed single storey side extensions to dwelling to form two conservatories
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: **02 May 2000**

My ref: F/2000/1244

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
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Tel: (0118) 974 6463

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My ref: F/2000/1244

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
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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 Ball

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

Received by Wokingham District Council

Application No: F/2000/1244

Proposal:
Proposed single storey side extensions to dwelling to form two conservatories

Location:
10, Windermere Close, 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 26/05/2000. 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

0.09

Start date:	6 APR 2000
Officer: JM	Application No. F 2000/1244

Map No. 54 **Site** ~~0.28~~

Easting: ..... **Flood Pln** .....

Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED SINGLE STOREY SIDE EXTENSIONS TO DWELLING TO FORM TWO CONSERVATORIES

Location: 10 WINDERMERE CLOSE

Parish: WINNERSH **Ward:** WINNERSH

2.5.2000

Applicant: MR THOMSON

Fee **Received** 95-00 (9) **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	IS THERE A PURPOSE TO THE 'A4 SIZE ELEVATIONS?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

Environmental Services

For office use only.
Application number:

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.

WOKINGHAM DISTRICT COUNCIL

14. APR. 2000 * 1244

1	Your name Address and postcode Phone number	MR M J THOMSON 10 WINDSOR MEAD CLOSE WINNERSH RG41 5XW 0118 9786381
2	Agent's Name Address and postcode Phone number	N/A
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.	10 WINDSOR MEAD CLOSE.
4	Give brief details of the proposal for example, two storey side extension. About the application	2 CONSERVATORIES ON EAST SIDE ELEVATION
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.	RED BRICK TO MATCH EXISTING HOUSE BRICK + DARK STAINED HARDWOOD FOR BOTH UNITS
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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

(SITE ADJACENT TO OAK-VILLA, JUNC. OF MUNGELLS LANE)

ADDRESS ROBIN HOOD ~~LANE~~WAY PARISH WINNERSH E

PLOT No. Now 1-10 WINDERMERE CLOSE ORD. SHEET No. SU.7871(54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/63	Mrs. J.H. Titterington	Outline {Residential Development	26.2.63	N/A - Refus
47/72	"	"	17.2.72	N/A REF
25447	MRS. S. GREEN & OTHERS	O/L 15 DWELLINGS	21.5.86	REF
26140	" O/L	10 "	3.9.86	REF
27669	" O/L	"	17.6.87	REF
29483	" O/L	"	20.1.88	C/A L/A
31412	BEAZER HOMES	" & G's.	28.4.88	C/A
32075	"	STORAGE COMPOUND	14.12.88	7.89
BRA 8891 }	No1 MR. NEWITT 'THE PIPERS'	POOL & COVER	4.6.90	APP C/A
35071 } 36406	" MR. R. MARTIN No. 5	S/ST. EXT (CONSERVATORY)	6.9.90	C/A
81555	No. 10	"	21.8.91	C/A

DATE OF COMPLETION

MINISTRY DECISION 26140 - APPEAL DISMISSED - 6.7.87

SPECIAL ORDERS ~~42629~~ P.D. ENQ - No2 - ENCLOSE PORCH - 23.5.96

DRAINAGE

42629 MR. B. GARDINER No. 9 S/ST. EXT. 10.5.94 C/A

1933 SITE ADJACENT TO "OAK VILLA" JUNCT OF MUNGELLS LANE

ADDRESS PARISH WINNERSH

PLOT No. Now 1-10 WINDERMERE CLOSE ORD. SHEET No. SU 7871(54)

BUILDER

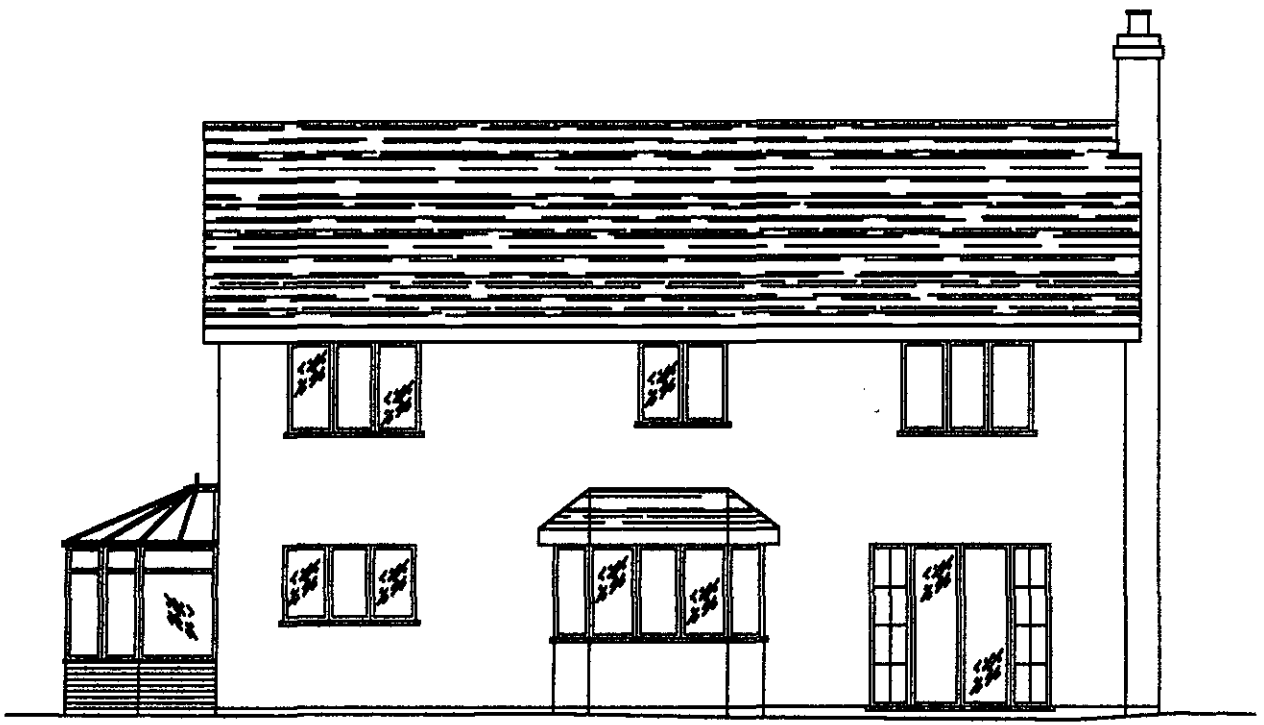
Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65488/F	Mr+Mrs Appella No. 10	S/ST GARAGE + CONV OF GARAGE	4.6.97	R
97/66522/F	No. 5. A.K. Glenister	S/St/S. Ext + Conv of Gar.	24/12/97	C/
97/66466/F	No. 1 Mr. T. Neale	S/St - Side Ext -	21/11/97	C/
97/66881/F	No. 9. Mr. B. Gardner	Convert Part Garage to Playroom Retrospective	13/2/98	C/
EP97/7115	" 1 MR. T. NEALE	S/St. EXTENSION	18.12.97	APP
97/65488/F	No. 10 Mr+Mrs. Appella	S/St/S. Garage.	25.2.98	RE

MINISTRY DECISION P.D. Eng (No8) detached garage - Mr Glenister - 10.4.00

SPECIAL ORDERS P.D. Eng (No5) S/ST Exts + Garage Conv 11.3.98

P.D ENQ (No8) Conversion of Integral garage & Erect of double det garage 15.03.

14.APR.2000* 1244



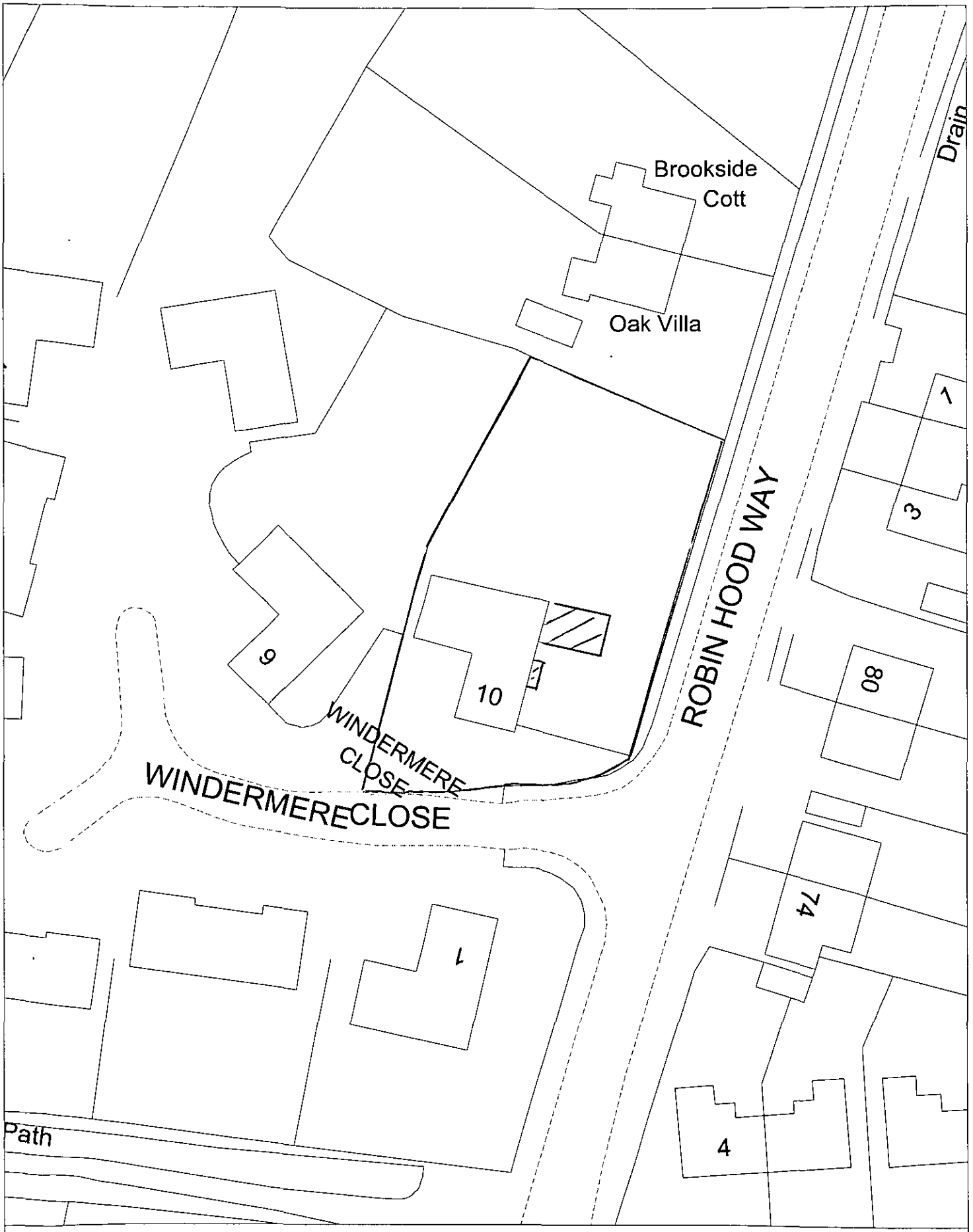
REAR ELEVATION

14.APR.2000* 1244



FRONT ELEVATION

14. APR. 2000 * 1244



Site Plan, Scale: 1 to 500

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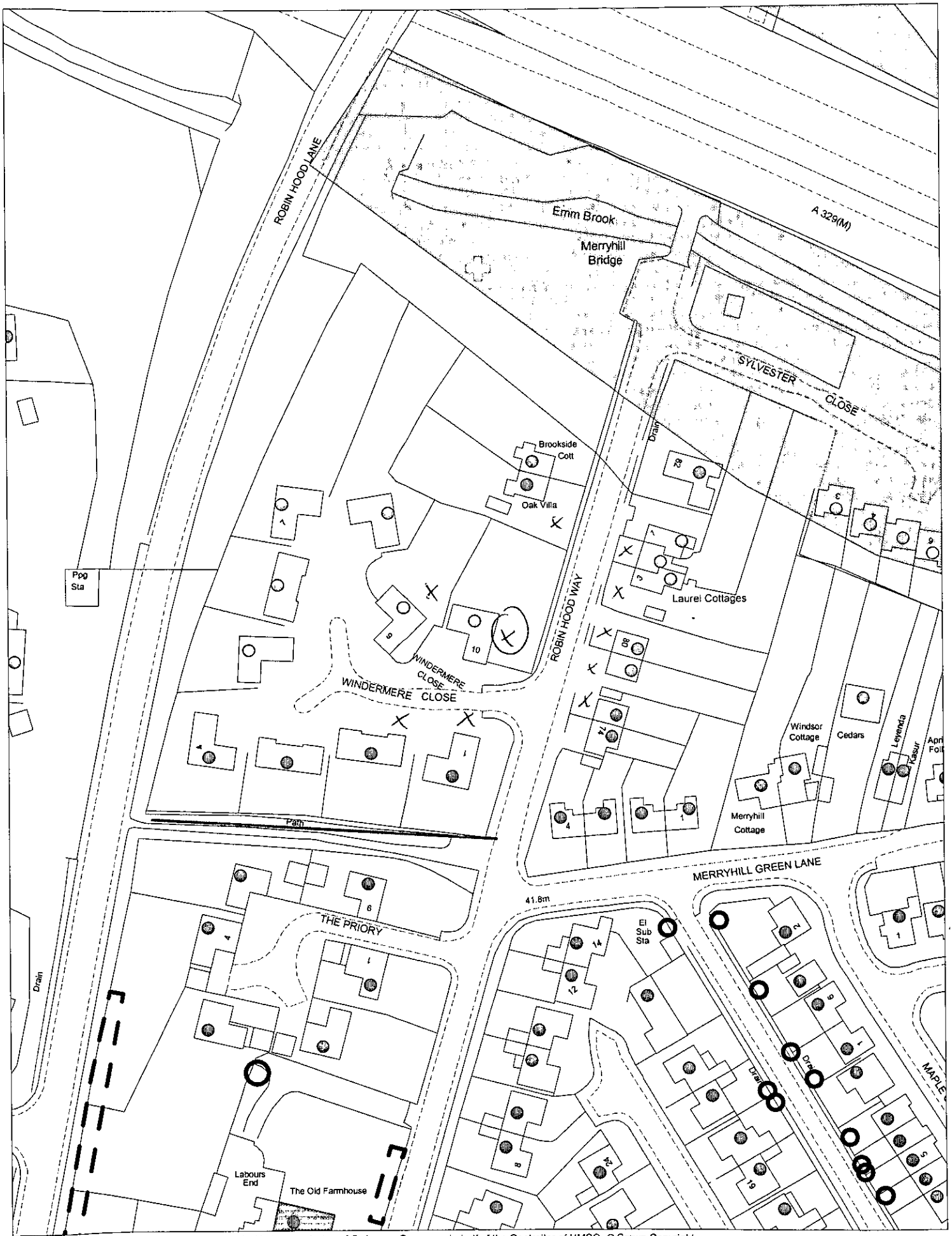
Date: 20 March 2000

14. APR. 2000* 1244



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

Scale: 1 : 1250

N
W E
S

14. APR. 2000* 1244



Site Plan, Scale: 1 to 2500

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Date: 20 March 2000

N
W E
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14. APR. 2000 * 1244