APPLICATION NO:
F/2001/4611

LOCATION:
30 Laburnum Road, Winnersh Wokingham.

APPLICANT:
Mrs P Tegg C/O P J M Architectural Services

PROPOSAL:
Proposed two storey side and single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **08/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/10/2001

CASE OFFICER: **Farah Humayun**

Amended

RAILEX
Marbleboard

EASIFILE EP7

DO 1049

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs P Tegg
C/O P J M Architectural Services
30 Lawrence Mead
Kintbury
Berkshire
RG17 9XA

Application Number: F/2001/4611

Parish: **WINNERSH**

Location: **30, Laburnum Road, Winnersh, Wokingham.**

Proposal: **Proposed two storey side and single storey rear extensions 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.

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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Prior to the completion of the development the entire area to the front of the dwelling shall be converted to hardstanding and the associated crossing suitably extended to accommodate this.

Condition
5. Notwithstanding the plans submitted no part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved

has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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. In the interests of highway safety and convenience.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. 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 Policies OS1 and EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 21/02/2002

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.

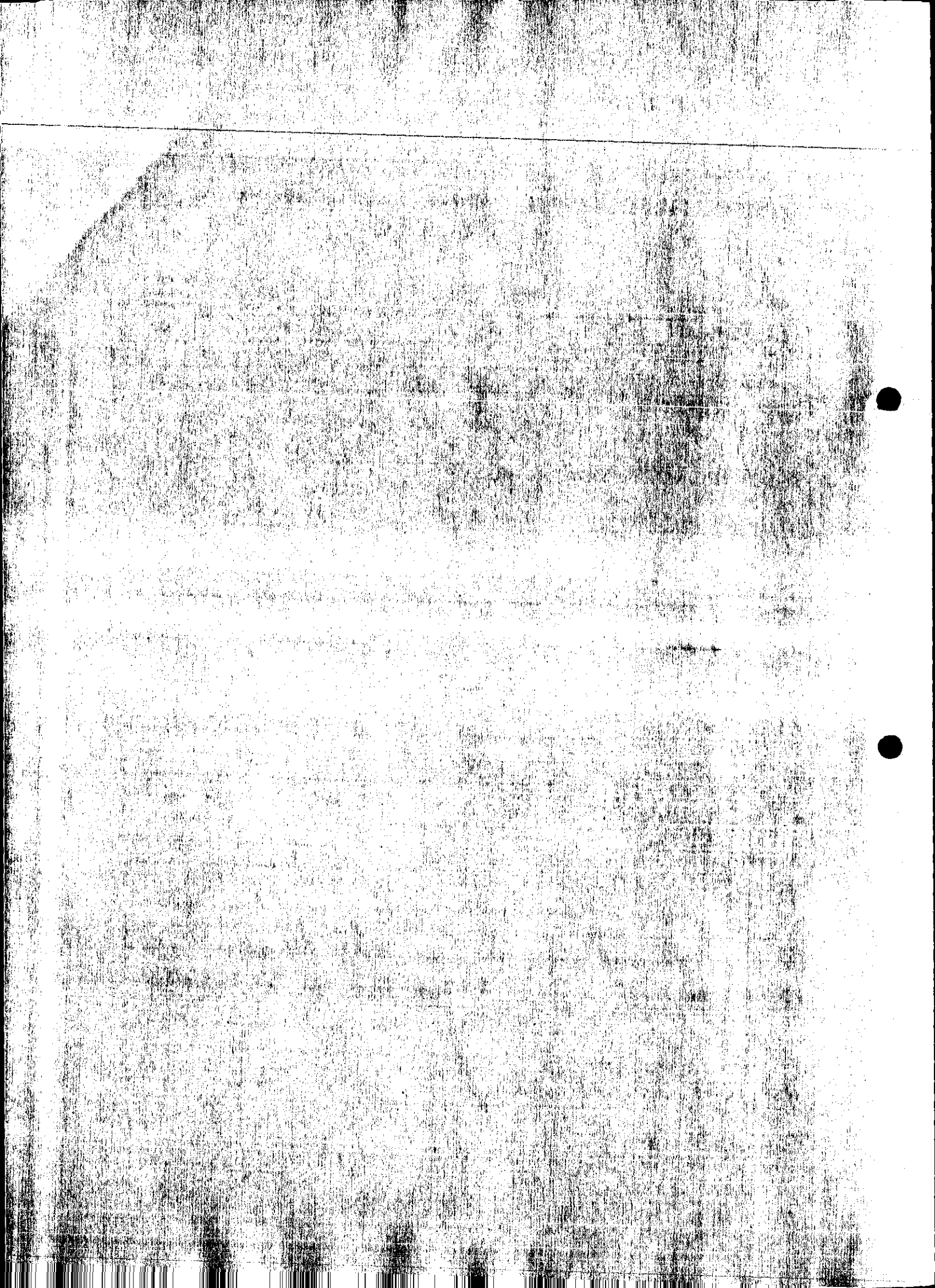
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4611	FH
BUILDING CONTROL NUMBER	FX 2002 / 3123	
~~APPLICANT~~/AGENT	P J. M. Arch. Services	
ADDRESS OF SITE	30 Laburnham Rd WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext (v s/s rear conservatory DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	P80-01-16	P80-01-03
FLOOR PLANS	P80-01-10 P80-01-12	P80-01-01 P80-01-01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	12/6/02	

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	

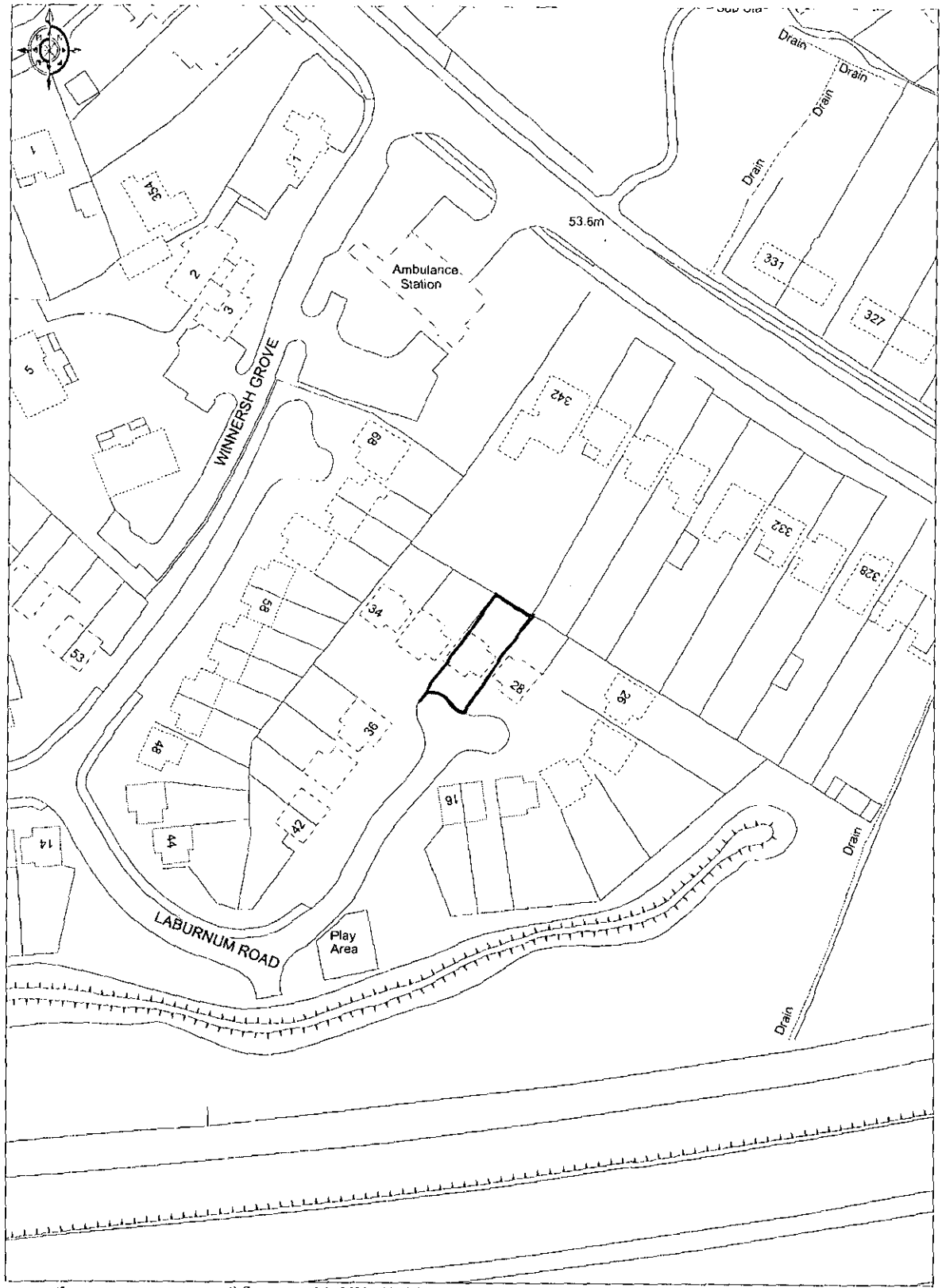


ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4611
CASE OFFICER: Farah Humayun

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

07. AUG. 2001 * 4611



Ordnance Survey
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Development Control Section, Environmental Services, Wokingham District Council.

10 August 2001

Scale: 1 : 1250

N W E S

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4611

Applicant : Mrs P Tegg C/O P J M Architectural Services.

Location : 30, Laburnum Road, Winnersh, Wokingham.
Proposal : Proposed two storey side and single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/09/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....10/09/01.....

Date Registered : 07/08/2001

Earliest Date for Decision : 08/09/2001

Latest Consultation Date/Site Notice Expiry Date : 08/09/2001

This application <u>will have expired on</u>: <u>02/10/2001.</u> 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 :

WINNERSH PARISH COUNCIL - Commented parking would be inadequate
ENVIRONMENT AGENCY - No objection, however requested informative
ENVIRONMENT HEALTH - Due to proximity to landfill site request condition.
HIGHWAYS - Recommend approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2001/4611

Appraisal :

The application being considered is proposed two storey side and single storey rear extension to dwelling. The proposed two storey extension has a pitched roof design set below that of the existing property by 0.5m. The extension is set back 0.5m from the front of the property.

The single storey extension to form conservatory has a pitched roof design 3.5m to the pitch and 2.2m to the eaves. The conservatory projects 3m from the rear of the property.

Impact upon neighbouring properties
There are no side windows to No.28 or rear extensions. The proposal is located approx. 2m from the side elevation of no.28. The attached garage of No.28 lies adjacent to the neighbouring boundary.

The rear boundary with No.32 is defined by 1.8m close boarded fencing. There are no rear existing extensions. Therefore it is considered the proposal will not have an adverse impact upon neighbouring properties.

Impact upon the street scene
There are no similar side extensions within the street scene. However it is considered as the proposal is set below the existing ridge height and set back from the front of the dwelling it will not form an obtrusive feature in the street scene.

Impact upon Highway Safety
In view of current government legislation and without prejudice to the Council's standards, the Highway Authority will accept the reduced level of 2 car parking spaces in this case. Therefore the Highway Authority recommend approval subject to conditions.

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

Application Number F/2001/4611
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	CO44	RO44	first floor side elevation
4			Prior to the completion of the development the entire area to the front of the dwelling shall be converted to hardstanding and the associated crossing suitably extended to accommodate this.
			Reason: In the interests of highway safety and convenience
5	C122	R122	Not withstanding the plans submitted
		N07	
		N16	LALP – LBE1, LBE2
			WDLP – WOS3, WBE1
			BSP – OS1, EN1

21.02.02

RECORD OF SITE VISIT

SITE ADDRESS: 30 Laburnum Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/4611

OFFICER: Farah Humayun

DATE OF SITE VISIT: 10/09/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y. FRT GARAGE.

2. DESCRIPTION OF SURROUNDINGS

RSJ - SMALL CLOSE.

3. DESCRIPTION OF SITE/BUILDING

DETACHED TWO STOREY WITH ATT GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 28 - NO SIDE WINDOW. ATTACHED GARAGE ADJ TO NO 30, NO REAR EXTNS, HEDGING TO FRONT, CB FENCING TO REAR.
NO 32 - NO REAR EXTNS - 1.8 MCB FENCE.

SCREENING TO REAR - NO SIMILAR EXTNS OTHR GARAGE.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING GARAGE + 2 SPACES - EXISTING 1/2 LAWN OPEN PLAN TO NEIGHB PROP OF NO 32.

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

MEMORANDUM

FROM : FARAH HUMAYUN **MY REF : F/2001/4611**

WOKINGHAM DISTRICT COUNCIL ☎ 6462

TO : ADAM COGGINS **YOUR REF :**

WOKINGHAM DISTRICT COUNCIL

DATE : 10/26/01

cc:

Adam, could you please give me comments on these plans. Is this refusable on lack of parking?

farah,

NB. Previous comments superseded.

In view of current government legislation and without prejudice to our standards, the Highway Authority will accept the reduced level of 2 car parking spaces.

Therefore recommend conditional approval;

1/ The entire area to the front of the dwelling shall be converted to hard standing and the associated crossing suitably extended to accommodate this.
R: 1HTS&C.

2/ Notwithstanding the plans submitted; C122, R122.

NOT.

ADAM COGGINS 20/02/02.

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM : FARAH HUMAYUN **MY REF :** F/2001/4611

WOKINGHAM DISTRICT COUNCIL ☎ 6462

TO : ADAM COGGINS **YOUR REF :**

WOKINGHAM DISTRICT COUNCIL

DATE : 10/26/01

cc:

Adam, could you please give me comments on these plans. Is this refusable on lack of parking?

Comment.

The proposed parking spaces will encroach into the adopted highway and therefore we recommend refusal for the following reason:

The proposal will result in insufficient parking space within the curtilage of the property, which could lead to parking within the turning, to the detriment of highway safety.

AC 29/10/01

Tel: (0118) 974 6462 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayan@wokingham.gov.uk
Date: January 23, 2002
My ref: FH/F/2001/4611
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) 974 6991
DX: 33506 – Wokingham

Mr P Maisey
PJM Architectural Services
30 Lawrence Mead
Kintbury
Berkshire
RG17 9XT

Dear Mr Maisey

PLANNING APPLICATION F/2001/4611
PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION
30 LABURNUM ROAD, WINNERSH, WOKINGHAM

I am writing with regards to the above and further to your letter received on 15 November 2001. I have tried to contact you on numerous occasions since then but to no avail. I must confirm that the proposed application at present is an unacceptable proposal as it will result in insufficient parking space within the curtilage of the property. The example that you have quoted of 16 Laburnum Road is a 3 bedroom property and according to the plans submitted there is provision of an existing parking area for 2 cars to the south west of the proposed extension.

Through further discussion with the Highways Officer of the Council the current proposal would be considered acceptable if the proposed playroom was reverted to a garage and there was a distance of 5.5m in front of the garage to allow a second parking space to be provided, without encroaching onto the 2 metre service strip around the turning head of Laburnum Road. Car parking space number 3 would be the one indicated on the submitted plan as horizontal to the dwellinghouse, as this does not encroach onto public land.

Please advise me of your intentions regarding this matter. Due to the current delay in the application it is important that 6 copies of revised plans are submitted to me within 10 days, ie. 4 February, to ensure that the application is not determined on the basis of the current unsatisfactory submission.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

P.J.M Architectural services

MR P MAISEY ACIOB AIOD
30 LAWRENCE MEAD
KINTBURY, BERKSHIRE
RG17 9XT
TEL: 01488 658842
MOBILE: 07899 793136

PLANNING SERVICES | HPT 49877
TLS
FH | ENF
15 NOV 2001
COPIES TO: | ACK:
FILE:

F.A.O. F. Humayun.
Wokingham District Council,
Shute End,
Wokingham,
Berkshire.

Date: 14-11-01.

Dear Miss Humayun.

REF: PROPOSED EXTENSIONS TO 30 LABURNHAM ROAD, WINNERSH, WOKINGHAM, BERKSHIRE.

Further to our telephone conversation last week and my further conversations with my client, a couple of issues need to be raised with reference to the design and parking requirements.

Please note that an approval was granted at No.16 Laburnam Road for an extension exactly the same as the one that I am proposing, No. 16 being directly opposite No. 30. The permission granted for No. 16 infact left no parking for the property and therefore surely should not have been granted under the issues raised by Highways.

This is also the same for No. 48 Laburnam Road which lies behind No. 30.

As you can see from the block plan submitted No. 30 will retain 3no. parking spaces on site and this I believe is ample parking for a 4 bedroom house.

I hope you will take into account my comments when making a decission on the Application as I feel a precident has been set for this type of extension in the road.

I look forward to hearing from you in due course

Yours sincerely

P. J. Maisey.

P.J.MAISEY ACIOB AIOD.

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM : FARAH HUMAYUN — **MY REF :** F/2001/4611

WOKINGHAM DISTRICT COUNCIL ☎ 6462

TO : ADAM COGGINS — **YOUR REF :**

WOKINGHAM DISTRICT COUNCIL

DATE : 10/26/01

cc:

Adam, could you please give me comments on these plans. Is this refusable on lack of parking?

Comment.

The proposed parking spaces will encroach into the adopted highway and therefore we recommend refusal for the following reason:

The proposal will result in insufficient parking space within the curtilage of the property, which could lead to parking within the turning, to the detriment of highway safety.

AC 29/10/01

Our ref: SP\2001\004338\001
Your ref: F/2001/4611
Date: Wednesday, 29 August 2001

ENVIRONMENT AGENCY

FH 47265

FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG40 1WR

FH

Dear Madam

PROPOSAL: Proposed Two Storey Side And Single Storey Rear Extensions To Dwelling
LOCATION: 30 Laburnum Road, Winnersh, Wokingham

Thank you for your letter dated 15th August 2001, which was received on 20th August 2001. You are asked to quote the following reference in any correspondence: **SU77SE/4/40**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site, as follows:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Grid reference	Distance from site	Landfill name	Details
SU 782 703	215m	Sandstone Close	Inert Waste

In view of distance, and the nature of the material deposited at the site, it is unlikely that landfill gas will not present a risk to this proposal.

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE

Matthew Rose
Development Planning Officer

CC: PJM Architectural Services, 30 Lawrence Mead, Kintbury, Berkshire, RG17 9XT

FROM: Farah Humayun

DATE: 15 August 2001

DEN
27 AUG 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/4611

Proposal: Proposed two storey side and single storey rear extensions to dwelling..

Site Address: 30, Laburnum Road, Winnersh, Wokingham.

Applicant: Mrs P Tegg C/O P J M Architectural Services.

Your observations are required in respect of this application **by 08/09/2001** .

Whilst not objecting to this application the Committee **COMMENTED**:

1 Parking would be inadequate

28 AUG 2001

SIGNED: _____ DATE: 22.08.01

Clerk To Winnersh Parish/Town Council.

FH

22 AUG 2001

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Farah Humayun, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/4611

My Ref: 20013816

Date: 21 August 2001

PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS TO DWELLING.
30 LABURNUM ROAD, WINNERSH

These proposals have been evaluated and I have the following comments:

The site is within 250 metres of a landfill site and hence adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants.

Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc. Paul Eggleton, Building Control

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

Tel: 0118 974 6482

Date: **15 August 2001**

My ref: F/2001/4611

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/2001/4611
30, Laburnum Road, Winnersh, Wokingham.
Proposed two storey side and single storey rear extensions to dwelling.

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 **Farah Humayun** on **0118 974 6482.**

Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4611**
30, Laburnum Road, Winnersh, Wokingham.
Proposed two storey side and single storey rear extensions to dwelling.
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 6482

Date: **15 August 2001**

My ref: F/2001/4611

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
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Dear Councillor

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Farah Humayun

Development Control Officer

LISTING FORM

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30, Laburnum Road, Winnersh, Wokingham.
Proposed two storey side and single storey rear extensions to dwelling.
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 6482

Date: **15 August 2001**

My ref: F/2001/4611

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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Yours faithfully,

Farah Humayun

Development Control Officer

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4611**
30, Laburnum Road, Winnersh, Wokingham.
Proposed two storey side and single storey rear extensions to dwelling.
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/2001/4611

Proposal:
Proposed two storey side and single storey rear extensions to dwelling.

Location:
30, Laburnum Road, 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 take this letter with you or quote application number F/2001/4611 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/09/2001. 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.

Head Planning and Transportation

15 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date 07 AUG 2001			
Officer: FH	Application No. F	2001	4611

Map No. 60. Site ...0.02.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE & SINGLE STOREY REAR EXTENSIONS TO DWELLING

Location: 30 LABURNAM ROAD

Parish: WINNERSH Ward: WINNERSH 15.8.01 JB

Applicant: MRS P. TEGG

Fee (4) Received 95-00 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 ✓	Is there adequate parking		
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 : 15.8.2018 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ..... Landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
No Pre Apps.
.....

NEIGHBOURS:

site notice & see emp for neighbour notices

ADDRESS 30 LABURNUM [redacted] PARISH [redacted]

PLOT No. 36 ORD. SHEET No. SW 7771 S

BUILDER

Plan No. 314/36	Applicant	Description of Development	Date of Decision	Decision
A/122/69	MRS. S. PHILLIPS	O/L	30.10.69	R
25494	McLEAN	DET. HOUSE & GARAGE	29.10.86	R
26778	"	[illegible]	8.7.87	R
28274	"	SOUND ATTENUATING FENCE ON MOTORWAY LAND (21468)	6.11.87	R
29574	"		6.4.88	C
29869	"	LANDSCAPING	21.12.88	C

DATE OF COMPLETION

MINISTRY DECISION A/122/69 - APPEAL GRANTED - 15.6.83 / 25494 - APPEAL GRANTED - 3.3.88

SPECIAL ORDERS

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

07 AUG 2001 4611

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

07 AUG 2001

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MRS. P. TEGG
	ADDRESS	30 LABURNAM ROAD,
		WINNERSH,
		BERKSHIRE
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	P.J.M ARCHITECTURAL SERVICES
	ADDRESS	30 LAWRENCE MEAD,
		KINTBURY,
		BERKSHIRE.
	POST CODE	RG17 9XT. Tel. No. 01488 658842
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	30 LABURNAM ROAD,
		WINNERSH,
		BERKSHIRE.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY SIDE EXTENSION
		CONSERVATORY to REAR.

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~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK, CONC - INTERLOCKING TILES, UPVC FRAME (WHITE)

7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £35.00
If no fee is payable please say why below

N/A.

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED P. [illegible] ON BEHALF OF MRS. P. [illegible]

DATE 06-08-01.

07 AUG 2001

4611

Ambulance Station

WINNERSH GROVE

58.6m

Proposed conservatory

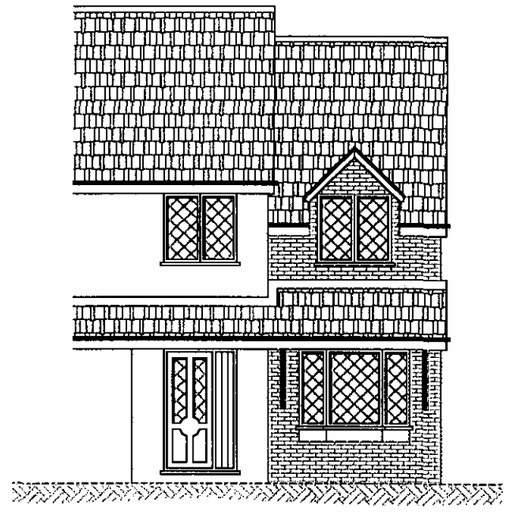
Proposed two storey side extension

Drain

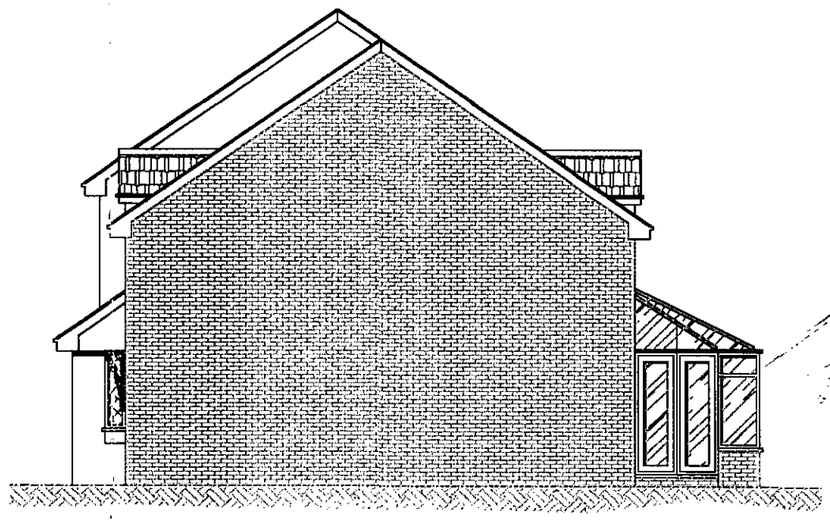
Block Plan
Scale 1:500.

Revision: Date: Notes:

07. AUG. 2001 * 4611



FRONT ELEVATION (prop).



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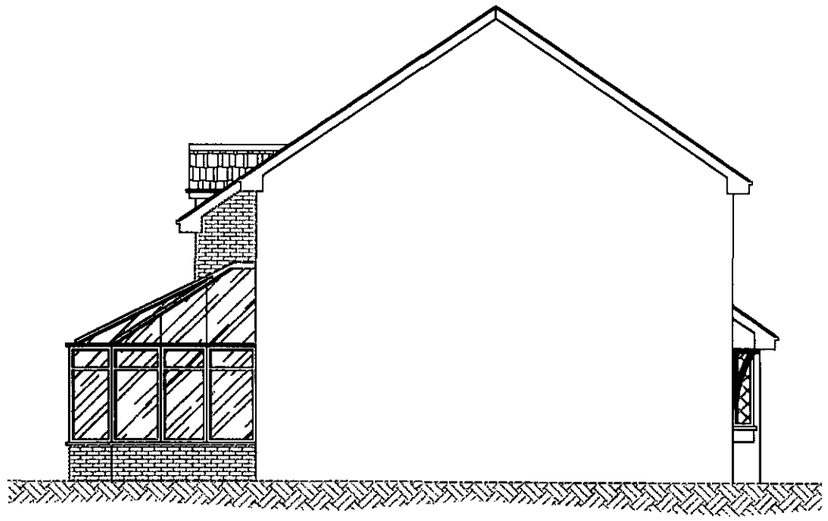
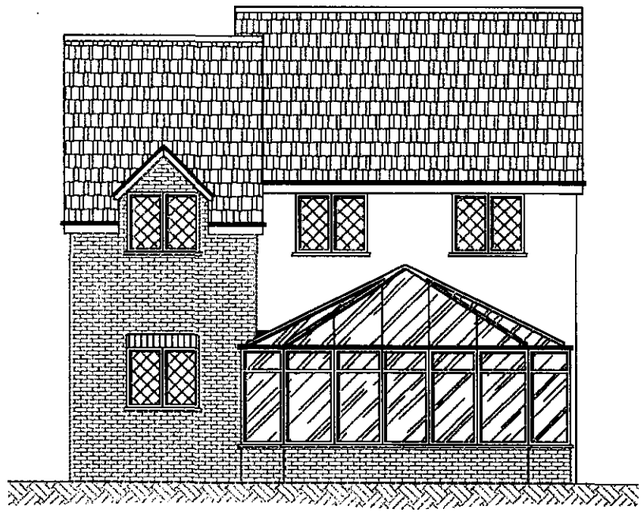
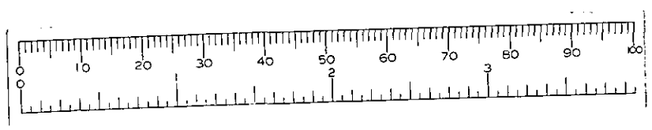


SIDE ELEVATION (prop).



REAR ELEVATION (prop).



Client:
Mrs. P. Clegg.

Job Title:
Two storey side extension and conservatory at: 30 Laburnam Road, Winnersh, Berkshire.

Drawing Title:
PROP. ELEVATIONS.

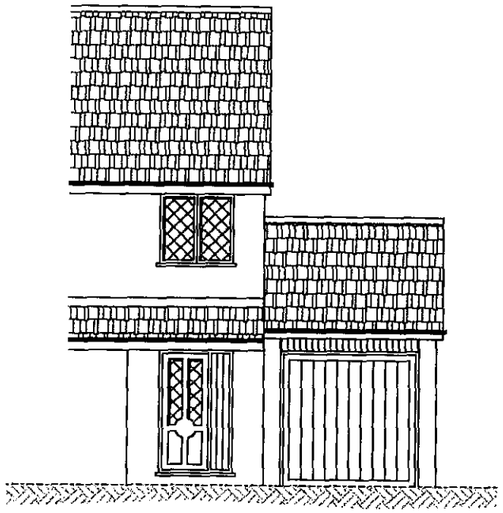
Scale:
1/100. A3

Date:
June. 2001.

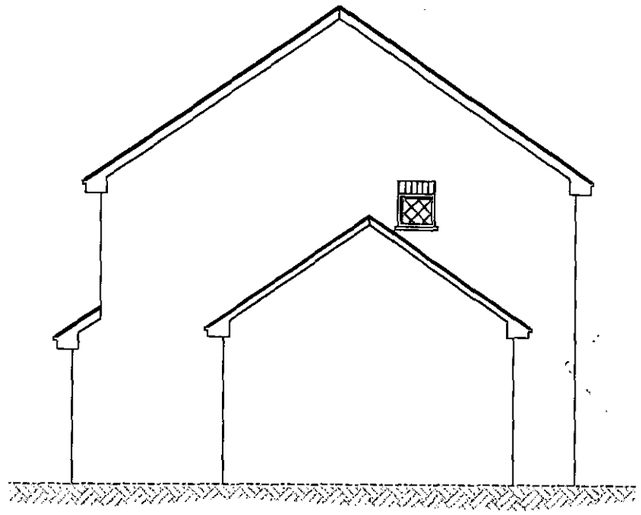
Drawn By:
P.J.M.

Drawing No.:
P80-01-03.

Revision: Date: Notes:

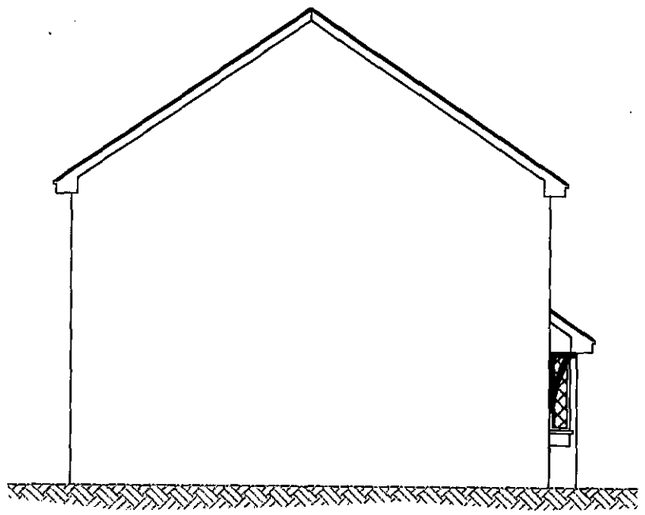


FRONT ELEVATION (extg).



SIDE ELEVATION (extg).

07. AUG. 2001 * 4611



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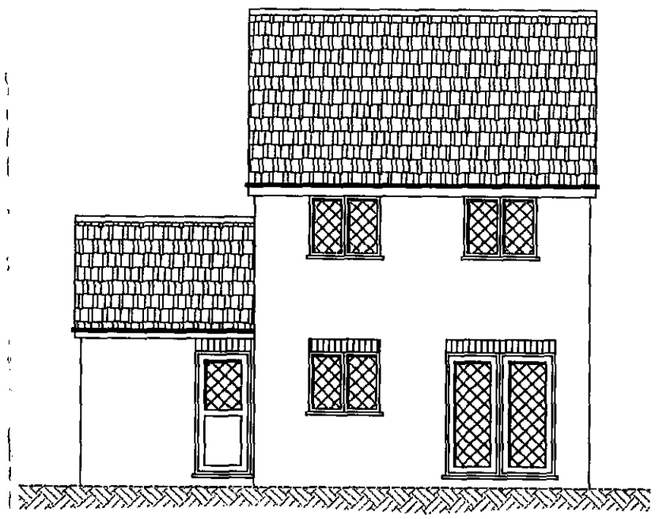

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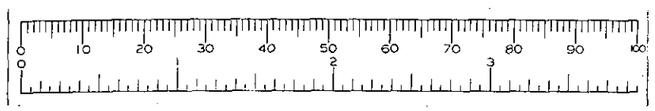


Client:
Mrs. P. Clegg.

Job Title:
Two storey side extension and conservatory at: 30 Laburnam Road, Winnersh, Berkshire.

Drawing Title:
EXTG. ELEVATIONS.

Scale:
1/100. A3

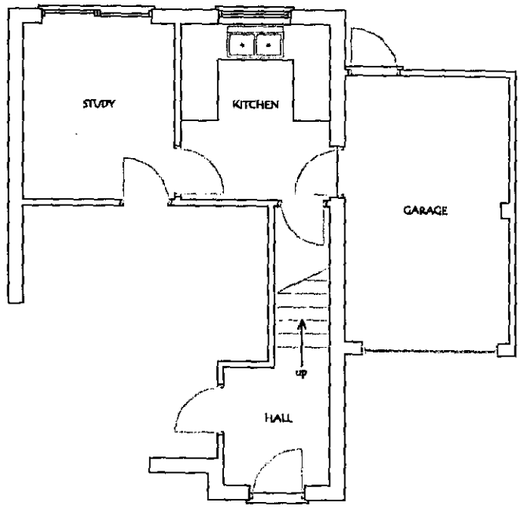
Date:
June. 2001.

Drawn By:
P.J.M.

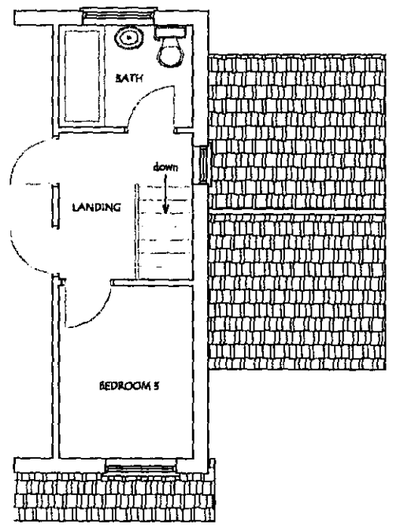
Drawing No.:
P80-01-02.

Revision: Date: Notes:

07. AUG. 2001* 4611



GROUND FLOOR PLAN (extg).



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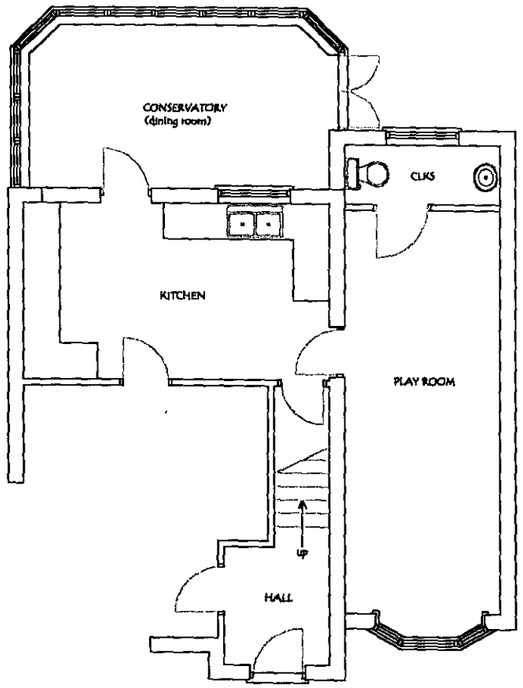
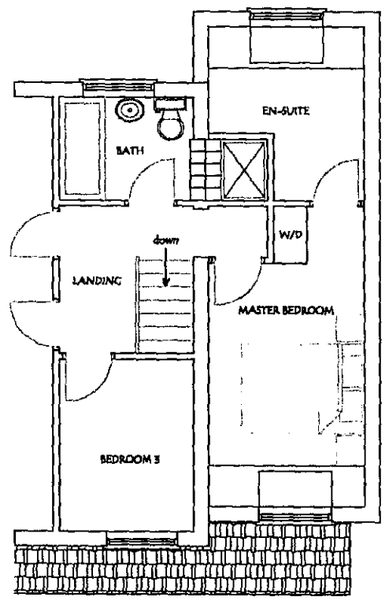
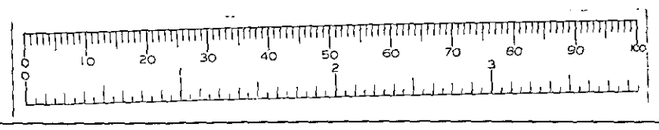


GROUND FLOOR PLAN (prop).



FIRST FLOOR PLAN (prop).



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Mrs. P. Clegg.

Job Title:
Two storey side extension and conservatory at:
30 Laburnam Road,
Winnersh,
Berkshire.

Drawing Title:
EXTG. AND PROP. FLOOR PLANS.

Scale:
1/100. A3

Date:
June. 2001.

Drawn By:
P.J.M.

Drawing No.:
P80-01-01.