APPLICATION NO:
F/2002/6415

LOCATION:
23 Watmore Lane, Winnersh Wokingham.

APPLICANT:
Mr McCarthy & Ms Morrison C/O Mr M Rahmar

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **24/05/2002** 23/05/02

APPLICATION WILL HAVE EXPIRED ON:
14/06/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

361

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr McCarthy & Ms Morrison
C/O Mr M Rahman
Coldseal Ltd
Mansfield Road
Alfreton
Derbyshire
DE55 7JQ

Application Number: F/2002/6415

Parish: **WINNERSH**

Location: **23, Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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.

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.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 06/06/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6415

Applicant : Mr McCarthy & Ms Morrison C/O Mr M Rahman.

Location : 23, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21st May

Date of Neighbour Notifications : .....

Date of Site Visit : 21st May '02

Date Registered : 19/04/2002

Earliest Date for Decision : 24/05/2002

Latest Consultation Date/Site Notice Expiry Date : 24/05/2002

This application will have expired on: 14/06/2002. 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 -

Planning Issues :

Impact on Neighbouring Properties and the Character of the area.

Policy - LALP - HBE1, CBE2
WBLP - WBE1, WOS3
BSP - LD3

Application Number: F/2002/6415

Appraisal :

The application property is a medium sized bungalow set on the Eastern side of Walmore Lane within the identified settlement. There is a single garage detached from the house and set back into the garden. There is a single storey flat roofed extension with a small conservatory attached to it. The existing conservatory measures 3.4m in width and 2.4 metres in depth. It is flat roofed with a 2.1 metre height.

The proposal is a larger conservatory on the site of the existing conservatory. It would measure 6.0 metres in width, 3.6 metre in depth with a pitched roof 3.5 metres to the ridge with roof hips on each end. There would be a brick base a the southern wall would also be sold brick.

The neighbouring properties are No. 25 to the south which has a very long garage extend along the dividing boundary. Because of the 12 metre projection the conservatory would not be visible or have an overbearing impact. The other neighbour is No 21 which is unextended. The boundary treatment is a 1.8m fence. The conservatory would be positioned away from the boundary thus would have no adverse impact on the residents of the dwelling.

No sheetbane impact because of the rearward location.

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

Application Number F/2002/6415
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 23 Watmore Lane Winnersh Wokingham. APPLICATION NUMBER: F/2002/6415	OFFICER: Phillip Taylor DATE OF SITE VISIT: 21st May

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS linear built horn mixed styles

3. DESCRIPTION OF SITE/BUILDING bungalow - s/s near ext flat roof + small conserv with flat roof.
near gge - concrete.
on 21 side

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 21 - 1.8m lane not extended.
25 - s/s gge ring alg bldg to 2.5m by 10m page near of 23.
also a 1st floor raised stalls extension + tiff conv

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/6415	**Map No :** 54
Case Officer : PT	**Site Area :** 0.08
Valid Date : 19/04/02	**Received Date: 19/04/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 23, Watmore Lane, Winnersh, Wokingham.

Parish : WI **Ward : WIN**

Applicant : Mr McCarthy & Ms Morrison C/O Mr M Rahman.

Fee Required: £110 **Fee Received: £110** (V)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	Scale ratio 1:50, should read 1:200.		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	clearly show patio door on floor plan.	30/04	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N+ see map

OTHERS

No pre-apps

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

Tel: (0118) 974 6442

Date: 30 April 2002

My ref: F/2002/6415

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E 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

Dear Councillor

Application Number: F/2002/6415
23, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6415**
23, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Siggery

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

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

Tel: (0118) 974 6442

Date: 30 April 2002

My ref: F/2002/6415

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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/2002/6415
23, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6415**
23, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Turner

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

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

Tel: (0118) 974 6442

Date: 30 April 2002

My ref: F/2002/6415

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6415
23, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6415**
23, Watmore Lane, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bray
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6415

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
23, Watmore Lane, 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 quote application number F/2002/6415 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

30 April 2002

Organisation_Name	Building_Name	address1	Postcode
		21WATMORE LANEWOKINGHAM	RG415JS
		~~23WATMORE LANEWOKINGHAM~~	~~RG415JS~~
		25WATMORE LANEWOKINGHAM	RG415JS
		12WATMORE LANEWOKINGHAM	RG415JT
		14WATMORE LANEWOKINGHAM	RG415JT
		32GREENWOOD GROVEWOKINGHAM	RG415LH
		33GREENWOOD GROVEWOKINGHAM	RG415LH
		34GREENWOOD GROVEWOKINGHAM	RG415LH
		10WATMORE LANEWOKINGHAM	RG415JT
WINNERSH CP SCHOOL			RG415LH

Neighbour consultation list F/2002/6415

WINDOWS DOORS CONSERVATORIES

COLDSEAL

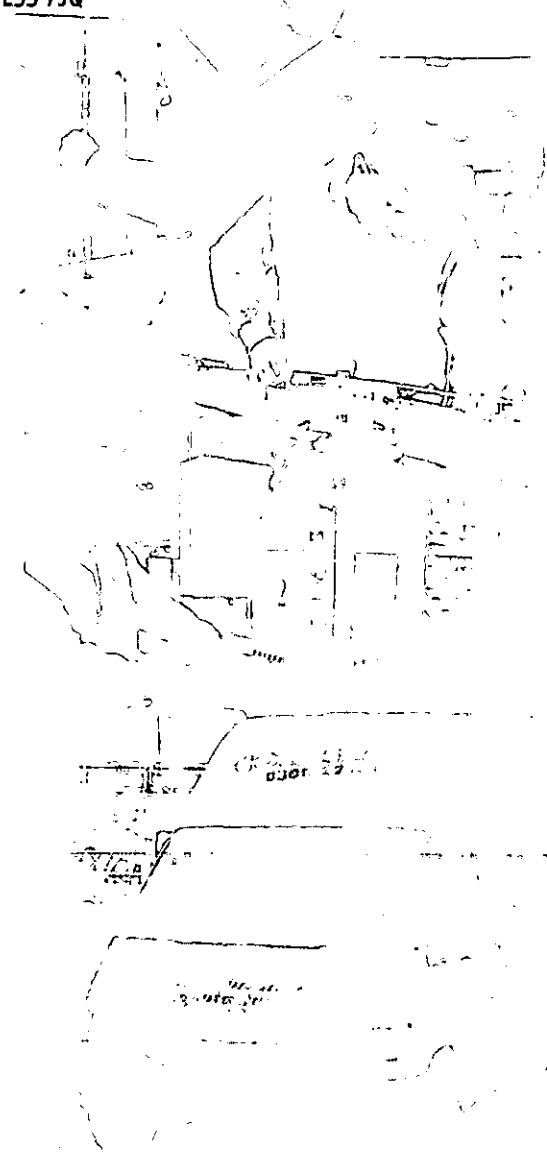
FOR VALUE AND SECURITY

www.coldseal.co.uk

Coldseal Limited, Mansfield Road, Alfreton, Derbyshire DE55 7JQ

6415

19.APR.2002* 6415



PLANNING APPLICATION

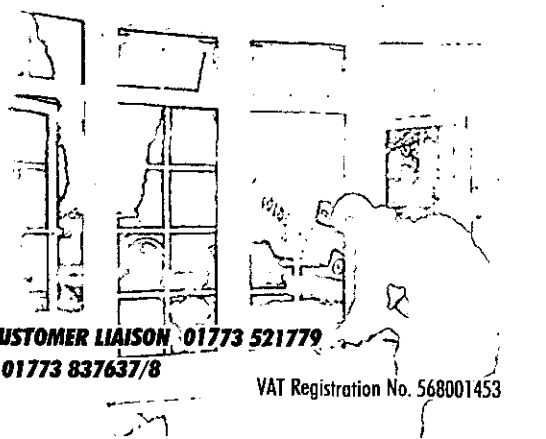
FOR

Mr McCarthy & Ms Morrison

18th APRIL 2002

THANK YOU





TELEPHONE: 01773 833000

DEPARTMENTAL FAX: ACCOUNTS 01773 837591 • CONSERVATORIES 01773 837602 • CUSTOMER LIAISON 01773 521779

GOLDCARD 01773 837642 • PURCHASING 01773 837592 • SURVEYS 01773 837637/8

Registered in Cardiff No. 2674993

VAT Registration No. 568001453

000017
012018



19.APR.2002 6415

NO-ONE ELSE IS IN THE FRAME®

www.coldseal.co.uk

Coldseal Limited, Coldseal House, Mansfield Road, Alfreton, Derbyshire DE55 7JQ

WOKINGHAM DISTRICT COUNCIL

DATE: 17/04/2002

INVOICE DATE	YOUR REFERENCE	OUR REFERENCE	AMOUNT
17/04/2002	WOKINGHAM	PPI038658	110.00

Supplier Queries Tel: 01773 837516 Fax: 01773 837591 PAGE TOTAL 110.00
Customer Queries Tel: 01773 837515 Fax: 01773 837595

Environmental Services

For office use only.
Application number: 19.APR.2002 6415

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 Address and postcode Phone number	mr McCarthy + Ms Morrison 23 Watmoor Lane Wokingham Berks RG41 5JS. 01189 794446.
2	Agent's Name Address and postcode Phone number	mr m Rahman Coldseal Ltd, Mansfield Road, Alfreton, Derbyshire DE55 7JO 01773 823050.
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.	As above
4	Give brief details of the proposal for example, two storey side extension. About the application	proposed Conservatory to the rear of the property.
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.	walls → Bricks to match the house Roof → Polycarbonate, Bronze/opal.
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 ☐ N/A No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have? N/A	Existing:	Proposed:
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: K. Holmes

on behalf of Mr McCarthy + Ms Morrison

Date 18/4/02

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

"PIPPYKOU"

E

ADDRESS 23 WATMORE LANE PARISH WINNERSH

PLOT No. O.S. SHEET No. SU. 54 7871

BUILDER L.R. Mortis

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/84/58	Mr. L. R. Mortis	Outline.	8.7.58	N/A C/A.
130/58	"	Detached Bungalow	8.7.58	App. C/A.
19723.	C. Foyle	S/S. R. Ext.	28.7.83.	C/A
BR 21278.			6483	App N/A
F/2001/4700	Mr. McCarthy	S/SH/F ext.	13.11.01	C/A

DATE OF COMPLETION December 1958

MINISTRY DECISION

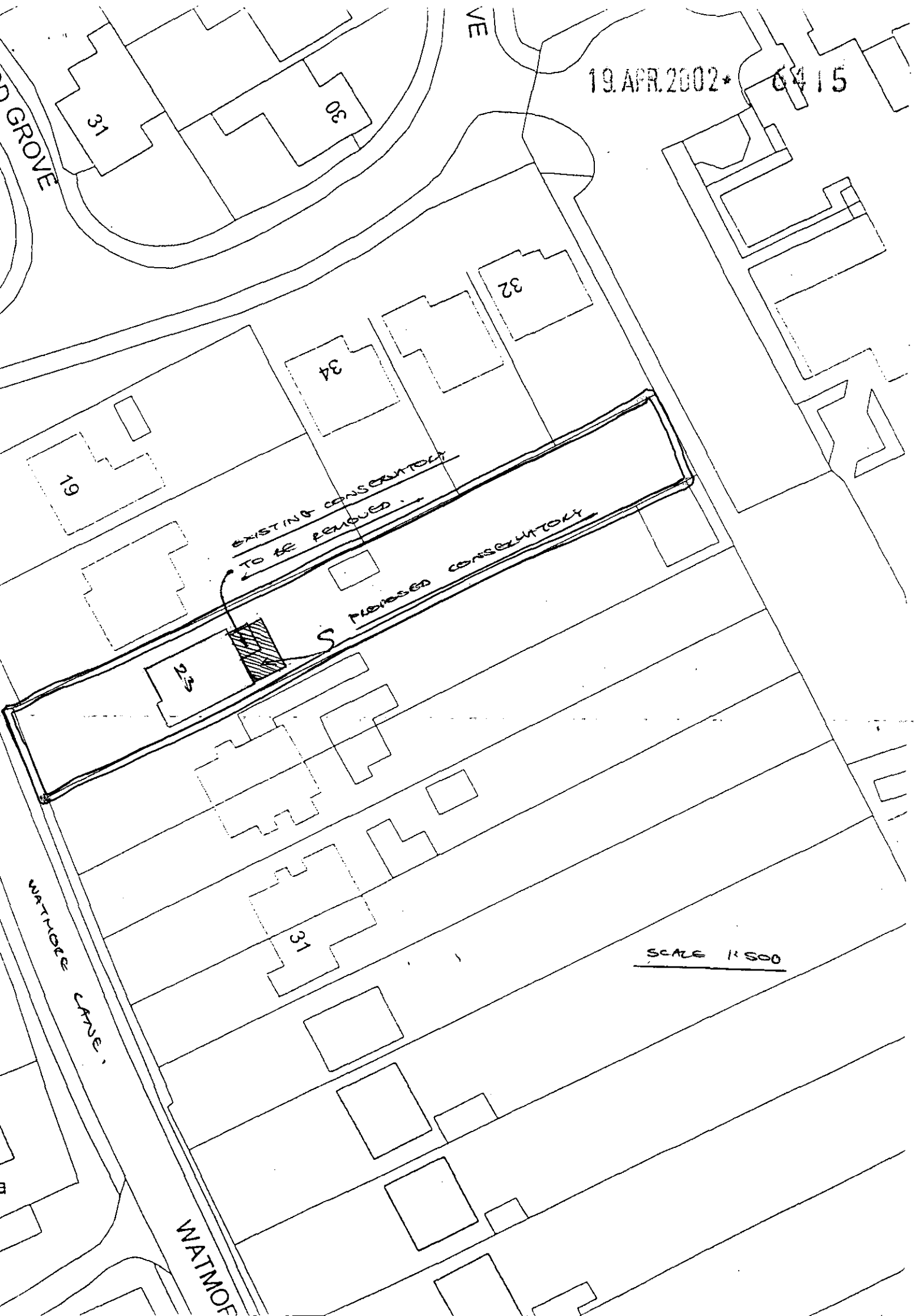
SPECIAL ORDERS

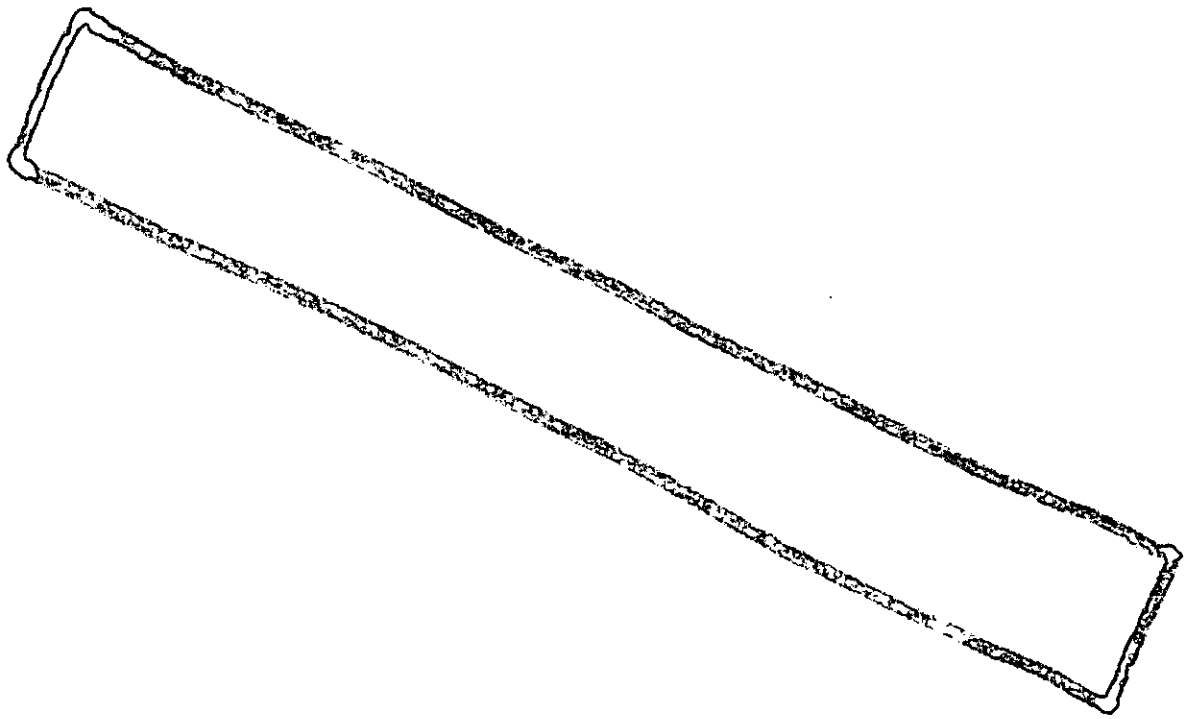
DRAINAGE

19.APR.2002* 6415

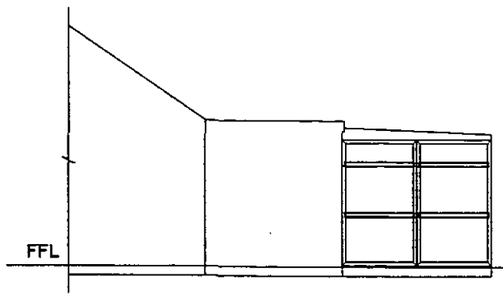


© Crown copyright 2002. All rights reserved. Licence Number 100020449. Survey Scale - 1:1250 Plotted Scale - 1:1250

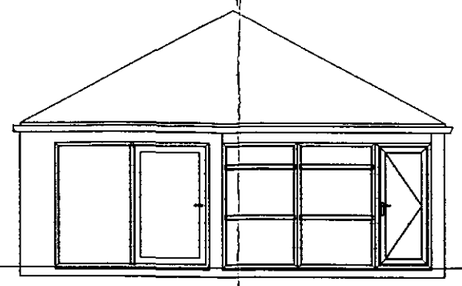

19.APR.2002* 6415
GROVE
31
30
32
34
19
23
31
EXISTING CONSERVATORY
TO BE REMOVED.
PROPOSED CONSERVATORY
WATMORE LANE.
SCALE 1:500



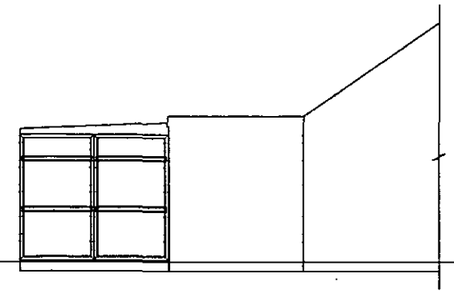
19.APR.2002* 6415
19.APR.2002* 6415



EXISTING LEFT SIDE ELEVATION

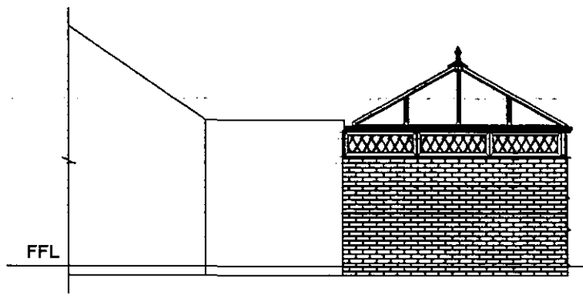


EXISTING REAR ELEVATION

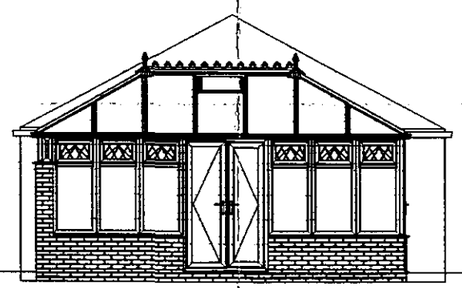


EXISTING RIGHT SIDE ELEVATION

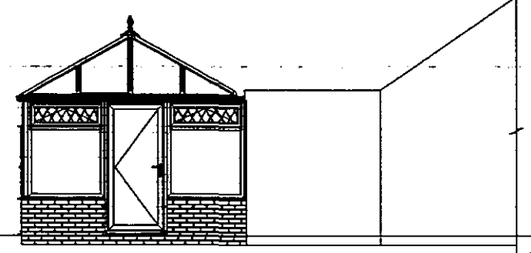
AF



PROPOSED LEFT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION

APPROVED

COLDSEAL
CONSERVATORIES
COLDSEAL LIMITED, COLDSEAL HOUSE,
MANSFIELD ROAD, ALFRETON,
DERBYSHIRE, DE55 7JQ.

NOTES

Existing and Proposed Elevations.

MR MCCARTHY & MS
MORRISON
23 WATMOOR LANE
WOKINGHAM
BERKS
RG41 5JS.

DATE : 18-04-02
SCALE 1 : 100
CONTRACT No. CV316624
DRAWN BY M. RAHMAN

19.APR.2002* 6415

NOTES

ONE ELECTRIC ROOF VENT REQ'D.

ONE SIEGENIA VENT REQ'D.

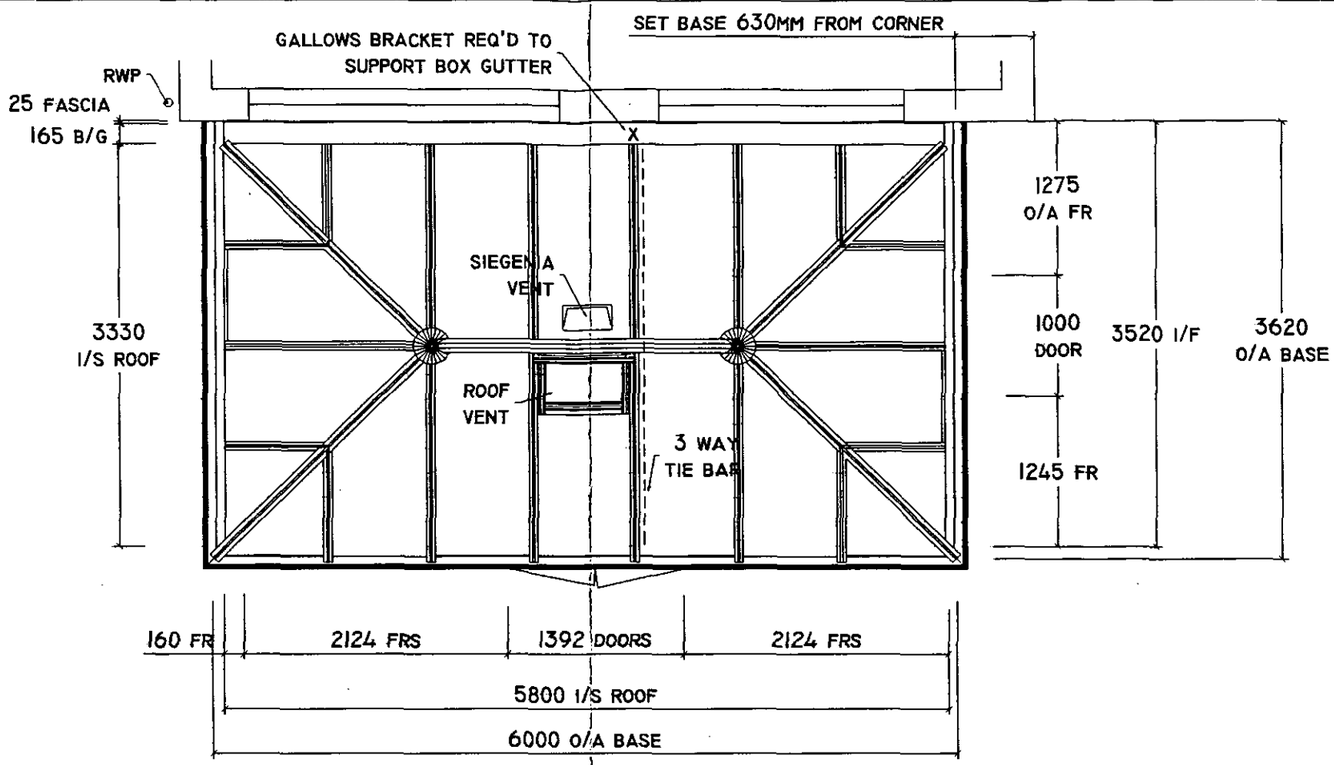
VENTILATION REQ'D TO EAVES.

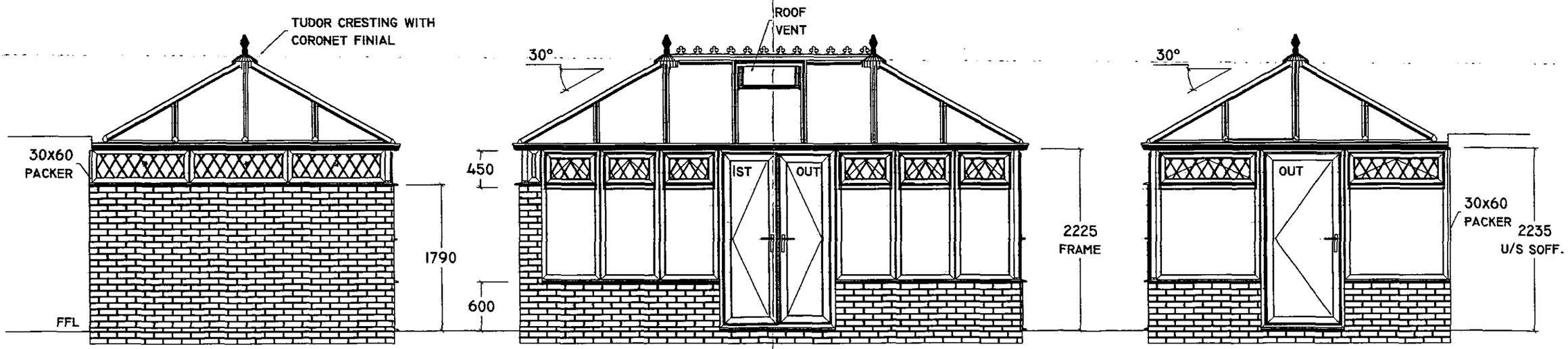
"COTSWOLD" OBSCURE GLASS TO LEFT ELEVATION INDICTAED *.

"DIAMOND" LEAD DESIGN TO ALL TOP LIGHTS.

BUILDERS NOTE

SEE ADDITIONAL DRAWING FOR ALL BASE/BRICKWORK DIMENSIONS.





COLDSEAL CONSERVATORIES
COLDSEAL LIMITED, COLDSEAL HOUSE, MANSFIELD ROAD, ALFRETON, DERBYSHIRE, DE55 7JQ.

NOTES

PROFILE : WHITE PVCu.
ROOF : BRONZE/OPAL 25MM POLYCARBONATE. (ULTRAFRAME - PEMBROKE)
ALL GLAZING WILL BE SAFETY GLASS TO COMPLY TO BRITISH STANDARDS & BUILDING REGULATIONS - PART N.
FRAMES WILL BE EQUALLY DIVIDED IN WIDTH UNLESS SHOWN OTHERWISE.
CLEAR DOUBLE GLAZED UNITS UNLESS OTHERWISE SHOWN.
ALL DIMENSIONS ARE IN MILLIMETRES.
ALL VIEWS ARE FROM THE OUTSIDE, IF IN DOUBT, PLEASE ASK!

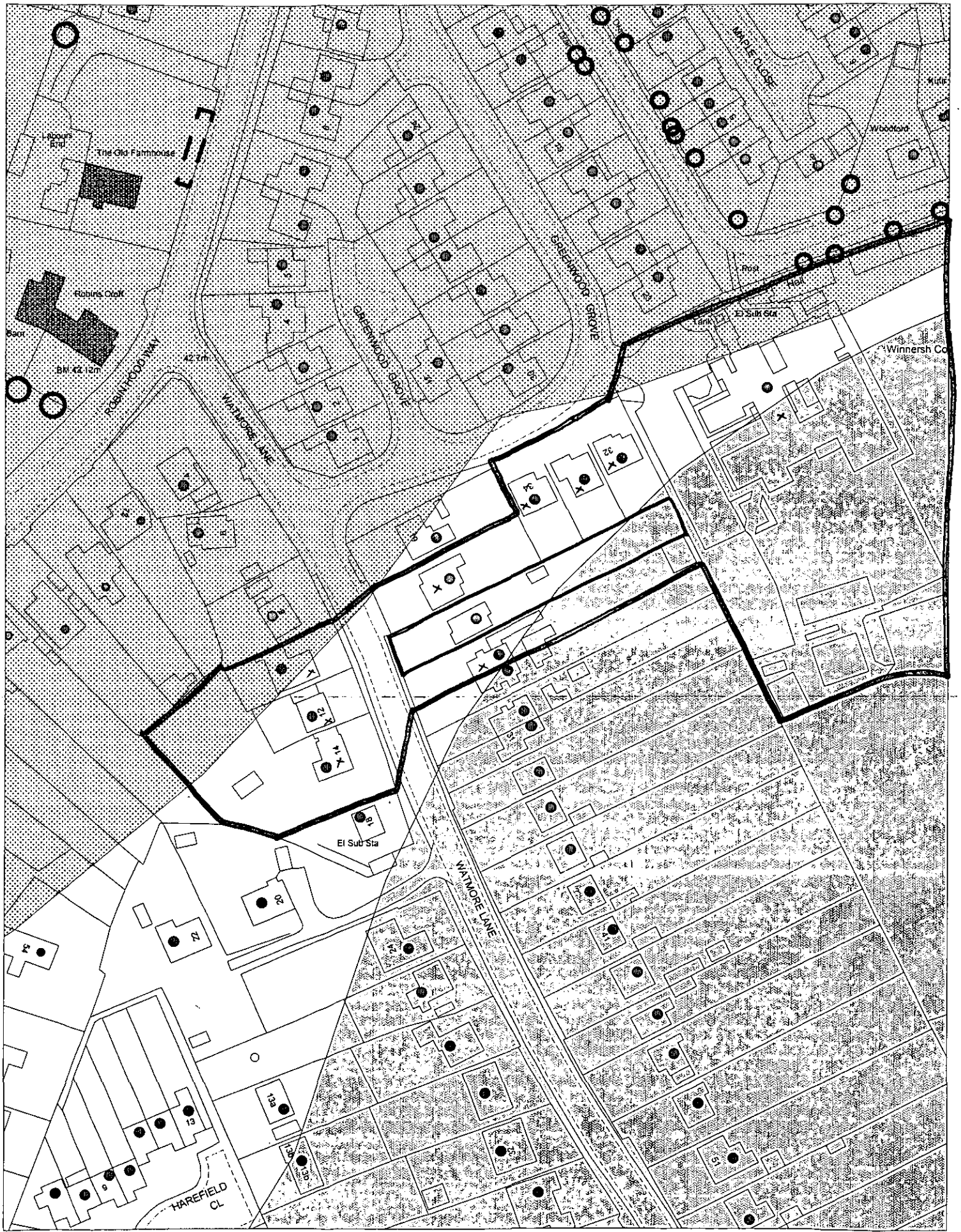
MR MCCARTHY & MS MORRISON
23 WATMOOR LANE
WOKINGHAM
BERKS
RG41 5JS.
01189 794446.

CUSTOMER'S AUTHORIZATION TO PROCEED

DATE : _____

DATE : 17-04-02
SCALE 1 : 50
CONTRACT NO. CV316624
DRAWN BY M. RAHMAN

19.APR.2002 6415



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
26 April 2002 Scale: 1 : 1250

N
W E
S