APPLICATION NO:
F/2000/1051

LOCATION:
4 Sandstone Close, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Watkins C/O Peter H Watkins

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **30/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Watkins
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AL

Application Number: F/2000/1051

Parish: **WINNERSH**

Location: **4, Sandstone Close, Winnersh, Wokingham.**

Proposal: **Proposed two storey side extension 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Condition
4. The existing tree identified on the approved plans to be relocated shall not be damaged or destroyed, felled or pruned for a period of 5 years after completion of the permitted development. Any tree removed or which dies or becomes dangerous, damaged or diseased before the end of that period shall be replaced with a new tree of such size, species and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planing Authority before development commences.

Condition
6. This permission relates to the application as amended by and shall be carried out in accordance with revised plan submitted to the Local Planning Authority on 02/06/00 showing site plan of position of tree to be moved.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. In the interests of the future health and amenity value of the trees.

Reason
5. To prevent the increased risk of flooding and to improve water quality.

Reason
6. For the avoidance of doubt.

Informative
Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J C Hall on 01276 45 4393

John Mitchell

John Mitchell
Development Control Manager
Date: 02/06/2000

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.

(1) ADDRESS 4 Sandstone Close PARISH Winnersh

PLOT No. 21 ORD. SHEET No. SU 7870 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
314/56	MR. P. ROUSE	O/L	27.6.56	Ref
O/122/69	MR. J. PHILLIPS	O/L	30.10.69	Ref
21468	MR. D. ROUSE	O/L	15.11.84	C/A
25994	THAMESWEY	LIMITED DET. HOUSE & GARAGE	29.10.86	Ref
26778	"	"	8.1.87	Ref
28274	"	SOUND ATTENUATING FENCE ON MOTORWAY LAND (21468)	4.11.87	Ref
29574	"	"	6.4.88	C/A
29869	"	LANDSCAPING	21.12.88	C/A
38166	MR & MRS B. WILKES	PART GARAGE TO BE (REAR EXTN.)	11.10.91	C/A
BRA 11187	"	"	7.1.92	APP

DATE OF COMPLETION

MINISTRY DECISION O/122/69 - APPEAL GRANTED - 15.9.83 25994 - APPEAL GRANTED - 3.3

SPECIAL ORDERS PD Enq - S/St/R Rect - Ms. D. Watkins - 30/4/99

DRAINAGE

091074

1933

(2) ADDRESS 4 Sandstone Close PARISH Winnersh

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1999/0135	Mr Nuhman/Ms Watkins	2St Side Extension	1.3.00	REF

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only. Application number:

Householder planning application form

1051

WOKINGHAM DISTRICT COUNCIL

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. & MRS. WATKINS
	Address and postcode	4 SANDSTONE CLOSE WINNERSH
	Phone number	
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AC
	Phone number	9423696
3	Site	4 SANDSTONE
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTN
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.	CLAY TILES & BRICK TO MATCH
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.	✓	
	a Six copies of this form signed and dated.		RE-SUBMISSION
	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 Mrs. WATKINS

Date 21-3-2000

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

TO: DEVELOPMENT CONTROL

Joss Miller

FROM: Environmental Design

DATE: 22nd May 2000

Location: 4 Sandstone Close, Winnersh.

Proposal: Proposed two storey side extension to dwelling.

Application Number: F/2000/1051

In response to your consultation dated 2nd May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable. The extension would not be intrusive in the landscape, and no significant existing plants are affected by the plans.

Patricia Green.

Patricia Green
Landscape Consultant

See part 1 plans.

To:
Neil Etherington
Senior Arboricultural Officer

23 MAY 2000

From: Joss Miller

Date: 02 May 2000

Application Number: F/2000/1051

Proposal: Proposed two storey side extension to dwelling..

Site Address:
4, Sandstone Close, Winnersh, Wokingham.

Applicant:
Mr & Mrs Watkins C/O Peter H Watkins.

Your observations are required in respect of this application within **7 days** of the above date.

No TPO

Environmental Services

For office use only.
Application number: 1051

Householder planning application form

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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. & MRS WATKINS 4 SANDSTONE CLOSE WINNERSH
2	Agent's Name Address and postcode Phone number	PETER D. WATKINS 48 BLOOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	4 SANDSTONE CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY SIDE EXTN
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.	CLAY TILES & BRICK TO MATCH
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

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	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.	Re- Submission	
	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

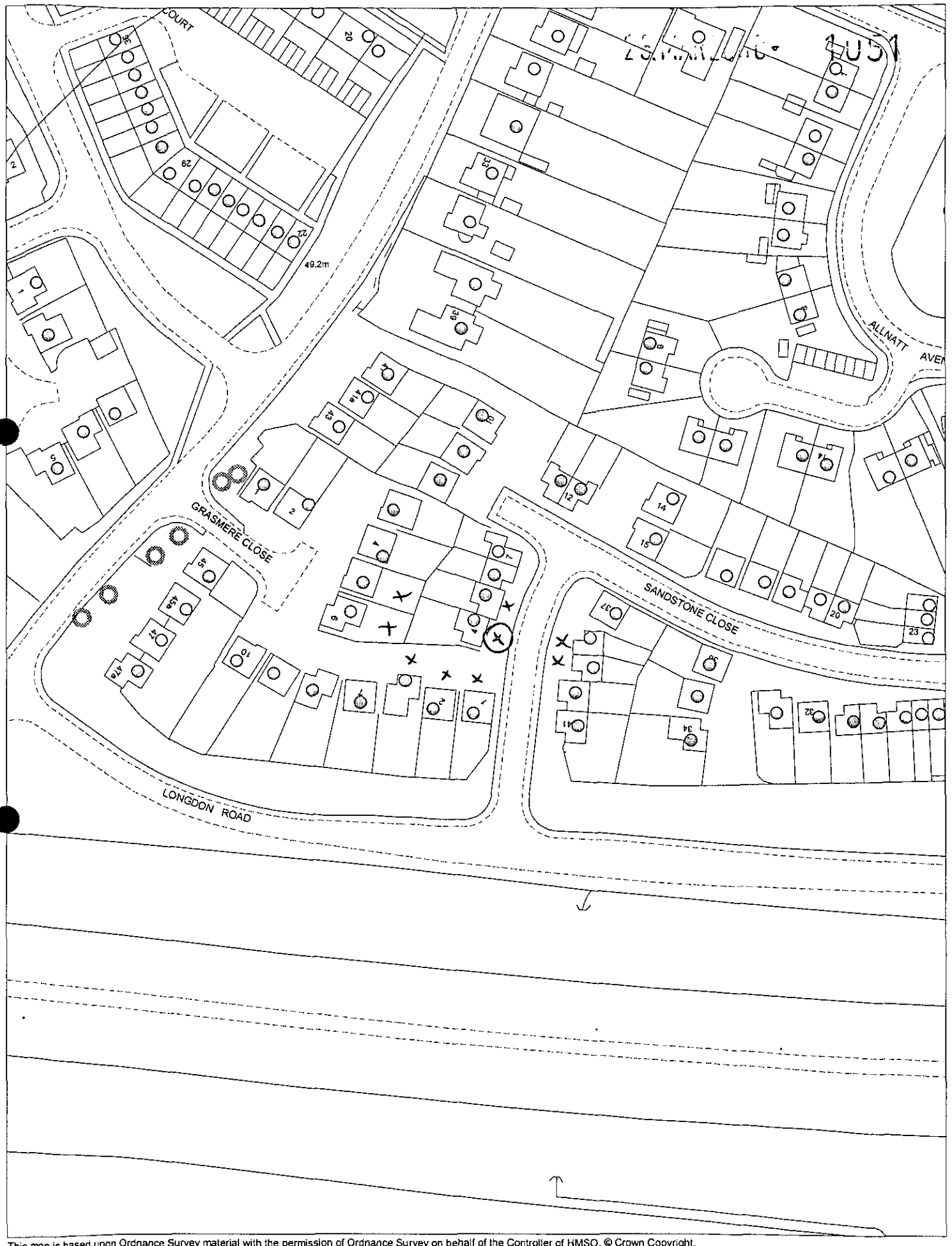
None of the land forms part of an agricultural holding.

Your signature: P M. Watkins

on behalf of Mrs. Watkins

Date 4-3-2008

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



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Development Control Section, Environmental Services, Wokingham District Council.

30 March 2000

Scale: 1 : 1250

N
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S

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1051	JM.
BUILDING CONTROL NUMBER.	Pl 99/0106	Paul.
APPLICANT/AGENT	Peter H. Watkins.	
ADDRESS OF SITE	4 Sandstone Close CWMNEWYDD.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Pl 99183	Pl 99183A rec'd 14/4/00.
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/6/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1051

Applicant : Mr & Mrs Watkins C/O Peter H Watkins.

Location : 4, Sandstone Close, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/4/00

Date of Neighbour Notifications : 6/4

Date of Site Visit : .....

Date Registered : 23/03/2000

Earliest Date for Decision : 30/04/2000

Latest Consultation Date/Site Notice Expiry Date : 30/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :
Trees - Replacement tree should be planted
2 - Happy for tree to be replaced.
Winnersh PC - No comments.
Environment Agency - Conditions
Highways - Additional plan.

Planning Issues :
Effect on street scene & neighbouring properties
Identified settlement. WBC1.

Application Number: F/2000/1051

Appraisal :

This application is for a 2 storey side extension.
Neighbours.
The extension is 7.6m deep at ground floor level and 6.6m deep at first floor level. It is 2.7m wide and 1m from the boundary. It has an eaves height of 5m and a ridge height of 7.6m, .4m lower, than that of the original ridge. No ~~4~~ 5, 13 attached to the applicant's house, however, the majority of the extension will be obscured by the applicants main footprint. All other neighbours are a sufficient distance away for any impact regarding overbearing, daylight and privacy ~~issues~~ to be minimised.
Street scene.
The proposal has been stepped back 1m at first floor level and reduced .4m than the original ridge height. Therefore any impact regarding ~~issues~~ street scene ~~issues~~ would be minimised.

The whitebeam tree will be moved a satisfactory distance from the extension.

There is sufficient parking to satisfy Council requirements (front garden has already been paved).

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

Application Number F/2000/1051
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	Works.
3	SC23	SR06	Parking
4	SC49	SR18	**Protection of Trees Before, During and Immediately After Development Work**

The Existing tree identified on the approved plans to be ~~moved~~ relocated shall not be damaged or destroyed, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, removed or which dies or becomes dangerous, damaged or diseased before the end of that period shall be replaced with a new trees, of such size, species and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

5. **CONDITION**: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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 required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

6	SC04	SR04	Revised plans received '2/6/00' showing site plan of ~~trees~~ position of tree to be moved.

John Mitchell
2/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Sandstone Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1051

OFFICER: Joss Miller

DATE OF SITE VISIT: 17/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front door

2. DESCRIPTION OF SURROUNDINGS
Modern housing estate of mixed housing

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

4. RELATIONSHIP TO ADJOINING PROPERTIES
1. Open boundary across 'road'. (single carriage)

5. SITE CONSTRAINTS

TREES Whitebeam -

ACCESS/PARKING 2 spaces.

LEVELS \

BOUNDARY TREATMENT 1m fence.

OTHERS

Application Number: F/2000/1051

Appraisal :

This application is for a 2 storey side extension.
Neighbours.
The extension is 7.6m deep at ground floor level and 6.6m deep at first floor level. It is 2.7m wide and 1m from the boundary. It has an eaves height of 5m and a ridge height of 7.6m, .4m lower that that of the original ridge. No ~~4~~ 5 Grange attached to the applicant's house, however, the majority of the extension will be obscured by the applicants main footprint. All other neighbours are a sufficient distance away for any impact regarding overbearing, daylight and privacy issues to be minimised.
Street scene.
The proposal has been stepped back 1m at first floor level and reduced .4m then the original ridge height. Therefore any impact regarding ~~issues~~ street scene issues would be minimised.

The whitebeam tree will be moved a satisfactory distance from the extension.

There is sufficient parking to satisfy Council requirements (front garden has already been paved).

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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 06 April 2000

Application Number: F/2000/1051

Proposal: Proposed two storey side extension to dwelling.

Site Address:
4, Sandstone Close, Winnersh, Wokingham.

Applicant:
Mr & Mrs Watkins C/O Peter H Watkins.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR TWO VEHICLES WITHIN THE CURTILAGE OF THE SITE. SPACES TO BE 2.4 x 4.8m (MINIMUM).

Signed: N.S. Trotter **Print name:** N TROTTER

17-4-00

PLANNING SERVICES	HPT
POL	TLS
DC	ENV
APP	
CS	

28 APR 2000

COPIES TO

Mr D Hall
2 Sandstone Close
Winnersh
Wokingham
Berkshire

25th April 2000

Mr N Etherington
Environmental Services Dept Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Etherington

Re : Proposed Two Storey Extension to No. 4 Sandstone Close

With reference to your letter dated 14th April regarding the damage to/or loss of the Whitebeam tree, I can confirm that if the tree were to be removed and a new one planted to mitigate its loss, I have no objection to it being planted on my land.

Yours sincerely

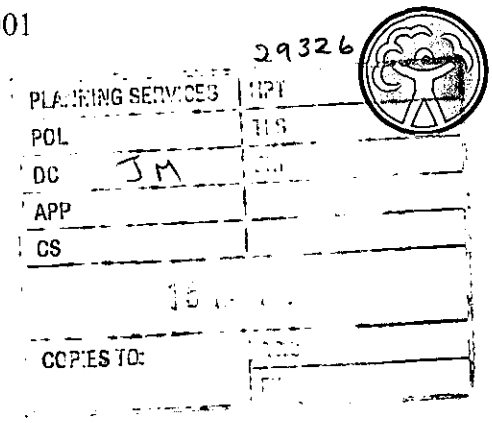
Duncan Hall.

Mr D Hall

Cc: Joss Miller – Development Control
Dawn Watkins – 4 Sandstone Close

Our ref: SP\2000\001588\001
Your ref: F/2000/1051

Date: 11th May 2000



ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Joss Miller

Dear Madam

SIDE EXTENSION - 4 SANDSTONE CLOSE, WOKINGHAM

Thank you for your letter dated 6 April 2000 which was received on 10 April 2000. You are asked to quote the following reference in any correspondence: **SU77SE/4/21**. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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 required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

ADVICE TO PLANNING AUTHORITY

Waste Regulation: Contact Miranda Wycherley on 01276 454384

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

Grid Ref.	Distance from site	Landfill name	Details
SU 782 703	56 m	Sandstone Close	Filled with inert waste in the 1950s

In view of the type of waste and age of fill, it is unlikely that landfill gas will present a risk to this proposal.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Cont/d..

Roof water downpipes 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.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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 myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Peter H Watkins, 48 Broomfield Rd, Tilehurst, RG30 6AL

FROM: Joss Miller

APR 2000

DATE: 06 April 2000

	APT
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CS	
2	2000
COPIES TO:	ACK:
	FILE:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1051

Proposal: Proposed two storey side extension to dwelling..

Site Address: 4, Sandstone Close, Winnersh, Wokingham.

Applicant: Mr & Mrs Watkins C/O Peter H Watkins.

Your observations are required in respect of this application **by 30/04/2000** .

No comments

SIGNED: _____ DATE: 18-04-00

Clerk To Winnersh Parish/Town Council.

Tel. 0118 974 6469 (Direct Line)
E-mail: Neil.Etherington@wokingham.gov.uk
Date. 14 April, 2000
My ref. NE/DC
Your ref.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
18 APR 2000
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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr D Hall
2 Sandstone Close
Winnersh
Wokingham
Berkshire

Dear Mr Hall

PROPOSED TWO STOREY EXTENSION TO NO.4 SANDSTONE CLOSE

Thank you for your letter dated 4th April.

My original concerns were that the extension to 4 Sandstone Close would result in damage to/or the loss of the Whitebeam tree. The tree was planted as part of the landscape scheme for the development of this area. If it is removed a replacement tree will need to be planted to mitigate its loss. As this would almost certainly have to be *planted on your land I would be grateful if you would confirm that you are happy to do* this.

Thank you for your help in this matter.

Yours sincerely

Neil Etherington
Senior Arboriculturist

cc: Joss Miller – Development Control
Dawn Watkins – 4 Sandstone Close

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

28311
13 APR 2000
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Joss Miller, Planning

Your Ref:

Date: 11 April, 2000

PROPOSED TWO STOREY EXTENSION TO DWELLING
LOCATION: 4 SANDSTONE CLOSE, WINNERSH

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

PLANNING SERVICES	TPO
POL	TLS
DC JSM	ENF
APP	
CS	
14 APR 2000	
COPIES TO:	ACK:
	FILE:

Miss D Watkins
4 Sandstone Close
Winnersh
Wokingham
Berkshire
RG41 5XS

7th April 2000

Mr P Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG40 6AL

Dear Peter,

Re : Planning Application No. F/1999/0135

Further to our discussion earlier in the week, please find enclosed a letter signed by our neighbours at No.2 Sandstone Close, confirming that they have no objections to the Whitebeam tree being removed.

As discussed, please note that when you re-submit the plans the new location of the tree has to be visible on the drawings, which has to be 4 metres away from the building. When I spoke to Mr Etherington (the tree man !), he suggested that you enclose the attached letter from our neighbours with the plans and to send them to Joss Miller.

Could you please let me know when you will be re-submitting the plans, so I can then get in touch with the Council a few days after they have received the revised plans.

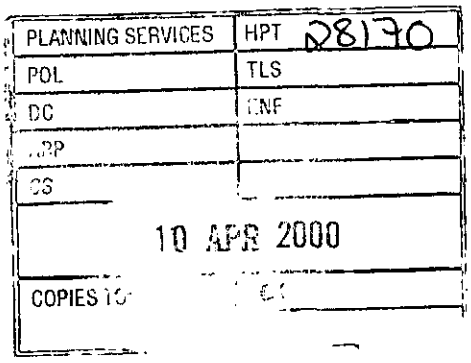
If you have any queries, please contact me on 01344 858485 (day), or on 01189 892053 (evenings and weekends).

Yours sincerely

Copy To Joss Miller

Miss D Watkins

PLANNING SERVICES	HPT 28170
POL	TLS
DC	ENF
APP	
CS	
10 APR 2000	
COPIES TO	



Miss D Watkins
4 Sandstone Close
Winnersh
Wokingham
Berkshire
RG41 5XS

7th April 2000

Ms J Miller
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Ms Miller,

Re : Proposed 2-Story Extension to No. 4 Sandstone Close Planning Application No. F/1999/0135

Further to our discussions a couple of weeks ago when my partner and I came into your offices to discuss why our planning application had been refused, I confirm the following in order that the revised plans be passed :

Reason 1

Our architect will be resubmitting plans showing that the front of the proposed extension will be set back

Reason 2

Please see attached letter to Mr N Etherington

If you have any queries, please contact me on 01344 858485 (day), or on 01189 892053 (evenings and weekends).

Yours sincerely

Miss D Watkins

Mr D Hall
2 Sandstone Close
Winnersh
Wokingham
Berkshire

4th April 2000

Your Ref: Application No. F/1999/0135

Mr N Etherington
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mr Etherington

Re : Proposed 2-Story Extension to No. 4 Sandstone Close

Further to my discussion with Miss Watkins of No. 4 Sandstone Close, I confirm that I have no objection to the small Whitebeam tree adjacent to our front garden being removed in order that the proposed planning application be passed.

Yours sincerely

Duncan Hall

Mr D Hall

cc: Joss Miller

PLANNING SERVICES	HPT
POL	TLS
DC ✓ DM	ENF
APP	
CS	
14 APR 2000	
COPIES TO:	ACK:
	FILE:

Mr D Hall
2 Sandstone Close
Winnersh
Wokingham
Berkshire

4th April 2000

Your Ref: Application No. F/1999/0135

Mr N Etherington
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Mr Etherington

Re : Proposed 2-Story Extension to No. 4 Sandstone Close

Further to my discussion with Miss Watkins of No. 4 Sandstone Close, I confirm that I have no objection to the small Whitebeam tree adjacent to our front garden being removed in order that the proposed planning application be passed.

Yours sincerely

Duncan Hall

Mr D Hall

Copy To Joss Miller

cc: Joss Miller

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

Tel: (0118) 974 6463

Date: **06 April 2000**

My ref: F/2000/1051

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/2000/1051
4, Sandstone Close, Winnersh, Wokingham.
Proposed two storey side extension 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1051**
4, Sandstone Close, Winnersh, Wokingham.
Proposed two storey side extension 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 6463

Date: **06 April 2000**

My ref: F/2000/1051

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
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Proposed two storey side extension to dwelling.
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: (0118) 974 6463

Date: **06 April 2000**

My ref: F/2000/1051

CONFIDENTIAL

Councillor Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

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

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4, Sandstone Close, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
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/2000/1051

Proposal:
Proposed two storey side extension to dwelling.

Location:
4, Sandstone 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 30/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR	Map No. 60. Site 0.03
Officer: JM	Application No. F/2000/1051
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 4 SANDSTONE CLOSE

Parish: WINNERSH Ward: Winnersh ✓ 64

Applicant: MR/MRS WATKINS
re-submission 1999/0135

Fee Received 00-00 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			
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 : 6.6.4 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... 2 from last consultation
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

6.6.4

NEIGHBOURS:

1, 2, 3, S/N + 5, 38 + 39 Sandstone close
5 + 6 Grasmere close

(1) ADDRESS 4 Sandstone Close PARISH Winnersh 4

PLOT No. 21 ORD. SHEET No. SU 7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
3144/56	MR. R. ROUSE	O/L	27.6.56	REF
O/122/69	MR. S. PHILLIPS	O/L	30.10.69	REF
21468	MR. D. ROUSE	O/L	15.11.84	CIA
25994	THAMESWEY	LINKED DET. HOUSE & GARAGE	29.10.86	REF
26778	"	"	8.1.87	REF
28274	"	SOUND ATTENUATING FENCE ON MOTORWAY (21468) LAND	4.11.87	REF
29574	"	"	6.6.88	CIA
29869	"	LANDSCAPING	21.12.88	CIA
38166	MR & MRS B. WILKS	PART GARAGE TO EK (REAR CONS.)	11.10.91	CIA
BRA 11187	"	"	7.1.92	APP

DATE OF COMPLETION

MINISTRY DECISION O/122/69 - APPEAL GRANTED - 15.9.83 25994 - APPEAL GRANTED - 3.3.8

SPECIAL ORDERS PD Reg - S/St/R Ext - Ms. D. Watkins - 30/4/99

DRAINAGE

091074

1933

(2) ADDRESS 4 Sandstone Close PARISH Winnersh

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/1999/0135	Mr Nuhman/Ms Watkins	2St Side Extension	1.3.00	REF

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number: 28.MAR2006 1051

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. & MRS. WATKINS
	Address and postcode	4 SANDSTONE CLOSE WINNERSH
	Phone number	
2	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BLOOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	0423696
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.	4 SANDSTONE CLOSE
4	Give brief details of the proposal for *example, two storey side extension.* About the application	TWO-STOREY SIDE EXTN
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.	CLAY TILES & BRICK TO MATCH
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: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	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.	RE- SUBMISSION	
	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. WATKINS

Date 21-3-2000

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