APPLICATION NO:
F/2002/7191

LOCATION:
17 Sadlers Lane, Winnersh Wokingham.

APPLICANT:
Mr P Harrison C/O BFM Architects

PROPOSAL:
Proposed single storey rear extension and firs floor side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/08/2002**
28 days expiry 24/8/02
APPLICATION WILL HAVE EXPIRED ON:
17/09/2002

CASE OFFICER: ~~Mr F Lee~~ Mrs A. Odell.

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Harrison
C/O BFM Architects
22 Octavia
Roman Hill
BRACKNELL
Berkshire RG12 7YZ

Application Number: F/2002/7191

Parish: **WINNERSH**

Location: **17 Sadlers Lane, Winnersh, Wokingham**

Proposal: **Proposed single storey rear extension and first floor side/rear 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 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 or above north side elevation of the first floor of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom and ensuite windows in the north side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 EN1
South East Area Local Plan Policies SBE2, SBE5
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/09/2002

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 : ~~Mr F Lee~~ Mrs A. Odell

Application Number : F/2002/7191

Applicant : Mr P Harrison C/O BFM Architects.

Location : 17, Sadlers Lane, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension and first floor side/rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.9.02

Date of Neighbour Notifications : .....

Date of Site Visit : 10.9.02. & 12.9.02

Date Registered : 23/07/2002

Earliest Date for Decision : 22/08/2002

Latest Consultation Date/Site Notice Expiry Date : 22/08/2002

This application <u>will have expired on</u>: <u>17/09/2002.</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 : no comments.

Planning Issues :

Application Number: F/2002/7191

Appraisal :

see attached report

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

F/2002/7191 – Appraisal

Proposal is for first floor extension 4.8 m. long at side/rear with obscure glazed windows to bathroom and en-suite. Single storey extension at rear 3 m. long with pitched roof for utility.

Effect on street scene
As extensions at rear, no significant effect on the street scene.

Effect on neighbours
No. 19 is on south side. As extensions would be on far side, no significant adverse effect on outlook or daylighting (and No. 19 is on south side of application site).
No. 15 is on north side and set forward. Proposed first floor side/rear extension will infringe 45 degree daylighting angle standard re. rear patio windows to sitting room in extension of No. 15. However, consider that this infringement is not so great as to be unacceptable, and no objection has been submitted by No. 15. First floor side windows proposed to be obscure glazed.

Parking
Existing down driveway for 2+ spaces, and this is not affected by the proposed extension.

Recommendation: conditional approval

Application Number F/2002/7191
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	B001	R001	
2	C014	R014	
3	C044	R044	☒ first floor or above north side elevation of the first floor ~~ext~~ of the extension.
4	C045	R045	☒ bathroom and en-suite windows in the north side. delete last sentence.

RECORD OF SITE VISIT

SITE ADDRESS: 17 Sadlers Lane Winnersh Wokingham.

APPLICATION NUMBER: F/2002/7191

OFFICER: ~~Mr F Lee~~ Mrs A. Odell.

DATE OF SITE VISIT: 10.9.02 & 17.9.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 10.9.02

2. DESCRIPTION OF SURROUNDINGS Mix of house types in established residential area. Houses are staggered in the row due to angle of road.

3. DESCRIPTION OF SITE/BUILDING 2 storey house, detached.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 19. has ground floor windows in middle of side.

No. 15 has single storey side extension up to side boundary (no windows in side) First floor in set in with 2 side windows which serve. rear part set further in with no windows. (See plans for F/1999/0111)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING driveway right hand side.

LEVELS Flat.

BOUNDARY TREATMENT 5' 6" fence + trellis to No. 19.

OTHERS

Width between side entry of No. 15 & No. 17 is ~ 1.2m.

No. 17 currently projects 5.2m to rear of No. 15.

FROM: Mr F Leo

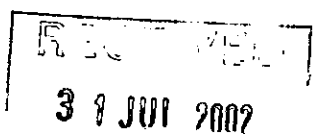
DATE: 29 July 2002

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/7191

Proposal: Proposed single storey rear extension and first floor side/rear extension to dwelling..

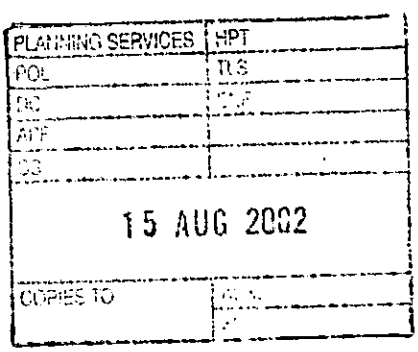
Site Address: 17, Sadlers Lane, Winnersh, Wokingham.



Applicant: Mr P Harrison C/O BFM Architects.

Your observations are required in respect of this application **by 22/08/2002** .

No comments



SIGNED: _____ DATE: 14.08.02

Clerk To Winnersh Parish/Town Council.

Application Number : F/2002/7191	Map No :
Case Officer : FL	Site Area : 0.06
Valid Date :	Received Date: 23/07/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and first rear extensions.

Location : 17, Sadlers Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr P Harrison C/O BFM Architects.

Fee Required: £110 Fee Received: £110 (1)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
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

OTHERS

No pre-apps

NEIGHBOURS

1 S/N + see map

Organisation_Name	Building_Name	address1	Postcode
		15SADLERS LANEWOKINGHAM	RG415AJ
		17SADLERS LANEWOKINGHAM	RG415AJ
		19SADLERS LANEWOKINGHAM	RG415AJ
		6SADLERS LANEWOKINGHAM	RG415AJ
		8SADLERS LANEWOKINGHAM	RG415AJ
		8CHACKFIELD DRIVEWOKINGHAM	RG415PH

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

Tel: 0118 974 6502

Date: 29 July 2002

My ref: F/2002/7191

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7191
17, Sadlers Lane, Winnersh, Wokingham.
Proposed single storey rear extension and first floor side/rear extension to dwelling.

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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7191**
17, Sadlers Lane, Winnersh, Wokingham.
Proposed single storey rear extension and first floor side/rear extension to dwelling.
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 Ball

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

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

Tel: 0118 974 6502

Date: 29 July 2002

My ref: F/2002/7191

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
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Yours sincerely
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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor Bray

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

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

Tel: 0118 974 6502

Date: 29 July 2002

My ref: F/2002/7191

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
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Mr F Leo** Application Number: **F/2002/7191**
17, Sadlers Lane, Winnersh, Wokingham.
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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**********

Received by Wokingham District Council

Application No: F/2002/7191

Proposal:
Proposed single storey rear extension and first floor side/rear extension to dwelling.

Location:
17, Sadlers 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/2002/7191 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/08/2002. 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

29 July 2002

ADDRESS 17 SADLERS LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 68 SU.7869

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR15784	Mr Mrs Norrell.	Extension & alteration	7. 11. 80	app	N/A
BR15785	" "	Garage	11. 11. 80	app	N/A
14446	"	2/STOREY EXTENSION	20.11.80	N/A	Ref
BR16068	"	EXTENSIONS & ALTERATIONS	9.1.81	App.	N/A
14824	"	2/STOREY & 2/STOREY EXTS.	12.2.81	N/A	Cl.
BR 24168	TAYLOR & WARLAND	CHIMNEY	27.2.85	App	N/A
41749	MR & MRS S. TAYLOR	2/St. Ext.	29.10.93		C/A
F/2002/7191	Mr. P. Harrison	S/St/R & 1st/fl/R			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq. Porch. 20/7/99. J. Harrison.

DRAINAGE

R.

BFM Architects BFM

22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ **Tel: 01344 422059** Fax: 01344 868120

Email: graham@bfm-architects.freeserve.co.uk
Web: www.bfm-architects.freeserve.co.uk

23 JUL 2002

Our Ref : **GL/nl/1961/1**

Your Ref :

7191

DELEGATED

23.JUL.2002 7191

Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG4 1WR

21 July 2002

Dear Sirs.

Re:Single Storey Rear & First Floor Rear/Side Extension

17 Saddlers Lane Winnersh Wokingham Berkshire RG41 5AJ

We enclose Town & Country Planning Forms duly completed, 6 copies off drawing No 1916/TP/1& 2 together with submission cheque in the sum of £110.00 and shall be grateful if you would place them before your next committee for approval.

Should you have any queries or wish to discuss the matter, please do not hesitate to contact the writer.

We thank you for your co-operation in this matter and await your early reply.

Yours sincerely,
BFM ARCHITECTS

G. Lake MBIAT

Cc P Harrison

Environmental Services

For office use only. Application number: 23.JUL.2002 7191

23 JUL 2002

DELEGATED

WOKINGHAM UNITARY
Aiming for Excellence

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	PAUL HARRISON C/O BFM ARCHITECTS.
2	Agent's Name Address and postcode Phone number	BFM ARCHITECTS 22 OCTAVIA ROMAN HILL BRACKNELL BERKSHIRE · RG12 7YZ 01344. 4, 22059.
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.	17 SADLERS LANE WINNERSH WOKINGHAM BERKSHIRE RG41 5AJ.
4	Give brief details of the proposal for example, two storey side extension.	About the application SINGLE STOREY REAR AND FIRST FLOOR REAR/SIDE EXTENSION
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.	ROOF TILES – PAINTED RENDER TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	✓	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	✓	
c	Six copies of each set of plans and drawings listed below.	✓	
	• 1:2500 scale location plan with the site outlined in red.	✓	
	• 1:500 scale site layout plan.	✓	
	• 1:100 or 1:200 scale floor plans and elevations.	✓	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of PAUL HARRISON

Date 21/07/2002

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