APPLICATION NO:
F/2001/5487

LOCATION:
Duxmere Gipsy Lane, Wokingham.

APPLICANT:
Mr K Smith C/O D S Worthington

PROPOSAL:
Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **14/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/03/2002

CASE OFFICER: **Richard Kelly**

APPROVED

[redacted]
601
02

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Smith
C/O D S Worthington
93 Elm Drive
Harrow
Middx
HA2 7BY

Application Number: F/2001/5487

Parish: **WOKINGHAM**

Location: **Duxmere, Gipsy Lane, Wokingham.**

Proposal: **Proposed raising of roof with front & rear dormer *extensions to dwelling to form rooms in loft space.***

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. You are advised to contact Railtrack PLC (Outside Party Section, CP2-2H, Waterloo General Offices, London SE1 8SW) to ensure that adequate steps are taken to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times. (Attached is some information from Railtrack in this connection).

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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:

South East Area Local Plan Policies SBE1, SBE2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 26/02/2002

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.

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5487	RK
BUILDING CONTROL NUMBER.	FL2002/2997 Central	
~~APPLICANT~~/AGENT	D S. Worthington	
ADDRESS OF SITE	Duxmore Gipsy Lane. WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	loft conversion raising of roof with front + rear dormers	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		DUX/003
ELEVATIONS	DUX/GIP/002	DUX/GIP/002
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	12/4/02	

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	

Applicationo	Name & Address
F/2001/5487	Miss C M Holland 7 South Close WOKINGHAM. RG40 2DJ
F/2001/5487	Mrs P I Jackson 6 South Close WOKINGHAM. RG40 2DJ
F/2001/5487	Mr & Mrs G Bowcock 5 South Close WOKINGHAM. RG40 1DT
F/2001/5487	F Matthew 8 South Close WOKINGHAM. RG40 2DJ
Application approved	Letters sent 07.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5487

Applicant : Mr K Smith C/O D S Worthington.

Location : Duxmere, Gipsy Lane, , Wokingham.
Proposal : Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
		✓	24/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/01/2002

Earliest Date for Decision : 14/02/2002

Latest Consultation Date/Site Notice Expiry Date : 14/02/2002

This application <u>will have expired on</u>: <u>13/03/2002.</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 :

Highways: Conditional Approval.
Ra.Track: Attach informatives
6 South Close: overlooking + concerns about use of Gipsy Lane by construction traffic.
5 South Close: as for No. 6.
Parish Council: No comment
8 South Close: Overlooking + loss of view

Planning Issues :

Application Number: F/2001/5487

Appraisal :

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

Application Number F/2001/5487
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
			but change Railtrack address
			INFORMATIVES:
(1)	N14		(Please attach the 4 pages of informatives from Railtrack)

Informative for approvals

(2) N16 N04

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE 1 SBE 2 ST3 ST5

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 WT7

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 26.2.02

RECORD OF SITE VISIT

SITE ADDRESS: Duxmere Gipsy Lane Wokingham.

APPLICATION NUMBER: F/2001/5487

OFFICER: Richard Kelly

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Mixed bases. Shares access drive with neighbour.

3. DESCRIPTION OF SITE/BUILDING Long 1970s/80s bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES 2.5m from other. No others near.

5. SITE CONSTRAINTS

TREES None affected.

ACCESS/PARKING off-street for at least 3 + double garage.

LEVELS drop to West onto track + railway

BOUNDARY TREATMENT Chain link fence to rear (railway) wall to E, hedges to W. with 3m. gates

OTHERS

Application Number: F2001/5487 – Duxmere, Gipsy Lane, Wokingham

Appraisal:

This application is for the raising of the roof with front and rear dormer extensions to form roofs in loft space. This application raises three issues:

Impact on neighbouring properties: SBE 1, WBE 1

The proposal involves raising the roof by 0.8m and inserting three dormer windows to the front and two to the rear. This could give rise to overlooking or overbearing. However, it is 27m at the nearest point to the next house at the front, which is No 7 South Close. There is substantial screening given by hedges on both sides of Gipsy Lane. Given the relatively modest increase in height of the dwelling and the presence of screening, it is not considered that there is any undue harm caused by the dormers to the front. To the rear, one of the dormer windows includes full length doors at first floor, protected by railings. To the rear of the property is the London Waterloo – Reading railway line. The dormers may afford some views into the adjoining garden of 'Odimbo'. However, given that such views would be oblique, and the fact that Odimbo is a two storey property which is set further back than Duxmere, it is not considered that this is sufficient to warrant refusal.

Impact on streetscene: SBE 1, SBE 2, WBE 1, WOS 3

The property is well-screened from Gipsy Lane, with substantial conifers shielding most views of it. There is very no conformity of house styles in this part of Gipsy Lane, such that this alteration will not cause undue harm to the streetscene.

Impact on highway safety (parking provision): ST3, ST5, WT6, WT7

Subject to a condition requiring the formation and retention of the drive, there is no objection on highway grounds.

Approve ~~**Refuse**~~

OBS

PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	
11 FEB 2002	
COPIES TO:	ACK: ✓
	FILE

8 South Close
Wokingham
Berkshire
RG40 2DJ

7th February 2002

Wokingham Unitary
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

For the attention of Richard Kelly

Dear Sirs,

Application Number: F2001/5487 Duxmere.

I wish to object to the above application on the following grounds.

1. The dormer extensions on the North side will result in the complete loss of privacy in my rear garden.
2. My view to the Southwest will be severely restricted.

Yours faithfully

E.Matthew

Wokingham Without Parish Council Consultation Sheet

PLANNING SERVICES	MPT
FIN	ENF
APP	
CS	

14 FEB 2002

COPIES TO:	ACK:
	RVB:

Officer Richard Kelly

No F 2001 5487

Proposal raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

Site Duxmere, Gipsy Lane, Wokingham - neighbouring parish consultation.

Committee's Comments

no comments

Signed :
Clerk to Wokingham Without Parish Council

12 February 2002

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
0 8 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

5 South Close,
Wokingham,
Berks. RG40 2DJ.

For the attn of Mr. R. Kelly,
Development Control Officer,
Wokingham District Council,
Shute End,
Wokingham, Berks. RG40 1WH.

5th February, 2002

Dear Mr. Kelly,

Planning Application F/2001/5487
Duxmere, Gipsy Lane, Wokingham

We wish to object strongly to the planning application made on behalf of the owners of Duxmere to turn their bungalow into a substantial house fronting Gipsy Lane, a country lane.

For the past 10 years we have lived very happily in South Close and at present we have houses in front of us, but enjoy a relatively private rear garden. The proposed development is oppressive and the proposed new front windows would overlook both our rear rooms and the rear garden of our property from the south and destroy the ambience. The value of our property would certainly be affected adversely. It would be impossible to screen our premises from the intrusion without using very tall conifers on our southern boundary, which would remove our light.

We are also worried about the implications for Gipsy Lane itself. When builders were erecting new houses towards Southlands Road, we discovered someone trying to widen Gipsy Lane by cutting back the tall bank at the rear of our bungalow which gave rise to worries about the garden subsiding into the road.

We hope you will take note of our objection and refuse the application.

Yours sincerely,

Mr. & Mrs. G. Bowcock.

c.c. Councillor R.J. Wyatt



PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	

0 5 FEB 2002

COPIES TO:	ACK: ✓
	FILE:

6 South Close
Wokingham
Berkshire
RG40 2DJ

Tel 01189780862

6/2/02.

Wokingham Military
Planning Services,
Shute End, Wokingham.

Dear Sir,

Application No. F/2001/5487.
Dunsmere, Gipsy Lane.

With reference to the above application for development at "Dunsmere", Gipsy Lane, I wish to object to this planning as a result of which my bungalow, conservatory & garden will be overlooked and my privacy will be affected.

In addition, I am concerned about the amount of damage which the various building lorries will cause to Gipsy Lane & especially the bank behind my garden. Gipsy Lane is narrow

and there is little room for these heavy barges to turn.

I hope you will take note of my comments, when the Committee is considering this planning.

Yours faithfully,

P. I. Jackson (Mrs.)

RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES	HPT 52777
POL RK	TLS
DC	ENF
APP	
CS	
0 6 FEB 2002	
COPIES TO:	ACK
	FILE

30th January 2002

F.A.O. Richard Kelly
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Y/r RKELLY/F/2001/5487
O/r WOKINGHAM/W/MM07

Dear Mr Kelly,

TOWN & COUNTRY PLANNING ACT.
Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms on loft space.
DUXMERE GIPSY LANE WOKINGHAM

I acknowledge receipt of your letter dated 21st January 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3290, Fax: 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 21 January 2002

Application Number: F/2001/5487

Proposal: Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

Parish: WOKINGHAM TOWN

Site Address:
Duxmere, Gipsy Lane, , Wokingham.

Applicant:
Mr K Smith C/O D S Worthington.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam Coggins 24/1/02

01344762283

WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ.
Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

FAX MESSAGE

TO: WDC **ATTENTION:**. Richard Kelly.

FROM: John Grant. **DATE:** 25 January 2002

Re Application F/2001/5487

Our next planning committee is on Monday evening 11th Feb, so will you please allow any comments from us on 12th?

Regards,

John Grant.
Clerk to the Council.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
25 JAN 2002
COPIES TO: | ACK:
FILE:

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

Tel: (0118) 974 6229

Date: **21 January 2002**

My ref: F/2001/5487

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/5487
Duxmere, Gipsy Lane, , Wokingham.
Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5487**
Duxmere, Gipsy Lane, , Wokingham.
Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: (0118) 974 6229

Date: **21 January 2002**

My ref: F/2001/5487

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2001/5487
Duxmere, Gipsy Lane, , Wokingham.
Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2001/5487**
Duxmere, Gipsy Lane, , Wokingham.
Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5487
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2001/5487

Proposal:
Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

Location:
Duxmere, Gipsy Lane, , 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/2001/5487 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2002. 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.

Head Planning and Transportation

21 January 2002

16.JAN.2002 5487

DANIEL S. WORTHINGTON B.Sc.(Hons)
93, ELM DRIVE, HARROW, MIDDX HA2 7BY
TEL:020 8861 1956 FAX.020 8863 9990
e-mail:dan.w@cwcom.net

14 January 2002
Yr Ref: NEW/20001/5487

16 JAN 2002

Development Control
Planning Services
Wokingham Unitary
P O Box. 157
Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Ms. Carol Hurst

Dear Madam,

Ref: DUXMERE, GIPSY LANE, WOKINGHAM – 2001/5487

With reference to the above and your letter dated 2nd January, enclosed herewith please duly completed forms along with plans and cheque as requested.

1. Location plans submitted are on 1:1600 scale
2. Please note existing garage and additional parking had been added on to the block plan.
3. New porch is now showing on the side elevation.
4. Roof height of utility room have not been altered and existing is retained.

We hope the attached is satisfactory however, if you require any further information please do not hesitate to contact us.

Yours sincerely,

D S Worthington.

16. JAN. 2002 5487

Tel. (0118) 974 6429 or 6433

Date: 02 January 2002

Your Ref:

My Ref: NEW/2001/5487

Mr K Smith
C/O D S Worthington
93
Elm Drive
Harrow
Middx
HA2 7BY

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2001/5487

Site Address: Duxmere, Gipsy Lane, , Wokingham.

Proposal: Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

I return your application, as it is invalid and cannot be determined for the following reason(s);

The location plans submitted do not have a scale on them.

Please show parking layout on block plan.

Side elevations do not show the new porch.

On rear elevation the roof height of utility room does not match up with other drawings.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Application Number : ~~NEW~~/2001/5487	Map No : 83
Case Officer : RKS	Site Area : 0.09
Valid Date : 16 JAN 2002	Received Date: 11/12/2001

Level : Delegated Application

Description : Proposed raising of roof with front & rear dormer extensions to dwelling to form rooms in loft space.

Location : Duxmere, Gipsy Lane, , Wokingham.

Parish : WK Ward : WES

Applicant : Mr K Smith C/O D S Worthington.

Fee Required: £95 Fee Received: £95 (4)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	NO SCALE	2/1	✓ 16/1
BLOCK PLANS	REQUIRES PARKING LAYOUT	2/1	✓ 16/
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	CHECK ROOF HEIGHT OVER KITCHEN/UTILITY - ROOF PLAN DOES NOT MATCH ELEVATIONS. QUERY SECOND SIDE ELEVATION WITH ROOFLINE AND ~~REAR~~ REAR DORMERS.	2/1	✓ 16/1
FLOOR PLANS	NEW FRONT PORCH NOT SHOWN ON SIDE ELEVATIONS.	2/1	✓ 16/1
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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 ✓

NEIGHBOURS

S/N + see map

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : WOKINGHAM WITHOUT ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack ✓ – SOUTHERN ZONE ✓

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

ADDRESS DUXMERR 149 GIPSY LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/12/67		O/L DWELLING & GARAGE	30·3·67	CU
0/21/68		O/L "	6-6-68	CU
B/16/68		BUNGALOW & GARAGE	17·10·68	CU
BR 1733		CAR-PORT	2·12·74	APP
96/63270/F	MR & MRS SMITH	2 x 5½. HTS.	27·2·96	CU

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 16. JAN. 2002 * 5487

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. K. Smith Duxmere, 149 Gipsey Lane Wokingham Berks RG40 2HP
2	Agent's Name Address and postcode Phone number	D. S. Worthington 93. Elm Drive Harrow Middx HA2 7BY 0208 861 1956 (F) 0208 863 9990
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 I above Attached
4	Give brief details of the proposal for example, two storey side extension. About the application	Loft Conversion
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 ☐ N/A No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	To match the 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
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.

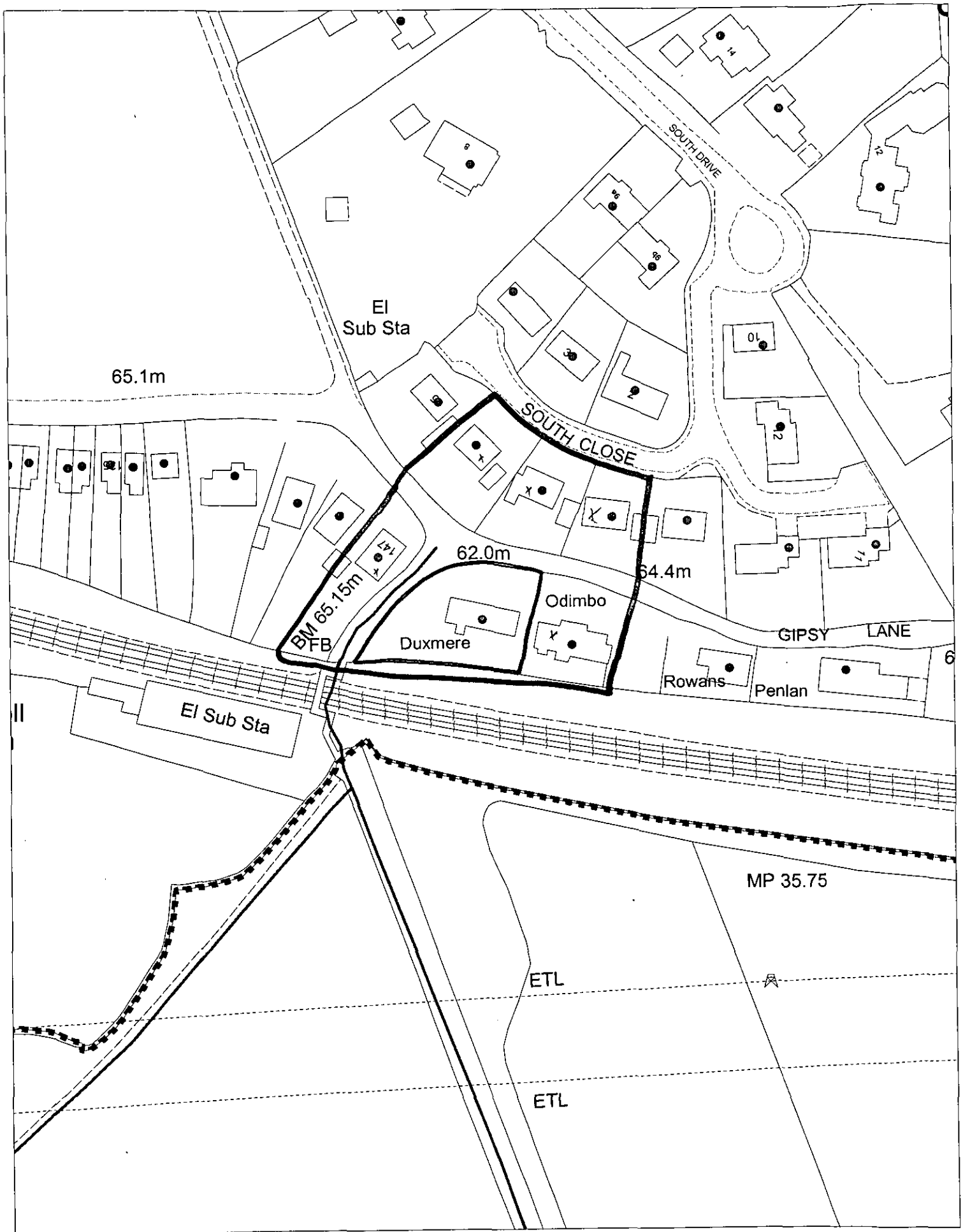
Your signature: [signature]

on behalf of Mr Smith.

Date 5/12/01

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

16.JAN.2002* 5487



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.
14 December 2001

Scale: 1 : 1250

N W E S

16.JAN.2002 5487

SOUTH CLOSE

62.0m

BM 65.15m

FB

Duxmere

Odimbo

64.4m

GIPSY

LAN

Rowans

Penlan

El Sub Sta

Def

APPROVED

Site :
DUXMERE
GIPSY LANE
WOKINGHAM,BERKS

Drawing Title :
BLOCK PLAN

Drawing No : DUX/003

Scale : 1:500
Date : DEC/2001
Drawn : D.S.W

Revision : Date :

D S WORTHINGTON
93 ELM DRIVE
ARCHITECTURAL SERVICES
HAROW
MIDDLESEX
HA2 7BY
Tel: 0181-861 5734

0 10 20 30 40 50 60 70 80 90 100
0 1 2 3 4