APPLICATION NO:
F/2001/5478

LOCATION:
22 Woodlands Avenue, Winnersh Wokingham.

APPLICANT:
Mr D Griffiths

PROPOSAL:
Proposed single storey rear extension to dwelling to form 2 conservatories.

EARLIEST DATE FOR DECISION: **04/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2002

CASE OFFICER: Helen Pollock

APPROVED

89-163.

D1 592

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Griffiths
22, Woodlands Avenue
Winnersh
Wokingham
Berkshire
RG413HL

Application Number: F/2001/5478

Parish: **WINNERSH**

Location: **22, Woodlands Avenue, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form 2 conservatories.**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 04/02/2002

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5478

Applicant : Mr D Griffiths .

Location : 22, Woodlands Avenue, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form 2 conservatories.

Site Notice Displayed ? :

YES	NO	DATE
✓		8 | 1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/12/2001

Earliest Date for Decision : 04/01/2002

Latest Consultation Date/Site Notice Expiry Date : 04/01/2002

This application will have expired on: 29/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Winnersh P.C : No objection

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon street scene.

Application Number: F/2001/5478

Appraisal:

The proposed development is for two single storey rear extensions to form two conservatories. The property is a detached bungalow with a detached garage and a 1.8m fence and mature trees enclosing the rear garden.

The conservatories would both infill areas to the rear of the house, and both would extend beyond the rear of the existing house by 2.4m, one would be 4m wide and the other 5.5m wide. Both would have pitched roofs, 2.4m to the eaves and 3.8m to the ridge.

1. Impact upon neighbouring properties

The proposed developments are single storey in nature, and are set well away from the boundaries; it is therefore considered that there would be no adverse impact upon neighbouring properties.

2. Impact upon the street scene

The proposed development would not be visible from Woodlands Avenue, is designed to be in keeping with the existing dwelling and the materials used would match existing; as such there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5478
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 22 Woodlands Avenue Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5478

OFFICER: Helen Pollock

DATE OF SITE VISIT: 8/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on gate to front.

2. DESCRIPTION OF SURROUNDINGS

Res. along private rd.

3. DESCRIPTION OF SITE/BUILDING

detache bungalow with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N° 24 extends ≤ 2m beyond rear of 22

n° 18 + 20 ≤ 2m ~~bac~~ forward of rear of 22 ∴ no Impact.

N° 1st floor windows - 18/20

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING gage + 3/4 driveway

LEVELS N/A

BOUNDARY TREATMENT 1.8m V. large gardn. + mature trees.

OTHERS

2m beyond for n° 24.

18 back by = 2m.

No Impact V. Secluded.

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5478

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5478
22, Woodlands Avenue, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form 2 conservatories.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5478**
22, Woodlands Avenue, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form 2 conservatories.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5478

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6480

Date: **11 December 2001**

My ref: F/2001/5478

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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22, Woodlands Avenue, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling to form 2 conservatories.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2001/5478

Proposal:
Proposed single storey rear extension to dwelling to form 2 conservatories.

Location:
22, Woodlands Avenue, 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/2001/5478 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2002. 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

11 December 2001

FROM: Helen Pollock

DATE: 11 December 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5478

Proposal: Proposed single storey rear extension to dwelling to form 2 conservatories..

Site Address: 22, Woodlands Avenue, Winnersh, Wokingham.

13 DEC 2001

Applicant: Mr D Griffiths .

Your observations are required in respect of this application **by 04/01/2002** .

No comments

SIGNED: _____ DATE: 19.12.01

Clerk To Winnersh Parish/Town Council.

FROM: Helen Pollock

DATE: 05 December 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: LB/2001/5388

Proposal: Proposed internal alterations to listed building. (Retrospective).

Site Address: 5 Upper Terrace, Bearwood Road, Sindlesham, Wokingham.

Applicant: Mr P Meehan .

09 DEC

Your observations are required in respect of this application **by 29/12/2001** .

No comments

SIGNED: _____ DATE: 19.12.01

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~05 NOV 2001~~ Valid 04 DEC 2001

Officer: HP

Application No. F/2001/5478

Map No. 68.. Site ...015.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSIONS TO DWELLING TO FORM 2 CONSERVATORIES

Location: 22 WOODLANDS AVENUE

Parish: WINNERSH Ward: Winnersh 11/12/01-D

Applicant: MR D GRIFFITHS

Fee (b) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	2 inner elevations.	15/11	✓ 4/12
6	Floor plans	~~Smaller conservatory is 3.3m wide~~ on elevation 4.1m wide on floor plan, ~~e~~ door is shown in different position.		
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 : 11/12/01 B

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....

.....No pre-apps.....

NEIGHBOURS: S|N + see map

.....
.....
.....
.....
.....
.....
.....
.....
.....

"SUNNY HOME"

ADDRESS 22 WOODLAND AVENUE PARISH WINNERSH

PLOT No. Old Property [illegible]D. SHEET No. SU. 7969 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
LR 20967	MRS V.J. LAMBERT	EXTENSION TO LIVING ROOM	14.7.83	APP N/A
43112	D. GRIFFITHS	S/ST. LR. S/ST REAR EXTS	11.8.94	C/A
		GARAGE		
LP94/2753	"	"	9.8.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 584/93 TPO 583/93

DRAINAGE PD Eng - Conservatory - Mr Griffiths 30[illegible]/01 (Y)

Environmental Services

For office use only.
Application number:

04. DEC. 2001 * 5478

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 DAVID GRIFFITHS 22 WOODLANDS AVE WINNERSH WOKINGHAM BERKS, RG41 3HL 01189 776523
2	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO SINGLE STOREY CONSERVATORIES
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.	BRICKS TO MATCH EXISTING PLUS DARK STAINED TIMBER
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: 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

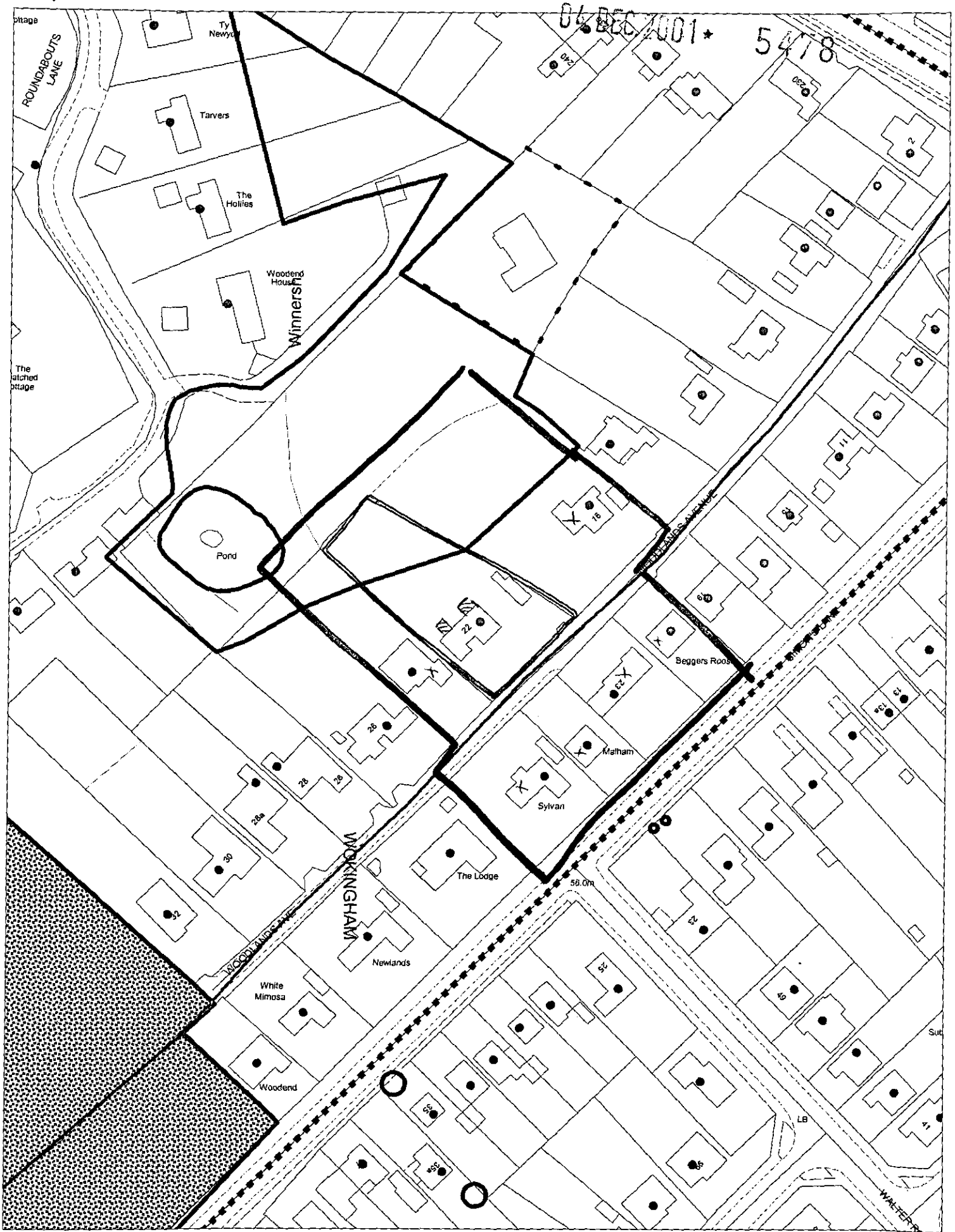
None of the land forms part of an agricultural holding.

Your signature: David Griffiths

on behalf of

Date 2.11.01

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.

13 November 2001 Scale: 1 : 1250