[redacted]

X SYSTEMS LTD

APPLICATION NO:
F/2000/1617

LOCATION:
30 Arbor Lane, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Patel C/O Mr D Burgess

PROPOSAL:
Proposed rear dormer extension and raised ridge of roof of dwelling to form rooms in loft space.

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/07/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Patel
C/O Mr D Burgess
26 Elmdale Drive
Kidderminster
Worcs
DY10 3XE

Application Number: F/2000/1617

Parish: **WINNERSH**

Location: **30, Arbor Lane, Winnersh, Wokingham.**

Proposal: **Proposed rear dormer extension and raised ridge of roof of dwelling to form rooms in loft space.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. This proposal, if permitted, would have an adverse impact on the character of the dwelling and the surrounding area due to incongrous and unsympathetic design. Therefore, it is contrary to Policies LBE2 of the Loddon Area Local Plan and WBE1 of the Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 20/07/2000

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.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the flank wall at first floor level of the extension hereby approved.

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. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1617	JM
BUILDING CONTROL NUMBER	FP2000/0684	Howard
~~APPLICANT~~/AGENT	Mr D. Burgess	
ADDRESS OF SITE	30 Arbor Lane. WINNERSH	
DESCRIPTION OF PROPOSED WORK	rooms in roofspace with rear dormer ext & raised ridge.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	20/7/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	3/8/00	

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	

Application Number F/2000/1617
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			This proposal, if permitted, would have an adverse impact on the character of the dwelling and the surrounding area due to ~~the~~ incongruous and unsympathetic design ~~of the development~~. Therefore it is contrary to policies LBE2 of the LALP and WBE1 of the WDLP.

[illegible]
20/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 30 Arbor Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1617

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/6

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Mixed bungalows, chalets and houses.

3. DESCRIPTION OF SITE/BUILDING
Detached bungalow of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
CB across road. B. 3m 2.5m hedge and some trees (quite thin) 5m tall.
1.8m fence at rear with some shrubbery.
CB. 28 1.8m brick wall
(houses to rear)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING OK.

LEVELS

BOUNDARY TREATMENT 2.5m - 3.0m hedgeing along back boundary.

OTHERS

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1617

Applicant : Mr & Mrs Patel C/O Mr D Burgess.

Location : 30, Arbor Lane, Winnersh, Wokingham.
Proposal : Proposed rear dormer extension and raised ridge of roof of dwelling to form rooms in loft space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : 8/6

Date of Site Visit : 12/6

Date Registered : 26/05/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 21/07/2000. 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 – condition
Winnersh PC – Object – out of keeping flat roof.

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

Application Number: F/2000/1617

Appraisal :

This application is for a proposed loft conversion
Neighbours.
All neighbours are an efficient distance for any impact ~~on~~ regarding overshadowing overbearing and privacy issues to be minimised.
Street scene
The roof extension is 12.8m long, is raised .5m above the original ~~roof~~ ridge line and consists of a flat roof. Although the majority of the development is to the rear, it will still be partially viewed from the street scene and will, therefore, be detrimental to the character of the area. In addition to this, it is also considered to be out of character with the original bungalow due to its insympathetic design: for these reasons this application should be refused.

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

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 08 June 2000

Application Number: F/2000/1617

Proposal: Proposed rear dormer extension and raised ridge of roof of dwelling to form rooms in loft space.

Parish: WINNERSH PARISH

Site Address:
30, Arbor Lane, Winnersh, Wokingham.

Applicant:
Mr & Mrs Patel C/O Mr D Burgess.

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).

Conditions

SC: 23 (Insert Parking & Garaging).

Reasons.

SR: 06.

Signed: _____ **Print name:** Stephanie Knowles

15/06/00

FROM: Joss Miller

DATE: 08 June 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1617

Proposal: Proposed rear dormer extension and raised ridge of roof of dwelling to form rooms in loft space..

Site Address: 30, Arbor Lane, Winnersh, Wokingham. 13 JUN 2000

Applicant: Mr & Mrs Patel C/O Mr D Burgess.

Your observations are required in respect of this application **by 03/07/2000** .

The Committee **OBJECTED** to this application on the following grounds:

1 This would be out of keeping with surrounding properties

2 The application includes a flat roof

SIGNED: _____ DATE: 21.06.00

Clerk To Winnersh Parish/Town Council.

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

Tel: (0118) 974 6463

Date: **08 June 2000**

My ref: F/2000/1617

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/2000/1617
30, Arbor Lane, Winnersh, Wokingham.
Proposed rear dormer extension and raised ridge of roof of 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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1617**
30, Arbor Lane, Winnersh, Wokingham.
Proposed rear dormer extension and raised ridge of roof of 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 Bray

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

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

Tel: (0118) 974 6463

Date: **08 June 2000**

My ref: F/2000/1617

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
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John Mitchell

John Mitchell
Development Control Manager

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Proposed rear dormer extension and raised ridge of roof of 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 Turner

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

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

Tel: (0118) 974 6463

Date: **08 June 2000**

My ref: F/2000/1617

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
DX: 33506 – Wokingham

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1617**
30, Arbor Lane, Winnersh, Wokingham.
Proposed rear dormer extension and raised ridge of roof of 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 Siggery

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

Received by Wokingham District Council

Application No: F/2000/1617

Proposal:
Proposed rear dormer extension and raised ridge of roof of dwelling to form rooms in loft space.

Location:
30, Arbor 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. 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 notice 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 03/07/2000. 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

08 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 MAY 2000	
Officer: JM	Application No. F/2000/1617

Map No. ..... Site ..06....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED REAR DORMER EXTENSION AND RAISED RIDGE TOP OF ROOF OF DWELLING TO FORM ROOMS IN LOFT SPACE

Location: 30 ARBOR LANE

Parish: WINNERSH Ward: ~~WINNERSH~~ ✓816

Applicant: MR/MRS PATEL

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (9) 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*	~~Sent~~		
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 : 8.16 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 (BABTIE) .....
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: SIN + 24, 26, 28, 32 + 34 ARBOR LANE.....

.....

6 ~~ARBOUR~~ ARBOUR MEADOWS.....

.....

.....

.....

.....

.....

.....

PICKWIC

20 011 030

ADDRESS 30 ARBOR LANE

PARISH WINNERSH.

PLOT No.

ORD. SHEET No. S.U. 7771 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
208/57	Messrs E.W. & N.S. Baker	Outline	25.3.57	N/A C/A
641/57	Mr M B Ward	"	10.9.57	N/A C/A
0/178/66	Mr C.B Hannam	"	4-8.66	N/A C/A
161/66	Wick Hill Development	Detached Bungalow	22.12.66	APP C/A
38/67	M.J Construction	Pair of Semi/Det Hses	8.3.67	APP Ref
BR 15545	Mr C M. Baxter	Ext to form bedroom	29.9.80	app NA
BR20105	"	EXTENSION TO LOUNGE	6.3.83	APP N/A
18941	Mr C. Baxter	single storey front extension to lounge	31.3.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

26 MAY 2000 * 1617

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS. PATEL
	ADDRESS	30 ARBOR LANE
		WINNERSH
		READING 01189 - 785064
	POST CODE	RG41 5JD Tel. No 07773224008
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR.D. BURGESS
	ADDRESS	26 ELMDALE DRIVE
		KIDDERMINSTER
		WORCS
	POST CODE	DY10 3XE Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	30 ARBOR LANE
		WINNERSH, READING
		RG41 5JD
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FORMATION OF ROOM IN ROOF SPACE

5. ARE THERE ANY TREES ON THE SITE? [redacted] / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
DORMER CHEEKS & FRONT:-VERTICAL TILE HANGING TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / [redacted]
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. [redacted] / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? [redacted] / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

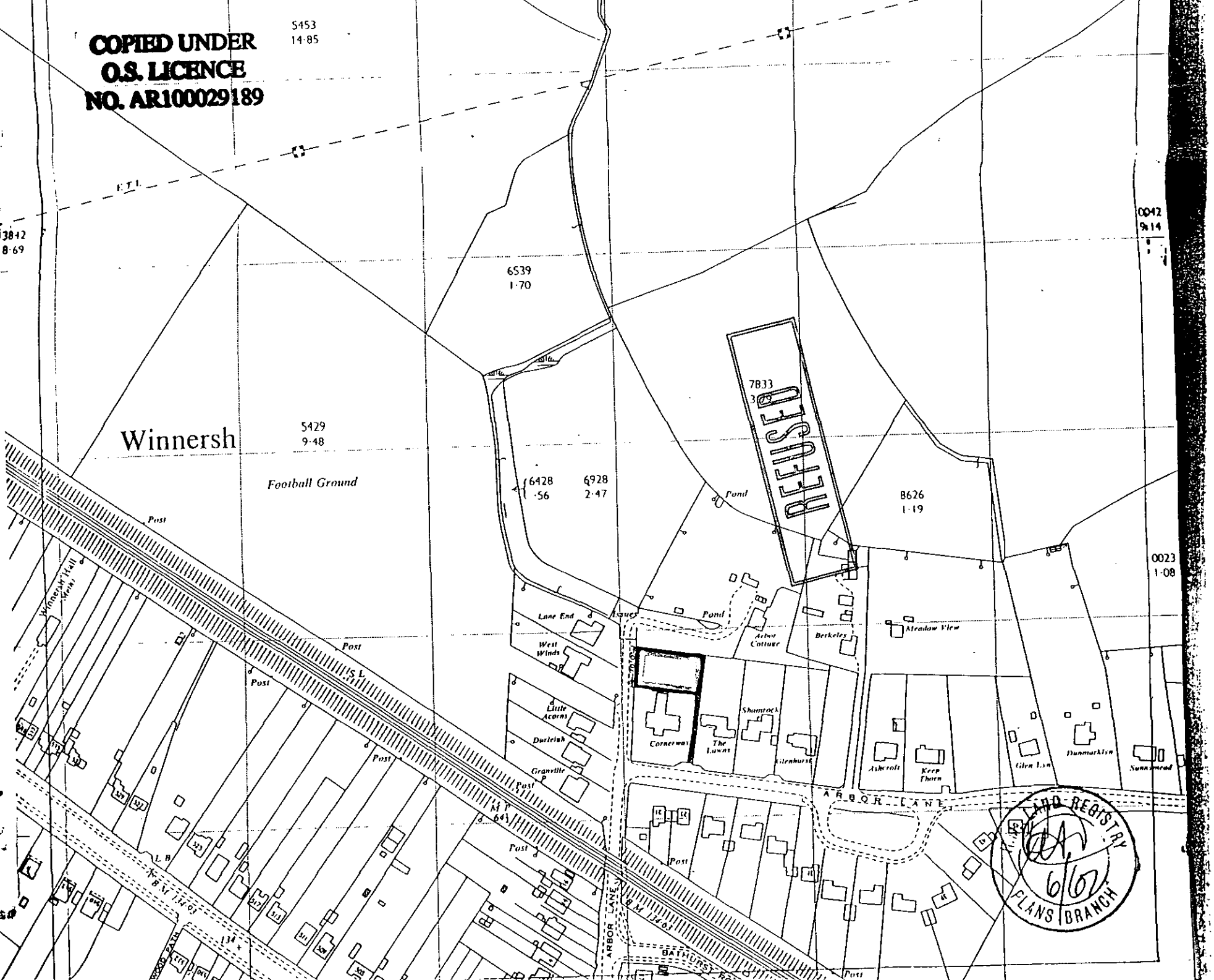
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

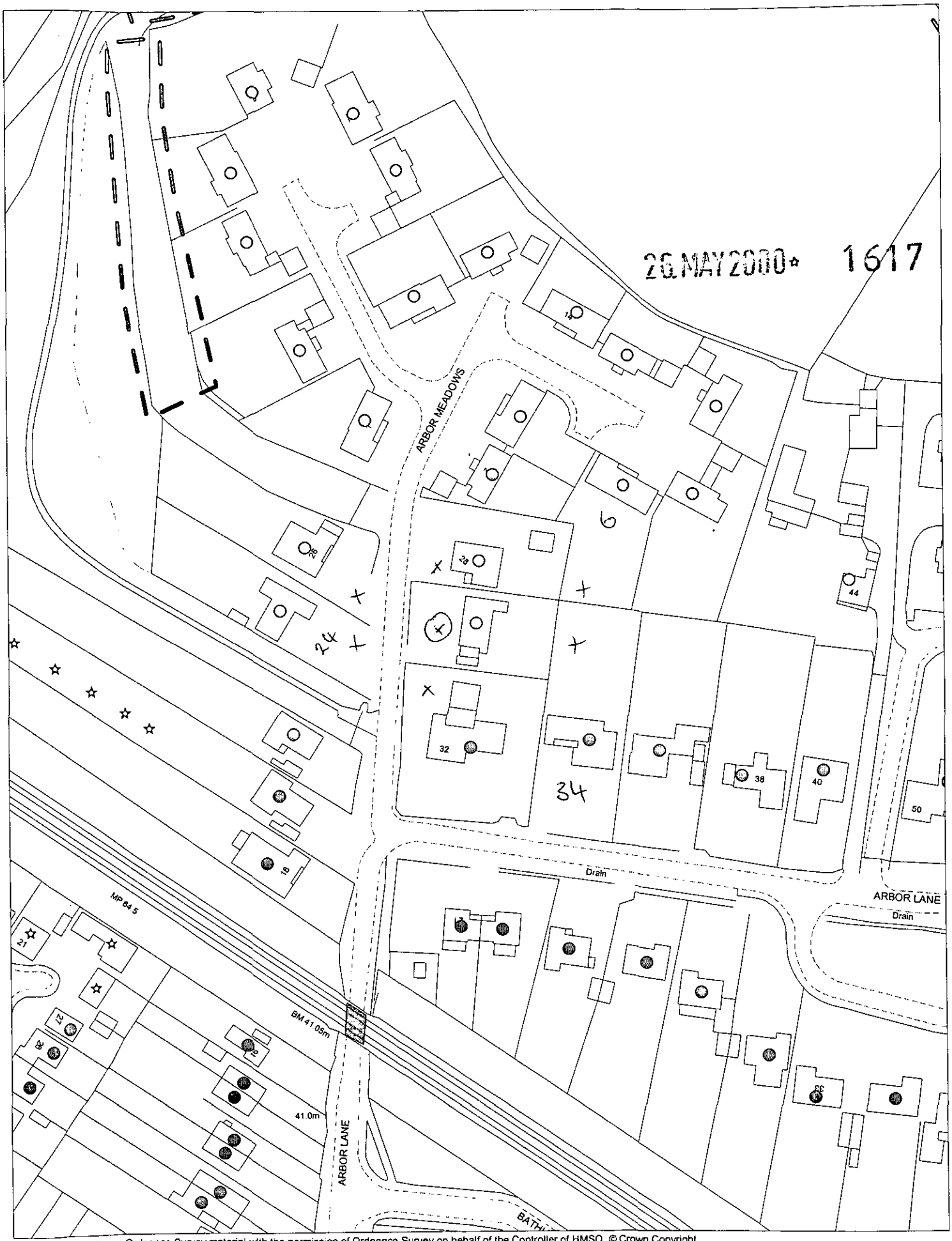
SIGNED D Burgon ON BEHALF OF MR & MRS PATEL

DATE 25th MAY 2000

COPIED UNDER
O.S. LICENCE
NO. AR100029189



26.MAY2000* 16117



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Development Control Section, Environmental Services, Wokingham District Council.
2 June 2000

Scale: 1 : 1250

N
W E
S