APPLICATION NO:
F/2002/5984

LOCATION:
2 Laurel Cottages Robinhood Way, Winnersh Wokingham.

APPLICANT:
Mr & Mrs Nyquist C/O G H Cook

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **31/03/2002**
28 day expiry 8/4/02
APPLICATION WILL HAVE EXPIRED ON:
30/04/2002

CASE OFFICER: **Francis Leo**

REFUSED
25 April

1101

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Nyquist
C/O G H Cook
Westward
White Pit Lane
Melbury Abbas
Shaftesbury
Dorset SP7 ODT

Application Number: F/2002/5984

Parish: **WINNERSH**

Location: **2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling.**

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, the reason for which is specified hereunder.

Reason

1. The proposed development because of its size, height and proximity would obstruct light and create an overbearing effect detrimental to the amenities of the adjoining properties at Nos. 1 and 3 Laurel Cottages, Robinhood Way. As such the proposal would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan and policy EN1 of the Berkshire Structure Plan.

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 LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 29/04/2002

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.

Appeal Decision

Site visit made on 17 February 2003

by Roger Dean BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

PL
DI
CS
16 MAR 2003
COPIES

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date

-5 MAR 2003

Appeal Ref: APP/X0360 /A/02/1102031
2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr and Mrs P Nyquist against the decision of Wokingham District Council.
- The application ref: F/2002/5984, dated 21 February 2002, was refused by notice dated 29 April 2002.
- The development proposed is a 2 storey rear extension.

Summary of Decision: The appeal is dismissed.

Main Issue

1. I consider that the main issue in this appeal is the effect of the proposed development on the living conditions of occupiers of adjoining dwellings with particular reference to any overbearing impact or obstruction of light.

Development Plan and other Planning Policies

2. The Development Plan for the area includes the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in 1995. Taken together, Structure Plan Policy EN1 and Local Plan Policy LBE1 say that new development should enhance the quality of built-up areas, contributing to an attractive living environment, and must be appropriate in scale and form. Local Plan Policy LBE2 says that these criteria, together with siting, massing, materials and colour or texture are to be taken into account when considering the effect of proposals on adjoining sites and buildings. It states that inappropriate proposals will not normally be permitted.

3. The thrust of these policies is proposed to be taken forward in Policies WOS3 and WBE1 of the Wokingham District Local Plan. The Council has referred me to the deposit draft version which, as amended, has been considered before a Local Inquiry. The only changes which were recommended to Policy WOS3 have no bearing on the proposed development and thus this Policy in the emerging Plan can be given significant weight. I am told that extensive changes were recommended to Policy WBE1 and so its wording in the deposit draft version carries little weight.

Reasoning

4. The appeal property is in the centre of a terrace of three cottages which is surrounded by more recent residential development. The premises are restricted in width at the rear although the garden area opens out behind one of the adjoining cottages. There is currently a narrow single storey element at the back of the property whilst there are larger single storey rear extensions at both nos. 1 and 3.

5. The proposed two storey extension would replace the present single storey element and occupy the full width of this part of the property. It would align with the rear of the single storey extension at no.3 and project beyond that at no. 1. At first floor, the full depth of the extension would project beyond the rear of the adjoining cottages.

6. At my site inspection, I saw that the nearest first floor window at no.1 is closer to the position of the proposed extension than is shown in the submitted drawings. I have no doubt that by its siting, form and scale, the mass of the proposed extension would result an overbearing effect on the outlook from this window and result in a significant loss of light. At the ground floor of these adjoining premises, patio doors lead to a small rear paved area and, in my view, the proposed development would also result in an overbearing effect on this area.

7. The impact would be less serious upon the adjoining cottage at no. 3. This is because first floor windows are less close and direct sunlight would not be obstructed.

8. I accept that because there would be no windows in the side walls of the extension, there would be no overlooking to cause loss of privacy. I also acknowledge that an attempt has been made to reduce the impact generally by the design of the pitched roof and the choice of painted finish. However, these would do little to offset what I consider would be a substantial deterioration in outlook and would not satisfactorily ameliorate the reduction of natural light through the first floor window of no. 1.

9. I also recognise that neither of the adjoining occupiers, who have also expressed a wish to extend at first floor, have objected to the scheme although the comments from one neighbour are made subject to the adjoining cottages being able to do the same. However, even though the proposal may facilitate adjoining construction, there is no certainty that such development will take place and I must consider the proposal as it stands, related to present circumstances. For the reasons that I have given, I find that it would be an inappropriate form of development which would not contribute to an attractive living environment for the next door neighbours at no. 1.

10. I conclude therefore that the proposed development would cause harm to the living conditions of the occupiers at the adjoining property at no. 1 Laurel Cottages by overbearing impact and loss of light. It would fail to satisfy the policies of the Development Plan which I have identified.

Conclusion

11. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

12. In exercise of the powers transferred to me, I dismiss the appeal.

Information

13. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

INSPECTOR

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5984

Applicant : Mr & Mrs Nyquist C/O G H Cook.

Location : 2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.

Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11 March 02

Date of Neighbour Notifications : .....

Date of Site Visit : 22/4/02

Date Registered : 05/03/2002

Earliest Date for Decision : 31/03/2002

Latest Consultation Date/Site Notice Expiry Date : 31/03/2002

This application will have expired on: 30/04/2002. 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 Parish Council: No comments.

Planning Issues : I'd see

LBE1 LBE2

WOS3, WBE1

EN1

Application Number: F/2002/5984 **Officer : Francis Leo**
2 Laurel Cottages Robinhood Way
Winnersh Wokingham

Appraisal :

Development
Proposed two storey rear extension to dwelling.

The site is a terraced property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
As part of a pre-application enquiry the applicant was informed on 6th November that a two storey rear extension would have an unacceptable overbearing effect upon neighbouring properties and is unlikely to gain a favourable response from council officers. Despite this the applicant has submitted the same scheme which is the subject of this application.

This group of 3 properties is built very close together. The proposed two storey rear extension measures 4.9m in depth x 2.8m in width x 5.55m in height up the highest part of the ridge and 4.0m up to gutter level.

Because of the closeness of adjoining property the proposed extension would obstruct light to the bedroom windows on the first floor of property no1 and the depth of 4.98m would create an overbearing effect contrary to policies LBE1 and LBE2 of the London Borough Local Plan which aims to resist inappropriate development in terms of its relationships with adjoining sites and buildings.

Impact upon the character of the area
The proposed extension would not be seen from the front and hence there would be no adverse impact upon the character of the area.

It must be noted that the drawing is annotated incorrectly, the south elevation does not match with the ground floor plan and the floor plans themselves may not correspond with the existing house layout.

Recommendation : approval ☐ **Refusal** ☑

Application Number: F/2002/5984

Appraisal :

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

Application Number F/2002/5984
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Reason for refusal

The proposed development because of his size, height and closeness would obstruct light and would create an overbearing effect detrimental to the amenities of the adjoining property at no 1 and 3 Laund Cottages Robinwood Way. As such the proposal would be contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan.

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~ LBE1, LBE2

~~[illegible]~~ LBE1, LBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

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

Date: 29.4.02.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Laurel Cottages
Robinhood Way Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5984

OFFICER: Francis Leo

DATE OF SITE VISIT: 22/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey detached, semi-di and Terraced properties, some older style houses. Nos 1, 2 and 3 have been built very close together.

3. DESCRIPTION OF SITE/BUILDING

2 storey terraced cottage., pebble dash parking at front large rear garden."

4. RELATIONSHIP TO ADJOINING PROPERTIES

loss of light and overbearing to No1.

5. SITE CONSTRAINTS

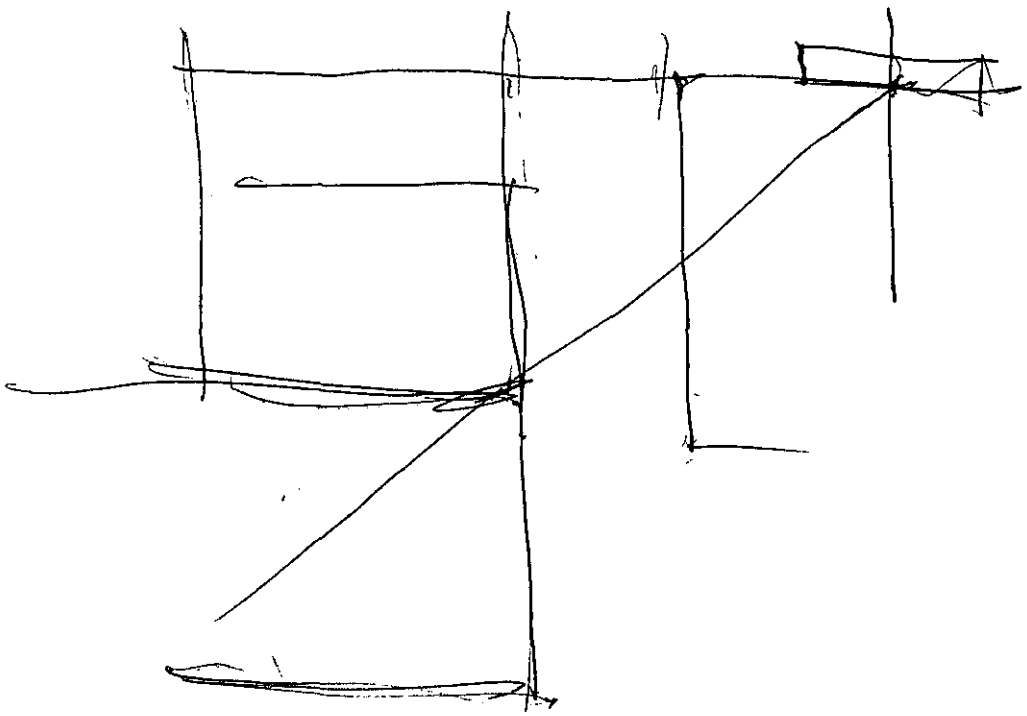
TREES at the bottom at side of garden

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.5m fence to both sides.

OTHERS



FROM: Francis Leo

DATE: 11 March 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

12 MAR 2002

Application Number: F/2002/5984

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.

Applicant: Mr & Mrs Nyquist C/O G H Cook.

Your observations are required in respect of this application **by 31/03/2002** .

No comments

PLANNING SERVICES | HPT | TLS | ENF

21 MAR 2002

SCANNED | ACK: | FILE:

SIGNED: _____ DATE: 20.03.02

Clerk To Winnersh Parish/Town Council.

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/5984

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

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2002/5984
2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.
Proposed two storey 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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/5984**
2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.
Proposed two storey 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 Bray

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

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/5984

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor R Turner

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

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/5984

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
DX: 33506 – Wokingham

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Application Number: F/2002/5984
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/5984**
2 Laurel Cottages, Robinhood Way, Winnersh, Wokingham.
Proposed two storey 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 E Siggery

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

Received by Wokingham District Council

Application No: F/2002/5984

Proposal:
Proposed two storey rear extension to dwelling.

Location:
2 Laurel Cottages, Robinhood Way, 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/2002/5984 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2002. 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

11 March 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: ~~22 FEB 2002~~ 05 MAR 2002	Map No. 54 Site 003
Officer: FL	Application No. F/2002/5984
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 2 LAUREL COTTAGES ROBINHOOD WAY

Parish: WINNERSH Ward: Winnersh 11.3.02

Applicant: MR/MRS NYQUIST

(7)

Fee 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		phoned 1/3	
4	Correct S 66 certificate	Fill in cert B as notice has been served.	left	✓ done
5	Elevation plans	North elevation required.	message 1/3	05 MAR 2002
6	Floor plans		to follow	
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 : 11.3.02 D. 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 .....

D. Pastures re Newts

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:

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

NEIGHBOURS:

.....
.....
S/N + See map
.....
.....
.....
.....
.....
Pre-app attached

Organisation_Name	Building_Name	address1	Postcode
		3SYLVESTER CLOSEWOKINGHAM	RG415LL
		82ROBINHOOD WAYWOKINGHAM	RG415JN
	OAK VILLA	OAK VILLAROBINHOOD WAYWOKINGHAM	RG415JJ
	MERRYHILL COTTAGE	MERRYHILL COTTAGEMERRYHILL GREEN LANEWO	RG415JP
		10WINDERMERE CLOSEWOKINGHAM	RG415XW
	1 LAUREL COTTAGES	1 LAUREL COTTAGESROBINHOOD WAYWOKINGHA	RG415JN
	2 LAUREL COTTAGES	2 LAUREL COTTAGESROBINHOOD WAYWOKINGHA	RG415JN
	3 LAUREL COTTAGES	3 LAUREL COTTAGESROBINHOOD WAYWOKINGHA	RG415JN

Neighbours Consulted 5984

05.MAR2002* 5984

PLANNING SERVICES | HPT 53839
POL | TLS
DC CAH | ENF
APP |
CS |
05 MAR 2002
COPIES TO | ACK:

G. H. COOK M.C.I.O.B.

BUILDING CONSULTANT

"WESTWARD"
WHITE PIT LANE
MELBURY ABBAS
SHAFTESBURY
DORSET SP7 0DT
TEL: (01747) 854308

FOR THE ATTENTION OF MRS HURST.

DEAR SIRS,

4TH MARCH 2002.

RE: NO 2, LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, BERKS, RG41 5JN.

FOLLOWING OUR TELEPHONE CONVERSATION OF THIS MORNING, I CONFIRM ALTERATION TO CERTIFICATE 'B' IS IN HAND AND I ENCLOSE HEREWITH 6 NO COPIES OF DRAWING NO 907/2. SHOWING THE NORTH ELEVATION TO ENABLE YOU TO PROCESS THE APPLICATION.

SHOULD THERE BE ANY OTHER MATTERS RELATING TO THE APPLICATION REQUIRING FURTHER INFORMATION OR DETAILS, PLEASE DO NOT HESITATE IN CONTACTING ME.

YOURS FAITHFULLY

G H COOK

NOTICE

UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at No 2, Laurel Cottages Robinhood Way, Winnersh Berkshire, RG41. 5JN

Description of proposed developmen. Two storey rear extension.

Name of applicant Mr & Mrs P. Nyquist

Signed [signature]

On behalf of Mr & Mrs P. Nyquist.

Date

An application for planning permission is being made to Wokingham District Council and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to: The Head of Planning, Wokingham District Council, P.O. Box 157, Shute End, Wokingham, Berks, RG40 1WR.

21/02/07 J. Hull (J. HULL)

3 Laurel Cottages

Robin Hood Way

NOTICE

UNDER ARTICLE 6 OF THE TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Proposed development at No 2 LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, BERKSHIRE RG41 5JN.

Name of applicant Mr & Mrs. P. NYQUIST.

Signed [signature]

On behalf of Mr & Mrs P. NYQUIST.

Date

Description of proposed developmen. TWO STOREY REAR EXTENSION.

An application for planning permission is being made to WOKINGHAM DISTRICT COUNCIL and you are owner/part owner of the property, the subject of the application, or are the holder of a lease with an unexpired term of at least seven years.

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to:
The Head of Planning, WOKINGHAM DISTRICT COUNCIL, P.O. BOX 157, SHUTE END, WOKINGHAM, BERKS, RG40 1WR.

I have seen the plans for this proposed extension

Andrew Dickens
1 Laurel Cottages
Robin Hood Way
Winnersh RG41 5JN

[signature] 21/2/02

2 LAUREL COTTAGES

ADDRESS ROBIN HOOD ~~LANE~~ WAY PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 54 SU. 7871

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/116/64	Mr. J.W. Salter-Chalker	outline - 2 pairs Cottages in garden of No 2	26 5.64	N/A - Refuse
PD/131/65	"	Conversion & New Drainage	15-4-65	App. N/A.
97/65846/F	R/O	W/DR.		
97/66709/F	Hicko Dev. Ltd.	2 Det. Dwellings	27.3.98	C/A.
FP97/728	"	"	3.2.98	C/App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

05 MAR 2002 5984

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.

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	Mrs Mrs. P. NYQUIST
	ADDRESS	No 2, LAUREL COTTAGES,
		ROBINHOOD WAY,
		WINNERSH, BERKSHIRE,
	POST CODE	RG41. 5JN. Tel. No. 0118 9018133.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	G.H. COOK.
	ADDRESS	WESTWALD, WHITE PIT LANE
		MELBURY HOBBAS,
		SHAFTESBURY, DORSET.
	POST CODE	SP7 0DT. Tel. No. 01747 854308
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	No 2 LAUREL COTTAGES,
		ROBINHOOD WAY,
		WINNERSH, BERKSHIRE RG41 5JN
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR EXTENSION.

5. ARE THERE ANY TREES ON THE SITE? ~~YES~~ / 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
SLATE ROOF, RENDERED WALLS - PAINTED
TIMBER WINDOWS & DOORS - WHITE PAINTED

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? ~~YES~~ / NO
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? ~~YES~~ / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / 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:

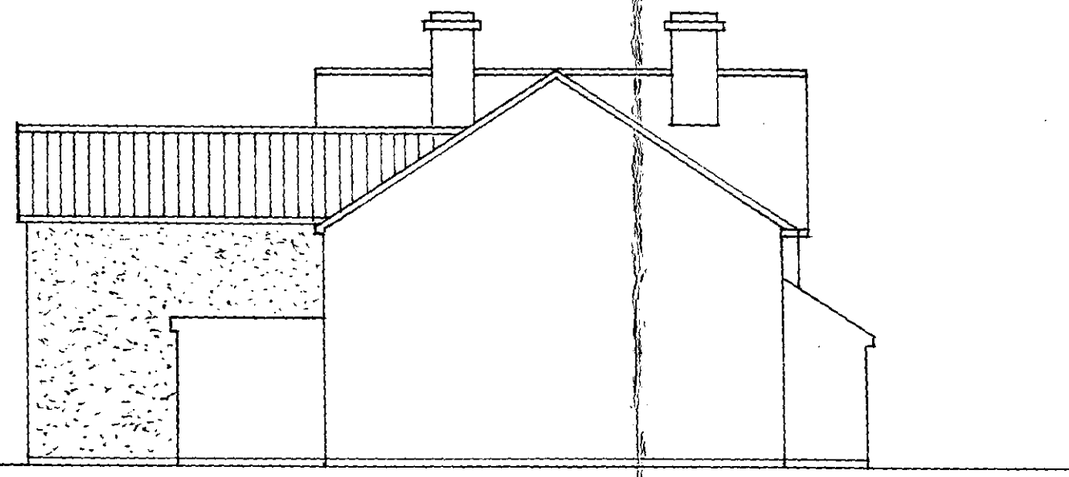
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served
Mr Hull	3 Laurel Cottages Robinwood Way Winnersh	21/02/02
Mr Bickens	1 Laurel Cottages	21/02/02

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr & Mrs. A. Nyquist.

DATE 21-02-02



NORTH ELEVATION (SEE DRAWING Nº 907/1 FOR PLANS ETC,)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
05 MAR 2002	
COPIES TO	ACK:
	FILE

REFUSED

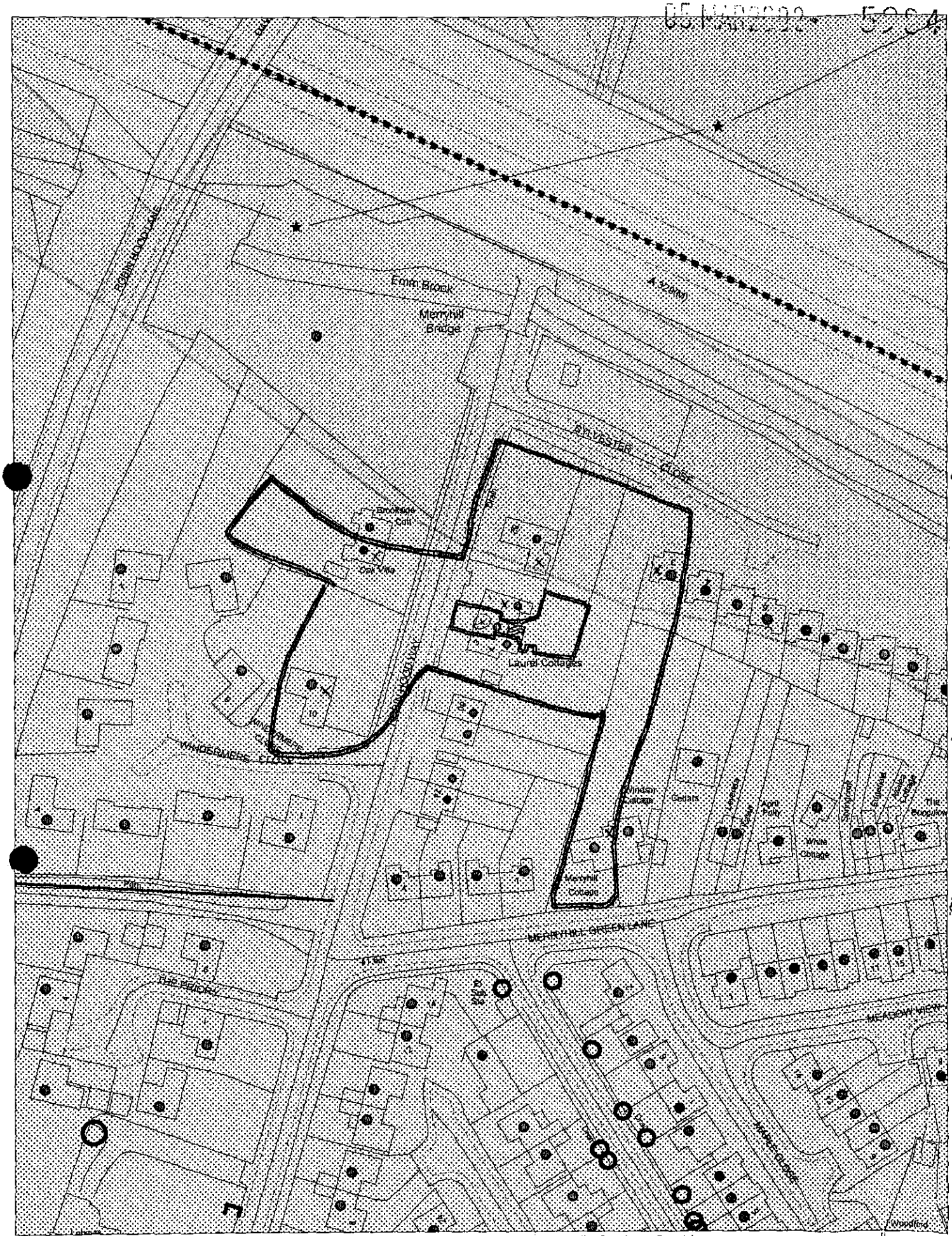
G H Cook M.C.I.O.B.
BUILDING CONSULTANT

"WESTWARD"
WHITE PIT LANE
MELBURY ABBAS
SHAFTESBURY
DORSET SP7 0DT

Shaftesbury
(01747) 854308

PROPOSED TWO STOREY EXTENSION TO PROVIDE FAMILY ROOM IN PLACE OF GROUND FLOOR BATHROOM WITH BEDROOM OVER,
EX. BEDROOM CONVERTED TO BATHROOM ON FIRST FLOOR: Nº 2, LAUREL COTTAGES, ROBINHOOD WAY, WINNERSH, BERKS., RG41 5JN.

SCALE 1:100 DRAWING Nº 907/2.
MARCH 2002.



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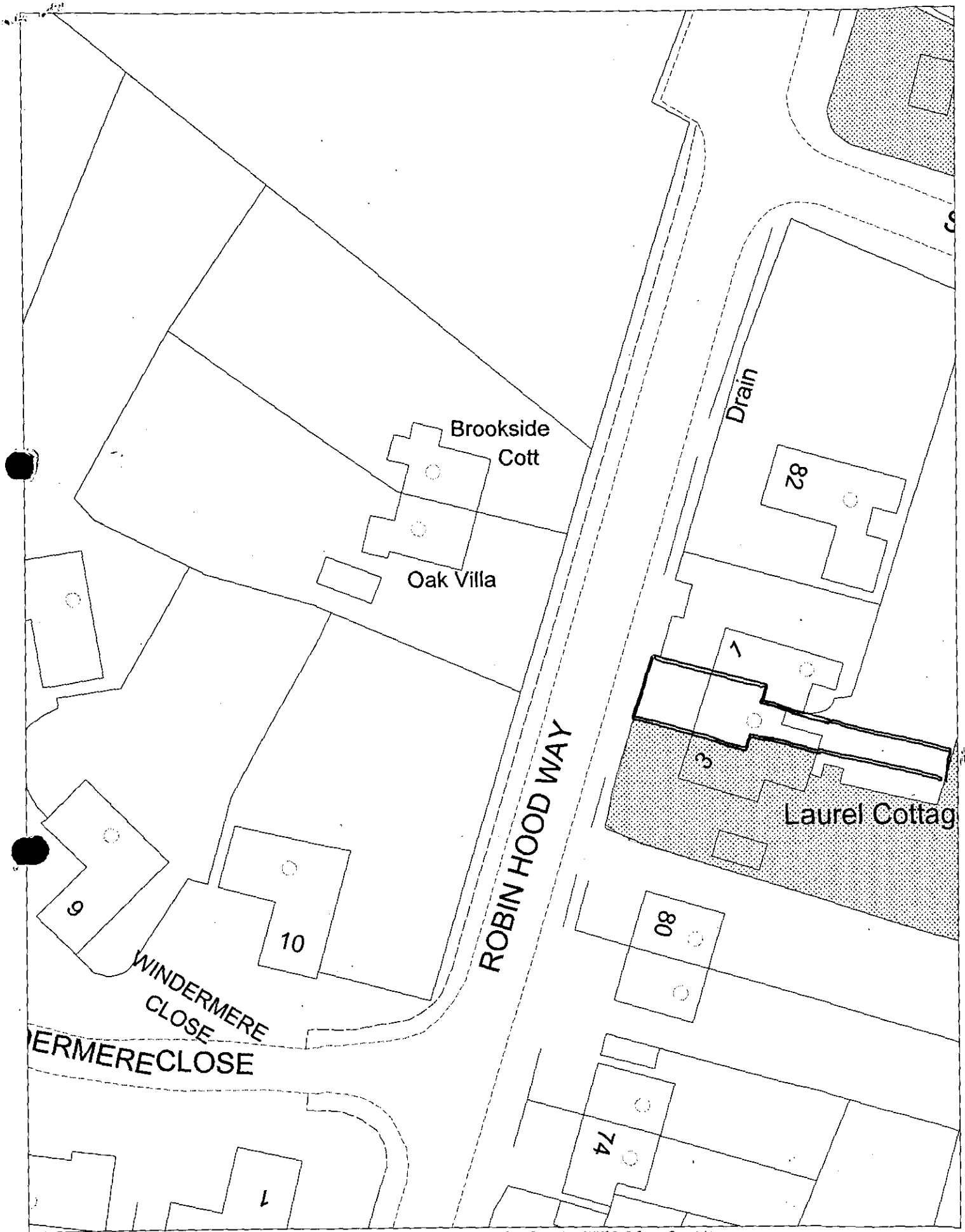
Development Control Section, Environmental Services, Wokingham District Council.
27 February 2002 Scale: 1 : 1250



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Development Control Section, Environmental Services, Wokingham District Council.
6 November 2001

Scale: 1 : 500

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