APPLICATION NO:
F/2002/5922

LOCATION:
463 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr/Mrs B Kang C/O Mr M C Stevenson

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **24/03/2002**
28 day expiry 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
12/04/2002

CASE OFFICER: **Francis Leo**

Approved

1039
02

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs B Kang
C/O Mr M C Stevenson
3 Old Pasture Road
Frimley
Surrey
GU16 8SA

Application Number: F/2002/5922

Parish: **WINNERSH**

Location: **463, Reading Road, Winnersh, Wokingham.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. 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.

Condition
4. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

Reason
4. In the interests of highway safety and convenience.

Informative
1. If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative
2. 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: 15/04/2002

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.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5922

Applicant : Mr/Mrs B Kang C/O Mr M C Stevenson.

Location : 463, Reading Road, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

not received at site visit date

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02.

Date Registered : 15/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 12/04/2002. 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 :

Highways : recommend approval with conditions

Andy Glencross : informative included

Planning Issues : I'd sett.

LBE1, LBE2

WOS3, WBE1

EN1

Application Number: F/2002/5922 **Officer : Francis Leo**
463 Reading Road, Winnersh, Wokingham

Appraisal :

Development
Proposed two storey side extension to dwelling.

The site is a detached property located in the identified settlement of Winnersh within the Loddon Area Plan and Workingham District Local Plan.

Impact upon neighbouring properties
The space at the side between application site and the boundary towards south-east is 2.0m. Between application site and adjoining property no461 is about 3.2m building to building. The proposed side extension would come up to the boundary line. Applicant has therefore completed certificate B and given notice to the adjoining owner.

No461 has a window to a bathroom on its flank wall at first floor level. Case officer explained the scheme to the adjoining owner on site who raised no objections. The proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposed side extension would have a pitched roof the ridge of which would be perpendicular to the main roof. At the front and rear the proposal includes a dormer window at each end with a pitched roof following the profile of the main roof. Overall the proposal appears to be in-keeping with the character of the main building and the street scene and is therefore considered acceptable.

Parking: The proposal would create one extra bedroom making a total of 4 bedrooms requiring 3 parking spaces. The site at the front measures 8.8m in width x 14m in depth capable of accommodating 3 parking spaces. Highways have recommended approval with conditions.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5922

Appraisal :

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

Application Number F/2002/5922
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C137	R137	(insert extension).
			(1.) If great crested newts are encountered at any point during development then all works must stop immediately and local nature office and Wokingham Council must be informed.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENI.

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. T. Gwilson
(Development Control Manager)

Date: 15/4/02

RECORD OF SITE VISIT

SITE ADDRESS: 463 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2002/5922

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

2 Storey detached dwellings of varied design

3. DESCRIPTION OF SITE/BUILDING

2 Storey ~~flat~~ detached, pitched roof. Garage at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

461, Bathroom windows at 1st Floor Flank wall

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING adequate space in front for Parking

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence along rear boundary.

OTHERS

FROM: Francis Leo

DATE: 28 February 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/5922

Proposal: Proposed two storey side extension to dwelling..

Site Address: 463, Reading Road, Winnersh, Wokingham.

Applicant: Mr/Mrs B Kang C/O Mr M C Stevenson.

Your observations are required in respect of this application **by 24/03/2002** .

Whilst not objecting to this application the Committee **COMMENTED** that:

1 The extension would be to the boundary line

SIGNED: _____ DATE: 20.03.02

Clerk To Winnersh Parish/Town Council.

M.C STEVENSON
ARCHITECTURAL SERVICES

PLANNING SERVICES	HP 54064
POL	TLS
DC ~~GAA~~	ENF
APP	

FL

WITH COMPLIMENTS

11 MAR 2002

3 OLD PASTURE ROAD, FRIMLEY, SURREY. GU168SA
TEL 01276-500056 or 07956-404486 e.mail m.stevenson2@ntlworld.com

CERTIFICATE B FOR APPLICATION, F/2002/5922

463 READING ROAD
WINNERSH WOKINGHAM

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 February 2002

Application Number: F/2002/5922

Proposal: Proposed two storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
463, Reading Road, Winnersh, Wokingham.

Applicant:
Mr/Mrs B Kang C/O Mr M C Stevenson.

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).

C122, R122
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam 1/3/02

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5922

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5922
463, Reading Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.

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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5922**
463, Reading Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
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 6502

Date: **28 February 2002**

My ref: F/2002/5922

WOKINGHAM UNITARY
Aiming for Excellence

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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Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5922**
463, Reading Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
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 6502

Date: **28 February 2002**

My ref: F/2002/5922

WOKINGHAM UNITARY
Aiming for Excellence

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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Application Number: F/2002/5922
463, Reading Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.

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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5922**
463, Reading Road, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
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/2002/5922

Proposal:
Proposed two storey side extension to dwelling.

Location:
463, Reading Road, 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/2002/5922 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 24/03/2002. 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.

Head Planning and Transportation

28 February 2002

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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 C. GLIDE	461 READING ROAD WINNERSH WOKINGHAM BERKS RG41 5HX	7-3-02

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an *area of land which is let or* there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . .

Date 7.-3.-02

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

Application Number : F/2002/5922	Map No : 59
Case Officer : FL	Site Area :
Valid Date : 15 FEB 2002	Received Date: 15/02/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 463, Reading Road, Winnersh, Wokingham.

Parish : WI **Ward : WIN** 28/2/02 JB

Applicant : Mr/Mrs B Kang C/O Mr M C Stevenson.

Fee Required: £95 **Fee Received: £95** (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment at boundary? Letter required.	28/2.	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 28/2/02 -B.

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) ✓

● (Dinton Pastures) Newts ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

No pre-apps.

5922

Environmental Services

For office use only.
Application number 15.FEB.2002* 5922

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	B & J. KANG 463 READING ROAD WINNERSH WOKINGHAM BERKS RG41 5HX 0781 22 44 330
	Agent's Name Address and postcode Phone number	MR M.C. STEVENSON 3 OLD PASTURE ROAD FRIMLEY SURREY GU16 8SA 01276 500056
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.	463 READING ROAD WINNERSH WOKINGHAM BERKS RG41 5HX
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK & TILE TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of B & S KANG.

Date 13-2-02

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

ADDRESS 463 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7770 59

BUILDER

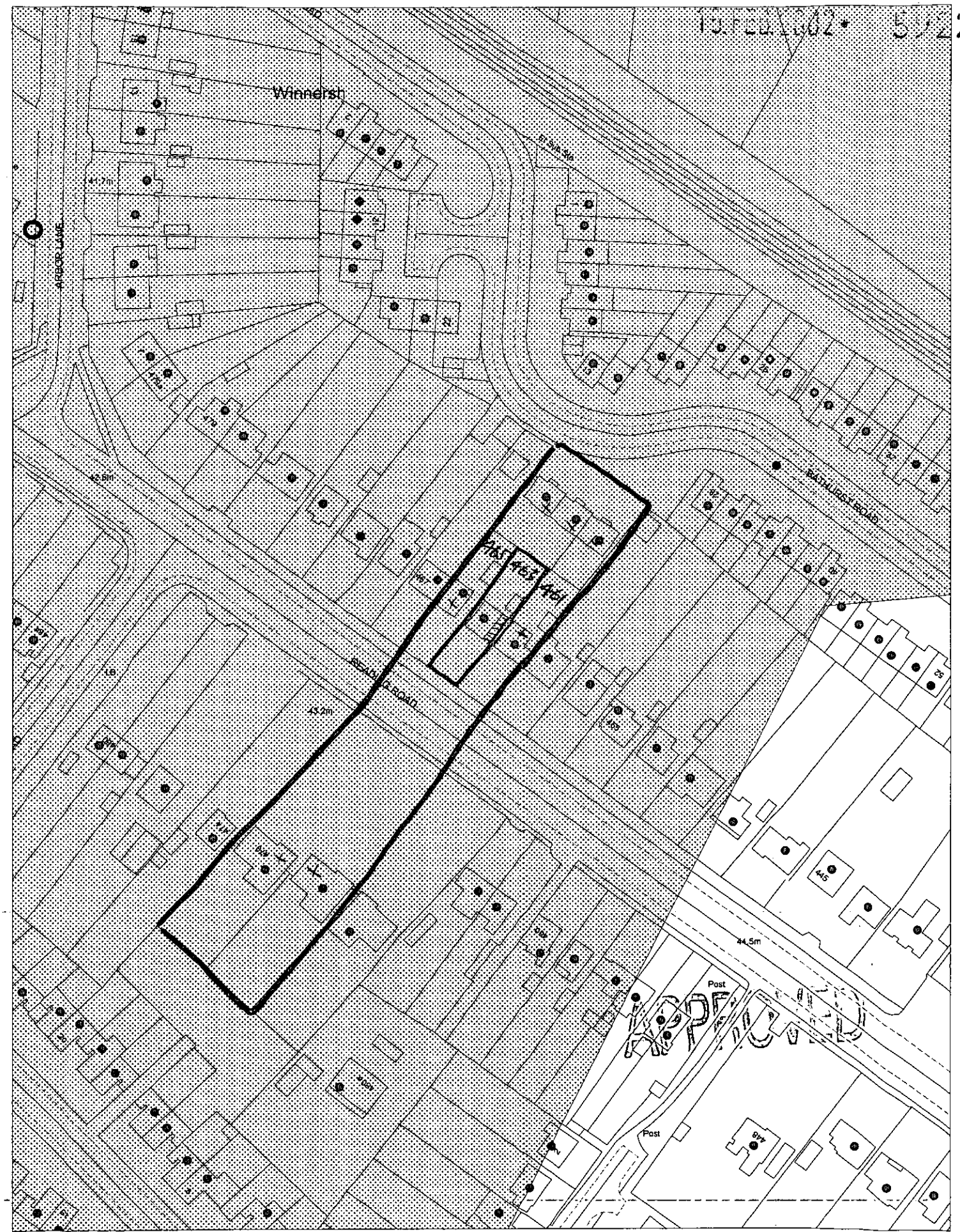
Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~901/72~~	~~Mr. J. W. Puttick~~	~~outline - Resid. Dept. on rear garden of 463~~	~~8-6-72~~	~~N/A. Cl~~
32442	MR. A. PUTTICK O/L	"	15.2.89	Ref
33832	NOW 26 KATHURST RD. O/L	4 R/O	2.8.89	Cl
96/64197/2	GLENBARRY HOMES R/O "	3	13.6.97	Cl
F/2002/5922	Mr. + Mrs. Kang	2 SH/S Rect.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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