SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1719

LOCATION:
12 Watmore Lane, Winnersh Wokingham.

APPLICANT:
Mrs Major C/O RHD Design (Richard Harrison)

PROPOSAL:
Proposed single stoery rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Major
C/O RHD Design (Richard Harrison)
39 Albany Road
Fleet
Hants
GU13 9PU

Application Number: F/2000/1719

Parish: **WINNERSH**

Location: **12, Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed single stoery rear extension to dwelling to form conservatory.**

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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 24/07/2000

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.

Received by Wokingham District Council

Application No: F/2000/1719

Proposal:
Proposed single stoery rear extension to dwelling to form conservatory.

Location:
12, Watmore 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/07/2000. 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

21 June 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1719

Applicant : Mrs Major C/O RHD Design (Richard Harrison).

Location : 12, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed single stoery rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4/7/2000

Date Registered : 09/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 04/08/2000. 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 :

Neighbours: No comments received
Winnersh Parish Council: No Comments

Planning Issues : (Identified Settlement)

1) Impact on neighbours
2) Impact on streetscene

17/02/00

Application Number: F/2000/1719

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to a single storey detached bungalow to form a conservatory. It will be constructed with brick to below window level.

It will be 4.5 metres wide and protrude from the rear elevation via the lounge area by 3 metres. The proposed eaves height of the lean to pitched roof will be 2.2 metres with a ridge height of 2.6 metres. The proposed conservatory is located 2 m away from the southern boundary, and 6 m away from the northern boundary.

No.14, to the south, detached 2-storey house, extended to the rear (south -west wards) with a single storey, flat roof extension, set close to the 1.7 metre high boundary fence. Whilst the proposed conservatory would project beyond the rear elevation by 3 m the extension of No.14, projects a further 0.5 metre. There is a secondary window in flank wall of the extension. Due to the position of the proposed conservatory it is not considered that the amenity of the occupiers of this property would be adversely affected.

No.10, to the north, detached bungalow, 0.3 m lower, footprint set slightly forward, positioned 1.5 m away behind a 1.8m high fence and approximately 2.1m high 'Lawson Cypress' hedge. Secondary windows in flank elevation consist of a kitchen window and a high level window in lounge area not affected. Due to the position and distance away the occupants of this property will not be overlooked or overshadowed.

2) Impact on street scene /visual impact.

Materials will match existing. The conservatory will not be visible from the road (the roads are not visible from the plot due to the house/garage walls and the boundary treatments), therefore no impact upon the visual amenity of the area.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/1719
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

John Mitchell
24/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 12 Watmore Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1719

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/7/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate

2. DESCRIPTION OF SURROUNDINGS Residential, modern + 1950s dev, detached houses + bungalows, mixed designs + styles with own driveways + garages. Enclosed front gardens, with low boundary fences/walls

Along fairly busy through road.

3. DESCRIPTION OF SITE/BUILDING Single storey bungalow, 1950's dev, set in own grounds, attached garage at side with driveway. Brownish coloured brick, white UPVC windows + doors, brown coloured concrete tiled roof, with white fascia boards + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location Plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at side, garage + drive. ped' access at side

LEVELS — No 10, 0.3m lower.

BOUNDARY TREATMENT — No 10. 1.5m high cb fence, with approx 1.8m high lawson cypress hedging. Windows in side elev only secondary ie. kitchen door, K' window + sec lounge window

OTHERS — Rear boundary 1.8m high cb fence + tall 4.5m approx lawson cypress trees/hedge

— No 14. Extended to rear with a single storey flat roof extension, (window secondary in side) not affected. Projects 4.5m from rear elev, a further 1m than proposals. 1.7m high lap fence on this boundary.

Nb No impact on streetscene, will not be visible.

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

Tel: 0118 974 6441

Date: **21 June 2000**

My ref: F/2000/1719

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/2000/1719
12, Watmore Lane, Winnersh, Wokingham.
Proposed single stoery rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1719**
12, Watmore Lane, Winnersh, Wokingham.
Proposed single stoery rear extension to dwelling to form conservatory.
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 6441

Date: **21 June 2000**

My ref: F/2000/1719

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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_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6441

Date: **21 June 2000**

My ref: F/2000/1719

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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Development Control Manager

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

Signed: _____ Date: _____
Councillor Siggery

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 JUN 2000	
Officer: AT	Application No. F/2000/1719

Map No. 54 Site ...003...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 12 WATMORE LANE

Parish: WINNERSH Ward: Winnersh
21.6.2000.

Applicant: MRS MAJOR

Fee Received 95-00 Required ..... Additional ..... Refund .....
(7)

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			
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 : 21.6.2000 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:

..... S/N + 10.1.14, 23.25, 27 Watmore Lane .....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 21 June 2000

23 JUN 2000

DELEGATED

PLANNING SERVICES	
POL	
DC	
APP	
CS	
13 JUL 2000	
COPIES TO:	ACK:
	FILE:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1719

Proposal: Proposed single stoery rear extension to dwelling to form conservatory.

Site Address: 12, Watmore Lane, Winnersh, Wokingham.

Applicant: Mrs Major C/O RHD Design (Richard Harrison).

Your observations are required in respect of this application **by 15/07/2000** .

No comments

SIGNED: _____ DATE: 11.07-00

Clerk To Winnersh Parish/Town Council.

"NEWLYN,"

ADDRESS 12 WATMORE LANE PARISH WINNERSH

PLOT No. O.S. SHEET No. SU.7871(54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/57/58	Mr. H.F. LeCroissette	Outline	13.5.58	WIA. CIA.
96/58	"	Detached Bungalow	10.6.58	APP. CIA.
BR 1503	Mr. J. Murphy	Rooms in roof space	1.10.74	Refuse n/a

DATE OF COMPLETION December 1958

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 06.JUN.2006* 1719

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	[redacted] MRS MAJOR 12 WATMORE LANE WINNERSH, WOKINGHAM RG41 5JT
2	Agent's Name Address and postcode Phone number	RHD DESIGNS (Richard Harrison) 39 ALBANY ROAD, FLEET, HAMPSHIRE GU13 9PU 01252 622897
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.	12 WATMORE LANE WINNERSH WOKINGHAM RG41 5JT Herewith
4	Give brief details of the proposal for example, two storey side extension. About the application	Conservatory
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.	White UPVC Ultra lite 500 roof Bricks 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: N/A	Proposed:
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 MRS MAJOR

Date 8.6.00

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

Environmental Services

For office use only.
Application number: 08.JUN.2006* 1719

Householder planning application form

Please answer all questions in CAPITAL letters.
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1	Your name	[redacted] MRS MAJOR
	Address and postcode	12 WATMORE LANE WINNERSH, WOKINGHAM RG41 5JT
	Phone number	
2	Agent's Name	RHD DESIGNS (Richard Harrison)
	Address and postcode	39 ALBANY ROAD, FLEET, HAMPSHIRE GU13 9PU
	Phone number	01252 622897
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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 MRS MAJOR

Date 8.6.00

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.

14 June 2000

Scale: 1 : 1250

N
W E
S