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

SYSTEMS LTD

APPLICATION NO:
F/2000/1721

LOCATION:
23 Russell Way, Winnersh Wokingham.

APPLICANT:
Mr Dodge C/O Harrall Design Assoc

PROPOSAL:
Proposed single storey rear extension to dwelling and first floor front extension

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
08/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Dodge
C/O Harrall Design Assoc
14 Tomlinson Drive
Wokingham
Berks
RG40 3NZ

Application Number: F/2000/1721

Parish: **WINNERSH**

Location: **23, Russell Way, Winnersh, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling and first floor front extension**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level and above north east elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the north east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 08/09/2000

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.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1721 JM.
BUILDING CONTROL NUMBER	Fl/2000/1001 Paul.
APPLICANT/AGENT	Harrell Design Assoc.
ADDRESS OF SITE	23 Russell Way WINNERSH
DESCRIPTION OF PROPOSED WORK	S/S rear ext + first floor front ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2006.2	2006.2
FLOOR PLANS	- ✓	- ✓

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/9/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	14/9/00	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1721

Applicant : Mr Dodge C/O Harrall Design Assoc.

Location : 23, Russell Way, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling and first floor front extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/6.

Date of Neighbour Notifications : 22/6

Date of Site Visit : 28/6

Date Registered : 13/06/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application <u>will have expired on</u>: <u>08/08/2000.</u> 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 PC - No comment
Landscape - No objection

Planning Issues :
Effect on street scene & neighbouring properties DBE1.
Identified settlement

Application Number: F/2000/1721

Appraisal :

This application is for a single storey rear and side extension and first floor front extension.

Neighbours.
No 21 is situated approx 5m forward of the front building line of the applicant and is approx. 3m away. The applicant has a garage to the rear footprint of the house and this will largely obscure any impact from the single storey rear and side extension thereby minimising any impact. The front extension is 1.7m deep, 5m to the eaves and 6m to the ridge. There is a gable end and the roof is hipped away from No. 21. The extension is considered modest enough for any impact regarding overbearing overshadowing and privacy issues to be minimised.

Street scene
The single storey side and rear conservatory will be largely obscured by the main footprint of the house and are of a modest size for any impact on the street scene to be minimised. The first floor front extension is also of a modest size and is set down from the main ridge by 0.6m. Although it is set forward from the main front footprint of the house the houses in the vicinity are varied distance from the highway. Therefore any impact on the street scene will be minimised.

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

Application Number F/2000/1721
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2	C014	R014	
3	C044	R044	first floor level & above
			north-east elevation.
	C045	R045	Bathroom window
			north east elevation
	3N16		LALP - LBE1 & 2
			WDLP - WOS3 & WBE1

[signature]
8/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 23 Russell Way
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1721

OFFICER: Joss Miller

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree on front boundary

2. DESCRIPTION OF SURROUNDINGS
Modern housing estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
21. 2m fence on boundary and garage to rear.
Rear properties. Thick shrubbery to rear.
Applicant has existing front porch.

5. SITE CONSTRAINTS

TREES 4m high on front boundary.

ACCESS/PARKING 3 spaces. garage, carport and parking.

LEVELS \

BOUNDARY TREATMENT Open at front

OTHERS \ 1.8m brick wall to side.
and 3.6m conifers to rear.

FROM: Joss Miller 23 JUN 2000

DELEGATED

DATE: 22 June 2000

WINNERSH PARISH CONSULTATION SHEET

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

Application Number: F/2000/1721

Proposal: Proposed single storey rear extension to dwelling and first floor front extension

Site Address: 23, Russell Way, Winnersh, Wokingham.

Applicant: Mr Dodge C/O Harrall Design Assoc.

Your observations are required in respect of this application **by** . ?

No comments

SIGNED: _____ DATE: 11.07.00

Clerk To Winnersh Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 25th July 2000

Location: 23 Russell Way, Winnersh

Proposal: Proposed single storey rear extension to dwelling and first floor front extension

Application Number: F/2000/1721

In response to your consultation dated 10th July 2000 for the above application, the landscape comment is as follows:

The applcation is acceptable as it is appropriate for the locality.

Patricia Green

Patricia Green
Landscape Consultant

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

Tel: (0118) 974 6463

Date: **22 June 2000**

My ref: F/2000/1721

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/2000/1721
23, Russell Way, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and first floor front extension

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/2000/1721**
23, Russell Way, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and first floor front extension
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: **22 June 2000**

My ref: F/2000/1721

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Joss Miller** Application Number: **F/2000/1721**
23, Russell Way, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and first floor front extension
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: **22 June 2000**

My ref: F/2000/1721

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

Dear Councillor

Application Number: F/2000/1721
23, Russell Way, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and first floor *front extension*

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/2000/1721**
23, Russell Way, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling and first floor front extension
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/2000/1721

Proposal:
Proposed single storey rear extension to dwelling and first floor front extension

Location:
23, Russell 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. 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 . 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

22 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 JUN 2000
Officer: JM	Application No. F/2000/1721

Map No. 59. Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND FIRST FLOOR FRONT EXTENSION

Location: 23 RUSSELL WAY

Parish: WINNERSH Ward: Winnersh ward

Applicant: MR DODGE

Fee Received 95-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... 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 + 24, 26 + 28 EDEN WAY ✓

4 ARUN CLOSE ✓

43 WELBY CRESENT ✓

14 + 21 RUSSELL WAY ✓

ADDRESS 23, RUSSELL WAY PARISH WINNERSH

PLOT No. 106 ORD. SHEET No. SU 7770. (59)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
197/71	Gable Construction Co Ltd	Outline Resi Devel (1572)	15. 4 71	N/A Ref
1418/72	"	Terraced House Type 2 with garage	23. 11. 72	— C/A
1541/73	David Charles (Surrey) Ltd	Terraced House Type 12 with garage	25. 10 73	— Ref
00107	" " "	Detached house & garage	14. 3. 74	— C/A
BR 634	" " "	" "	7. 5. 74	APP N/A
BR24184	MR. G. DODGE	DINING ROOM / HALL EXT	28.2.85	APP N/A
23112	"	" "	4.4.85	N/A C/A
26742			26.11.86	C/A
BRA 1693	"	CHIMNEY / FIREPLACE	13.10.86	APP

DATE OF COMPLETION

MINISTRY DECISION 197/71 Appeal Partly Allowed 12. 4. 72

SPECIAL ORDERS

DRAINAGE

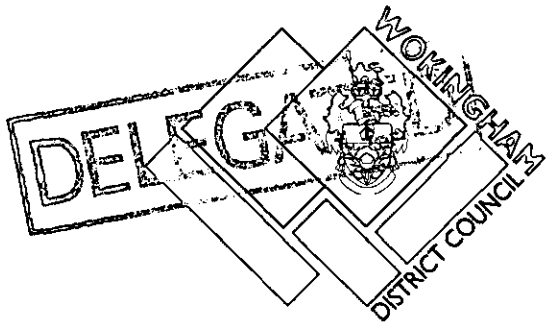
DELEGATED

12 JUN. 2000 * 1721

Environmental Services

For office use only.
Application number: 13.JUN.2000* 1721

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	MR. G. DODGE
	Address and postcode	23 RUSSELL WAY WINNERSH
	Phone number	
2	Agent's Name	HARRALL DESIGN ASSOC.
	Address and postcode	14 TOMLINSON DRIVE WOKINGHAM BERKSHIRE RG40 3NZ
	Phone number	01189 733069
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.	23 RUSSELL WAY WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION FIRST FLOOR FRONT EXTENSION CHANGE OF WINDOW DESIGN

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.	ROOF AND WALLS - ALL TO MATCH EXISTING. WHITE UPVC WINDOWS + CONSERVATORY	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

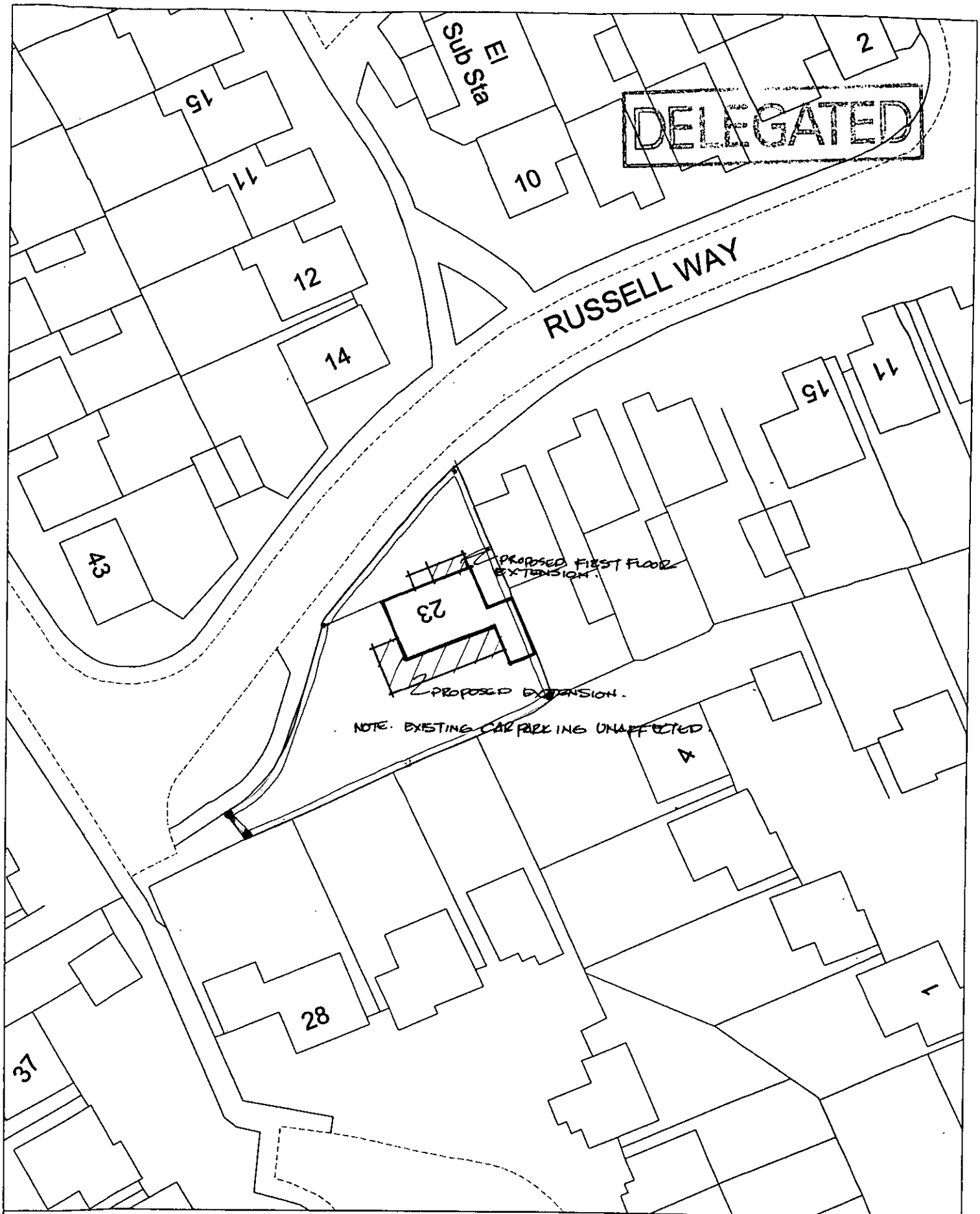
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of M. G. DODGE

Date 13/6/2000

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



Site Plan, Scale: 1 to 500 13.JUN.2000* 1721

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APPROVED

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Date: 12 June 2000

N
W E
S



13 JUN 2000* 1721

Site Plan, Scale: 1 to 2500

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Date: 12 June 2000

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.

16 June 2000

Scale: 1 : 1250

N
W E
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13.JUN.2000* 1721