APPLICATION NO:
F/2001/5500

LOCATION:
4 Fieldway, Winnersh Wokingham.

APPLICANT:
Mr/Mrs Staple C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **13/01/2002**
28 day exp 16 Jan 02
APPLICATION WILL HAVE EXPIRED ON:
08/02/2002

CASE OFFICER: ~~Joanne Medlor~~
F. Lee

REFUSED

615

01

(FL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Staple
C/O Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berks RG30 4PU

Application Number: F/2001/5500

Parish: **WINNERSH**

Location: **4, Fieldway, 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 **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 extension would result in an overbearing and unneighbourly development to the detriment of the occupants and future occupants of the adjacent houses fronting Grovelands Avenue. The application is therefore considered to conflict with The Loddon Area Local Plan Policy LBE2 where the Policy aims to resist development which is inappropriate in terms of its relationship with adjoining sites and buildings.

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, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 04/02/2002

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.

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

Tel: (0118) 974 6502

Date: **20 December 2001**

My ref: F/2001/5500

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/2001/5500
4, Fieldway, 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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5500**
4, Fieldway, 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: **20 December 2001**

My ref: F/2001/5500

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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Development Control Officer

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Case officer: **Joanna Medler** Application Number: **F/2001/5500**
4, Fieldway, 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: **20 December 2001**

My ref: F/2001/5500

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/2001/5500
4, Fieldway, 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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5500**
4, Fieldway, 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/2001/5500

Proposal:
Proposed two storey side extension to dwelling.

Location:
4, Fieldway, 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/2001/5500 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2002. 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

20 December 2001

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Francis ~~Joanna~~ Medler, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2001/5500

My Ref: 20016150

Date: 27 December 2001

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

4 FIELDWAY, WINNERSH

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 787 708	15 metres	Clarendon Close, Winnersh	Unknown

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

Francis

FROM: ~~Jeanna Medler~~

24 DEC 2001

DATE: 20 December 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
FOL	TLG
DC	GMF
APP	
CS	
04 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5500

Proposal: Proposed two storey side extension to dwelling..

Site Address: 4, Fieldway, Winnersh, Wokingham.

Applicant: Mr/Mrs Staple C/O Greg Farrell.

Your observations are required in respect of this application **by 13/01/2002** .

No comments

SIGNED: _____ DATE: 03.01.02

Clerk To Winnersh Parish/Town Council.

Applicationo	Name & Address
F/2001/5500	Mrs V.M.A. Gregory 3 Grovelands Avenue WINNERSH RG41 5JU
F/2001/5500	The Owners/Occupiers Cedarwood 5 Grovelands Avenue WINNERSH RG41 5JU
Application Refused.	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5500

Applicant : Mr/Mrs Staple C/O Greg Farrell.

Location : 4, Fieldway, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		8 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 8 Jan 02

Date Registered : 14/12/2001

Earliest Date for Decision : 13/01/2002

Latest Consultation Date/Site Notice Expiry Date : 13/01/2002

This application will have expired on: 08/02/2002. 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 :

Environment Agency : to add informatives.
Highways : recommend approval with condition.
Winnersh Parish : no comment
Adjoining owners No 3 and No 5 Grovelands Avenue. : object on grounds of overlooking, loss of light new outline of roof out of keeping with properties on this estate. Group of trees planted at the end of the drive was provided as screening and it must be retained.

Planning Issues : → I'd sell (winnersh)

Loddon Area Local Plan : Policy LBE2.
Berkshire Structure Plan : EN1.
Workingham District Local Plan = WBE1

Application Number: F/2001/5500 **Officer : Francis Leo**
4 Fieldway, Winnersh, Workingham

Appraisal :
The application property is a gable fronted two storey detached house, one of a small group of similarly designed houses within and at the end of this cul-de-sac setting. The site is a detached property located within the identified settlement of Winnersh.

The application proposes a two storey side extension with a pitched roof, the ridge of which would be perpendicular to and meet the ridge of the main dwelling. A dormer window would be incorporated partly within the roof and the front wall. The extension would accommodate a garage at front ground and habitable room at the rear. The first floor would provide an additional bedroom with an ensuite bathroom. The extension would be built on the north side of the dwelling facing nos 3 and 5 Grovelands Avenue.

Impact upon neighbouring properties
Nos 3 and 5 Grovelands Avenue have habitable room windows that face south and receive maximum sunlight for part of the day. The proposed two storey extension would therefore obstruct light to the habitable rooms to those properties because of the closeness, approximately 9.8m between the first floor of the proposed extension and the rear building line of the adjacent buildings.The difference in land levels is however such that the proposed extension would appear over dominant on the boundary when viewed from nos 3 and 5.

The extension has been designed, in recognition of, and in an attempt to minimise impact to the houses fronting Grovelands Avenue by setting-in the first floor north facing wall 0.692m from the proposed garage wall and 1.692m away from the boundary. Irrespective of the extension's particular design, the extension would be overbearing and overshadow useable amenity space.

The proposed rear window would be in closer proximity to the boundary with no5 where at present there is no window, and give rise to overlooking of their rear garden. The front window would similarly impact on rear garden of no1 Grovelands Avenue and to a lessor extent (because of the severity of the oblique view) no3.

In most circumstances a two storey side extension as proposed would be acceptable. However, the orientation of this and the adjacent house, those fronting Grovelands Avenue, is such that the application site faces their principle elevation and moreover is in close proximity to them.

The proposal is considered to conflict with the Loddon Area Local Plan Policy LBE2 which aims to resist development that is inappropriate in terms of its relationships with adjoining sites and buildings.

Impact upon the character of the area
The proposed extension, because of its high roof, is considered to be too dominant to the main dwelling in terms of design and visual appearance. Hence it would be considered to have an adverse impact upon the character of the area. However, the application property is not situated within and area of strong traditional character or a location with particular design requirements. Any harm to the street scene is therefore considered to be a secondary issue.

Recommendation : approval ☐ **Refusal** ☑

Highways: No highway objection raised as adequate on-site parking can be provided.

Application Number: F/2001/5500

Appraisal :

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

Application Number F/2001/5500
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The extension would result in an overbearing and unneighbourly development to the detriment of the occupants and future occupants of the adjacent houses fronting Grovelands Avenue. The application is therefore considered to conflict with The Loddon Area Local Plan Policy LBE2 where the Policy aims to resist development which is inappropriate in terms of its relationship with adjoining sites and buildings.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LBE2. LT6
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WT6
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1.
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP. [signature]
(Development Control Manager)

Date: 4.1.02

RECORD OF SITE VISIT

SITE ADDRESS: 4 Fieldway Winnersh.	OFFICER: FRANCIS LEO
APPLICATION NUMBER: F/2001/5500	DATE OF SITE VISIT: 8 Jan 02

1. SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

2 storey properties in a group of 6 in the close, of similar design with high pitched roof and garage to the side open plan frontage.

3. DESCRIPTION OF SITE /BUILDINGS

2 storey dwelling with garage on the side and a conservatory at the rear, 13m wide frontage and open plan front garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

Properties affected are 3 and 5 Grovelands Ave. distance bet being 13.5m approx.

5. SITE CONSTRAINTS

TREES a few tree and bushes along north facing boundary.

ACCESS/PARKING → 13m wide frontage - suitable for 3 cars.

LEVELS → in front. difference in levels bet site (higher level) and adjoining properties

BOUNDARY TREATMENT 1.8m high timber fence bet site and property nos 3 and 5 Grovelands Avenue

OTHERS

M. E. D Construction

5, CHANDLER CLOSE HAMPTON MIDDLESEX TW12 2JF
Tel H:020 8288 9107 and 020 8941 0978
Mobile 07989 128 968

31 Sugden Road Thames Ditton

Internal partitions and skimming		£ 5,520
1st, 2nd floor joists and timber board		£ 2,700
Plaster and skim to all new ceilings and disturbed areas		£ 2,880
Labour for fixing doors		£ 1,070
Fitting of doors to store area 2no		£ 240
Double sockets	32 number	£2,304
Single to become double	14 number	£1,176
Switches	13 number	£ 780
Two way switches	1 number	£ 100
Pull cord switch	1 number	£ 60
Dimmer switch	1 number	£ 65
Censor lights	3 number	£ 360
Garden lantern lights wiring only	2 number	£ 160
Allow for lighting over wall units wiring only		£ 70
Move existing light to centre of Bedrooms 1 and 2 and ensuite toilet		£ 300
Stair case cost		£ 3,000
Roof light to front new roof		£ 300
Velux roof lights		£ 1,000
Garage demolition		£ 695
Guttering from new roof and provision to drain surface water to front manhole		£ 800
Clear site of all rubbish and leave clean and tidy		£ 200
	Sub total	19,066

Contract sum £90,000
Total paid £70,934

Balance to pay £19,066

Additional costs arising from Anglian Home Improvements Drawings

Side gulley / downpipe
Front new rain water down pipe and gulley connected to existing manhole
Alteration to existing sink outlet due to extended conservatory

The price to carry out above works is expected to be £1,400 in addition to total cost.

ENVIRONMENT AGENCY

Our Ref : SP/2001/005073-1/1
Your Ref : F/2001/5500

Date : 18 January 2002

PLANNING SERVICES | HP 52031
POL | TLS
DC | ENF
APP |
CS |
21 JAN 2002
COPIES TO: | ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Medler

SINGLE STOREY SIDE EXTENSION AT 4 FIELDWAY, WINNERSH, WOKINGHAM, BERKS

Thank you for your letter dated 20th December 2001, received on 24th December 2001. Please quote the following reference in any correspondence: **SU77SE/4/37**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would suggest that the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 'Construction of New Buildings on Gas Contaminated Land'. This will ensure that the development is protected against the adverse effects of gas, which may migrate into the building.

Presence of a Watercourse

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Mr Greg Farrell

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

HIGHWAYS CONSULTATION SHEET

From: ~~Joanna Medler~~ Francis **Date:** 20 December 2001

Application Number: F/2001/5500

Proposal: Proposed two storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
4, Fieldway, Winnersh, Wokingham.

Applicant:
Mr/Mrs Staple C/O Greg Farrell.

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).

C22, R22.

NOT.

Signed: _____ **Print name:** AC 24/12/01

FROM: Joanna Medler

24 DEC 2001

DATE: 20 December 2001

DESIGNATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5500

Proposal: Proposed two storey side extension to dwelling..

Site Address: 4, Fieldway, Winnersh, Wokingham.

Applicant: Mr/Mrs Staple C/O Greg Farrell.

Your observations are required in respect of this application **by 13/01/2002** .

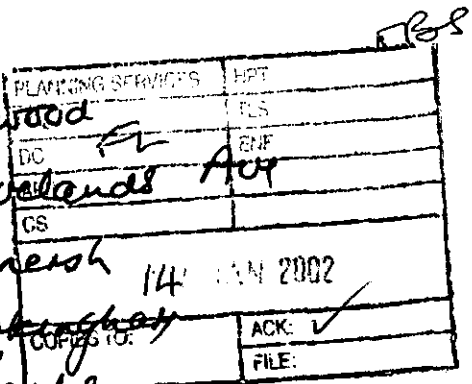
No comments

PLANNING SERVICES	HPT
PQL	TLS
DC	ENF
APP	
GB	
17 JAN 2002	
COPIES TO:	ACK:
	FILE:

SIGNED: _____

Clerk To Winnersh Parish/Town Council.

DATE: 03.01.02



Cedarwood
5 Grovelands Ave
Wennesh
Wokingham
Berks
RG41 5TH
10-01-02

Re Application Number F/2001/5500 /FL
Proposed two storey side extension to 4 Keldway
Wennesh Wokingham.

To whom it may concern,

We at the above address strongly object to the proposed two storey side extension to 4. Keldway on the grounds that it will block light from our livingroom, our garden will be overlooked so that we will no longer enjoy privacy on our patio. Afternoon sun will also be blocked from our south facing aspect putting our sitting area in shade earlier than necessary.

I don't know what is going on in the planning office but we received this letter very late and over the Christmas period allowing us very little time to see the plans or to write a letter. Also the person who is supposed to have advised us of the plans, Joanna Medley, was not contactable and appears to have nothing to do with the case.

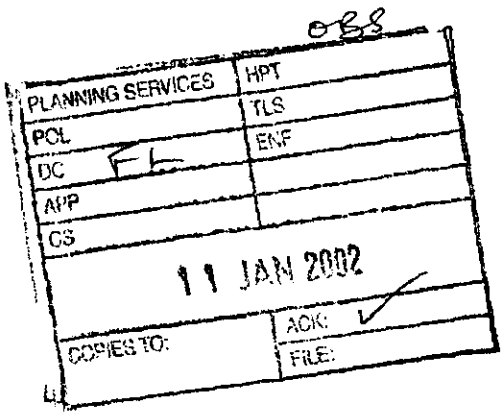
Please take our comments seriously as we did not purchase our property 17 years ago to have

our privacy taken away from us by allowing surrounding properties to build two storey extensions up to our boundary almost and be able to peer down into our bungalow windows.

Yours most sincerely

Sonia M Jones

D A Gale



3 Grovelands Avenue,

Winnersh,

Wokingham, Berks.

GR41 5JU.

8.1.2002.

Planning Dept.,
Wokingham District Council,
Shute End,
Wokingham.

Dear Sir, Application No. F/2001/5500.

I object to the above planning application because this extension will depreciate the amount of light and amenitdies to my property and that of my neighbours No.5.

As this property already obstructs sunlight to my property before 10am, this extension will only exceberate this problem.My bedroom windows will be overlooked 24hrs a day..

My neighbours No 5 will have no privacy in their garden and thew light in their lounge will be depreciated considerably.

The new outline of the roof will be completely out of keeping with the properties on this estate.

The new layout for the parking will give me no privacy in my property as the ground has already been built up so that we can seee head and shoulders over the top of the fence. Also the group of trees planted at the end of the drive were provided by the builders as screening and must be retained, and not destroyed or damaged.

We strongly object to this application.

Yours Faithfully,

V M A Gregory

Mrs V.M.A. Gregory.

Application Number : F/2001/5500	Map No : 60
Case Officer : JKM	Site Area : 0.03
Valid Date : 14/12/01	Received Date: 14/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 4, Fieldway, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr/Mrs Staple C/O Greg Farrell.

Fee Required: £0 Fee Received: £0 resubmission fee paid on 4066 refused.

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			
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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health – LANDFILL SITE 250m CONSULTATION

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ LANDFILL SITE 250m CONSULTATION

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

NEIGHBOURS

S/N + see map

+ see address list attached

.....

OTHERS

No pre-app

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14.DEC.2001 5500

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4066	The Owner Occupier "Cedarwood" Winnersh Wokingham Berkshire
F/2001/4066	Mr & Mrs Gregory 3 Grovelands Avenue Winnersh Wokingham RG41 5JU
Application Refused	Letter Sent: 19/07/01

5500

Environmental Services

For office use only.
Application number: 14.DEC.[illegible] 5500

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	MR & MRS STAPLE 4 FIELDSWAY WINNERSH WOKINGHAM
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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.	AS APPLICANT
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 & TILES 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.		

N/K re submission F/2001/4066

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 Mr & Mrs STAPLE

Date 12/12/01

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

ADDRESS 4 FIELD WAY PARISH WINNERSH

PLOT No. 4 ORD. SHEET No. 507870 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09596	Y A Fisher	Det hse & garage	15.2.79	HA CA
BR11096	"	"	29.10.79	App HA
F/2001/4066	Mr. & Mrs. Staple	2 St/S ext.	12.7.01	Ref.

DATE OF COMPLETION

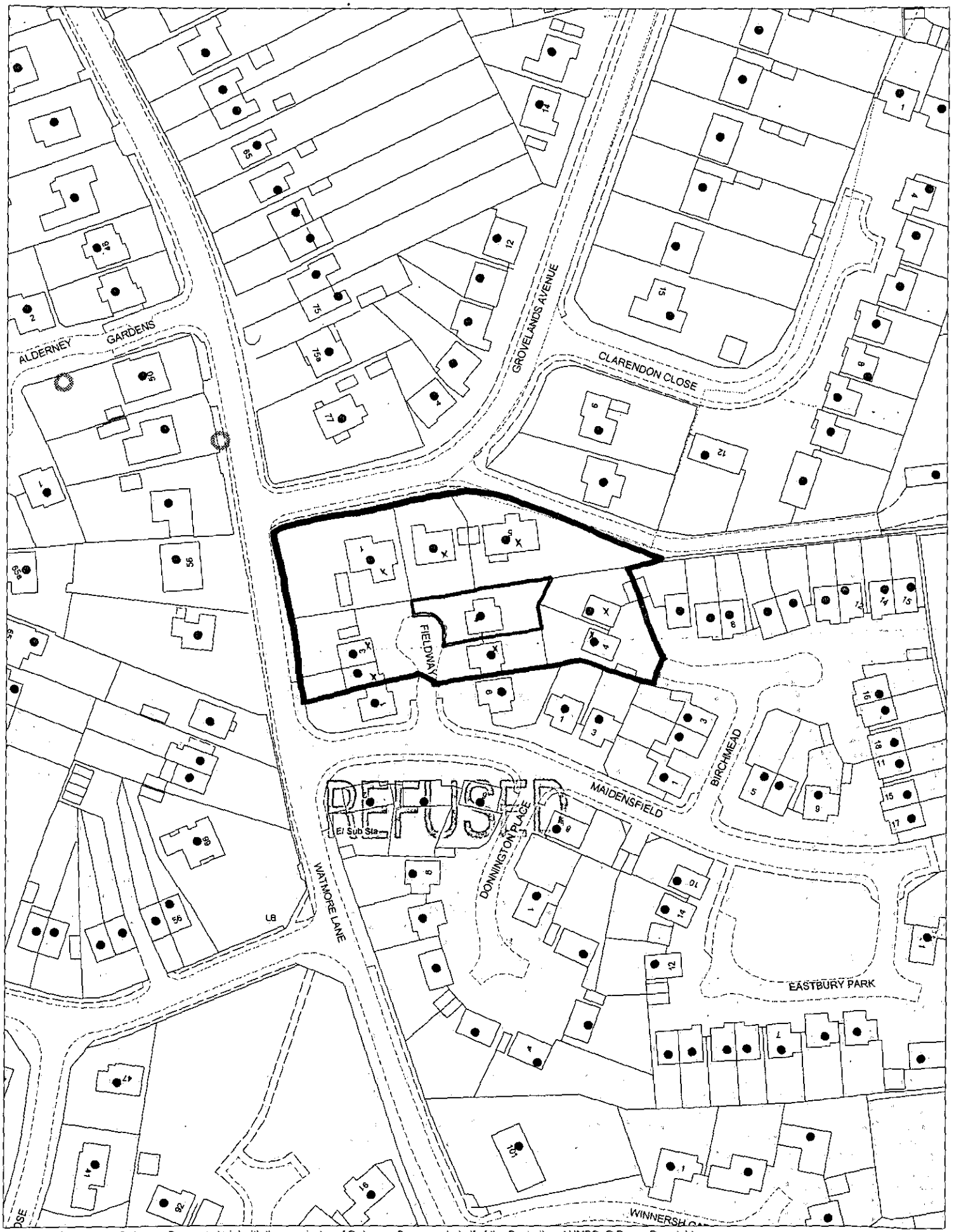
MINISTRY DECISION

SPECIAL ORDERS PDEng. Mr S. Ackerson. 16/6/99. Conservatory.

DRAINAGE

091074

14.DEC.2001 5500



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Development Control Section, Environmental Services, Wokingham District Council.
18 December 2001 Scale: 1 : 1250

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