APPLICATION NO:
F/2002/6221

LOCATION:
The New House Limmerhill Road, Wokingham.

APPLICANT:
Mr/Mrs R Reynolds C/O Roger Pring And Sons

PROPOSAL:
Proposed 2 storey side extensions to dwelling and demolition of existing garage.

EARLIEST DATE FOR DECISION: **29/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/05/2002

CASE OFFICER: **Francis Leo**

171

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Reynolds
C/O Roger Pring and Sons
26 Easby Way
Earley
Reading
Berks
RG6 3XA

Application Number: F/2002/6221

Parish: **WOKINGHAM**

Location: **The New House, Limmerhill Road, Wokingham.**

Proposal: **Proposed 2 storey side extensions to dwelling and demolition of existing garage.**

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. Prior to the commencement of the development hereby permitted, details of the construction of the extension so as to successfully retain the trees along the boundary with Limmerhill Road shall be submitted to and approved in writing by the Local Planning Authority. The construction of the extension shall not be carried out other than in accordance with the approved details.

Condition
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping along the length of the property boundary with Limmerhill Road, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained. Details shall include proposed species, sizes at time of planting, densities and numbers of each plant in total.

Condition
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 order to safeguard the health of the trees which are visually important to the character of Limmerhill Road.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Informative
1. If bats 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.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 17/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

6221

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Francis Leo

Application Number: F/2002/6221

Proposal: Proposed 2 storey side extension to dwelling and demolition of existing garage

Site Address: The New House, Limmerhill Road, Wokingham

Applicant: Mr & Mrs R Reynolds C/O Roger Pring & Sons

Your observations are required in respect of this application **by 29/04/02**

At its meeting on 28 May 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 29/05//02

CLERK TO Wokingham Town Council

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 2nd April 2003
My ref: DH/BP/F/2002/6221-Minor amendment

Roger Pring & Sons
26 Easby Way
Lower Earley
Reading
Berkshire
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Pring,

RE: PROPOSED TWO TWO-STOREY SIDE EXTENSION TO DWELLING AND DEMOLITION OF EXISTING GARAGE – MINOR AMENDMENT TO F/2002/6221 AT THE NEW HOUSE, LIMMERHILL ROAD, WOKINGHAM.

I refer to your letter received on the 3rd March 2003 with reference to the above and would like to take this opportunity to apologise for the delay in replying.

I write to confirm that the proposed reduction in the width of the proposed garage and the increase in width of the sitting room with associated smaller garage door and enlarged door to the rear of the sitting room, as outlined in your letter and shown on plans 02/391/07A and 02/391/09A, would be accepted as a minor amendment. This is based on the assumption that plan no. 02/391/09A is drawn to a scale of 1:50 and not 1:100 as shown on the plan.

I would also advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

B.P.

Mrs B Polnik
Senior Planning Officer

File: The New House,
Limmerhill Road
minor amendment

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6221 FL
BUILDING CONTROL NUMBER	FP 2002/3146
~~APPLICANT~~/AGENT	Roger Long + Sons
ADDRESS OF SITE	The New House, Lammerlitt Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 x 2 storey side exts + demolish existing garage

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02/391/01	02/391/01
ELEVATIONS		
FLOOR PLANS	02/391/05A 06	02/391/05 06

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/6/02	

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	

TO: **DEVELOPMENT CONTROL**
Francis Leo

FROM: Environmental Design

DATE: 25 June 2002

Location:	The New House, Limmerhill Road, Wokingham
Proposal:	Proposed 2 storey side extensions to dwelling and demolition of existing garage.
Application Number:	F/2002/6221

I have received a letter from Roger Pring regarding the above application in relation to Condition 4.

It is considered that the foundation proposals in this instance would probably result in the loss of the trees, therefore I would suggest that the trees are removed and replacement trees are planted after building works have been completed. The applicant will need to provide details of all new proposed planting including full species name, size of plant at time of planting and plant numbers.

Catherine Brimble

Catherine Brimble
Landscape Architect

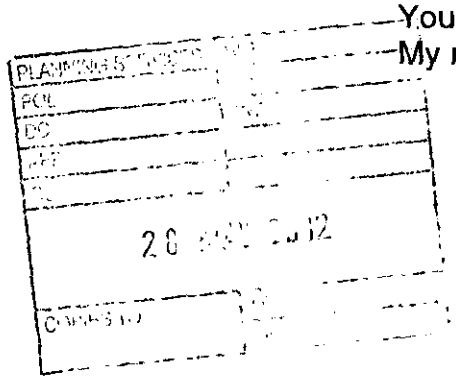
56911

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

MS. C. Brimble,
Landscape Architect,
Landscape Department,
Environmental Services Department,
PO Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.



Your ref.
My ref: RP/391

26 May 2002

Dear Madam,

Re: 2 no. 2 storey side extensions and demolition of existing garage at The New House, Limmerhill Road, Wokingham, Berkshire, RG41 4BU.

My clients have been granted conditional planning permission to carry out the works shown on the attached drawings nos. 02/391/05, 06, 07 & 08. Condition 4 relates of the approval relates to the extension adjacent to Limmerhill Road and requires that construction details be submitted for approval so as to successfully retain the trees.

I have enclosed a copy of drawings nos. 02/391/09 which shows the existing trees, etc more accurately than the original small scale site plan. It also shows the proposed extension relative to the trees and road together with details of the foundations.

Your comments on whether or not this satisfies the condition would be appreciated.

I you consider it necessary to visit the site I would be pleased to meet at a mutually convenient time to discuss any matters arising from the proposals.

I look forward to hearing from you shortly.

Yours faithfully

Roger Pring.

Copy to Francis Leo,
Copy to Mr. & Mrs. R. Reynolds.

REGISTERED NO. 2284491

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. 26 May 2002
My ref. EMD/F/2002/6221/56911
Your ref. RP/391

Mr Roger Pring
Roger Pring & Sons
26 Easby Way
Lower Earley
READING, RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Pring,

RE: LANDSCAPE PLANS RELATING TO THE NEW HOUSE, LIMMERHILL ROAD, WOKINGHAM

Thank you for your letter dated 26 May and the enclosed plans, which were received today. Catherine Brimble is at present on leave; she will return on 10 June.

If you have any queries please contact me on the above number.

Yours sincerely

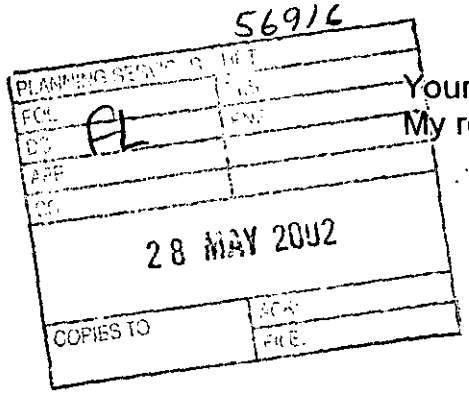
Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

56916



MS. C. Brimble,
Landscape Architect,
Landscape Department,
Environmental Services Department,
PO Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref.
My ref: RP/391

26 May 2002

Dear Madam,

Re: 2 no. 2 storey side extensions and demolition of existing garage at
The New House, Limmerhill Road, Wokingham, Berkshire, RG41 4BU.

My clients have been granted conditional planning permission to carry out the works shown on the attached drawings nos. 02/391/05, 06, 07 & 08. Condition 4 relates of the approval relates to the extension adjacent to Limmerhill Road and requires that construction details be submitted for approval so as to successfully retain the trees.

I have enclosed a copy of drawings nos. 02/391/09 which shows the existing trees, etc more accurately than the original small scale site plan. It also shows the proposed extension relative to the trees and road together with details of the foundations.

Your comments on whether or not this satisfies the condition would be appreciated.

I you consider it necessary to visit the site I would be pleased to meet at a mutually convenient time to discuss any matters arising from the proposals.

I look forward to hearing from you shortly.

Yours faithfully

Roger Pring.

Copy to Francis Leo,
Copy to Mr. & Mrs. R. Reynolds.

REGISTERED NO. 2284491

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

58112

ARCHITECTURAL & SURVEYING CONSULTANTS

01 JUL 2002

Mr. F. Leo,
Planning Officer,
Environmental Services Department,
PO Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref: F/2002/6221
My ref: RP/391

1/7/02

Condition details.

must mean 26/6/02

26 May 2002 ?

Dear Madam,

Re: 2 no. 2 storey side extensions and demolition of existing garage at The New House, Limmerhill Road, Wokingham, Berkshire, RG41 4BU.

Thank you for the recent approval of the above application.

I have spoken to Catherine Brimble, as you may be aware, and have agreed a way forward which does not require compliance with condition 4 in view of the fact that the land scaping consultants suggested replacing the trees/shrubs to the boundary in question.

I am, therefore, pleased to enclose 2 copies of my drawing no. 02/391/09/A, for appendage to the application, which now shows the planting plan in compliance with condition 5.

I look forward to hearing from you shortly confirming that the enclosures meet with your approval.

Yours faithfully

Roger Pring.

Copy to Catherine Brimble.
Copy to Mr. & Mrs. R. Reynolds.

REGISTERED NO. 2284491

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

Tel. **0118 974 6502** (Direct Line)
Fax. (0118) 974 6484
Email. Francis.Leo@wokingham.gov.uk
Date July 1, 2002
My ref.
Your ref. RP/391

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs R Reynolds
C/O Roger Pring And Sons
26 Easby Way
Earley
Reading, Berks
RG6 3XA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed 2 storey side extensions to dwelling and demolition of existing garage.

Address of Site: The New House, Limmerhill Road, Wokingham.

Application No: F/2002/6221

I refer to your recent submission seeking approval of details as required by conditions 4 and 5 attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

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

Development Control Officer

DSH. RR

ROGER PRING & SONS

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

PLANNING SERVICES | HPT 66707
TLS
ENF
APP
CS
03 MAR 2003
COPIES TO | ACK:
FILE:

Planning Section,,
Environmental Services Department,,
PO Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Your ref. F/2002/6221
My ref: RP/391

3 March 2003

Dear Sir/Madam,

Re: Planning application no. F/2002/6221 (approved)
2 no. 2 storey side extensions and demolition of existing garage at
The New House, Limmerhill Road, Wokingham, Berkshire, RG41 4BU.

My clients have requested some modest alterations to the above application. These involve the reduction in width of the proposed garage and the increase in width of the sitting room.

I am enclosing for appendage to the application duplicate copies of my drawings nos. 02/391/07A & 09A which show the amended part floor plans, section DD and revised elevations.

I look forward to hearing from you shortly confirming that the enclosures can in fact be appended to the original application.

Yours faithfully

Roger Pring.

Copy to Mr. & Mrs. R. Reynolds.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6221

Applicant : Mr/Mrs R Reynolds C/O Roger Pring And Sons.

Location : The New House, Limmerhill Road, , Wokingham.
Proposal : Proposed 2 storey side extensions to dwelling and demolition of existing garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 14/5/02

Date Registered : 25/03/2002

Earliest Date for Decision : 29/04/2002

Latest Consultation Date/Site Notice Expiry Date : 29/04/2002

This application will have expired on: 20/05/2002. 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

Landscape Architect : recommend removal of sycamore trees along Limmerhill Road and instead replacement is provided.

Dinton Pastures : Cats

Planning Issues : I'd Sett.

SBE1, SBE2.

WOS3, WBE1

EN1.

Application Number: F/2002/6221 **Officer : Francis Leo**
The New House, Limmerhill Road
Wokingham

Appraisal :

Development
Proposed 2 storey side extensions to dwelling and demolition of existing garage.

The site is a detached property located within the identified settlement of Wokingham. Planning permission F/2001/4958 approved Oct '01 for similar except current proposal includes additional dormer, 1st floor extn over side extn. and. Wider first floor over garage.

Impact upon neighbouring properties
No 3 Limmerhill Road, adjoining property to the south-west, is angled and faces away from application site. There are 2 windows to the living room on ground floor along the flank wall. The garage is located along the timber boundary fence which is 1.8m high and a row of conifers separating the two houses. The two storey extension would be along the north-eastern side of the dwelling, the flank wall of which would face Limmerhill Road and a field beyond.

Because of the distance between the two properties ie. approximately 10m and separated by the garage, 1.8m high fence and a row of conifers and the fact that the adjoining property is angled and faces away from application site, it is felt the proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The two storey extension has been designed with a pitched roof following the profile of the main roof and incorporating a dormer at the front. The property currently has 3 dormers, the proposal is to include an additional dormer to the main roof and a small 2 storey extension on the south-western side with windows facing the front only. The proposed design follows the style of the main house in its elevational treatment and would have no adverse impact upon the character of the area.

Parking: Highway section has recommended approval with conditions.

Consultant Landscape Architect comments that the sycamore trees along Limmerhill Road are not particularly attractive specimens. The proposed extension would at its closet point occur within 2m of these trees. He recommends removal of these trees and instead to have replacement planting comprising native species which are growing within the locality. Accordingly a condition has been included to provide a tree felling schedule and a planing plan to be submitted to the Council for approval.

Recommendation : approval ☑ **Refusal** ☐

①	C001	R001	Full perm - 5 yrs
②	C011	R011	ex finishes to match
③	C122	R122	Parking + turning to be retained
④			Prior to the commencement of the development hereby
			permitted, details of the construction of the extension
			so as to successfully retain the trees along the boundary
			with Limmerhill Road shall be submitted to & approved
			in writing by the LPA. The construction of the extension
			shall not be carried out other than in accordance with
			the approved details
		Reason:	In order to safeguard the health of the trees which are visually important to the character of Limmerhill Road.
⑤	C150	R150	(Landscape details)
			Ins: 'along the length of the property boundary with Limmerhill Rd' after 'a scheme of landscaping'
			Add at end: Details shall include proposed species, sizes at time of planting, densities and Nos of each plant in form
⑥	C151	R151	
Informative for approvals			

Application Number F/2002/6221
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C024	R024	
3	C049	R049	
4	C122	R122	
5			

Landscaping Condition

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a tree felling schedule for the sycamore trees fronting Limmerhill Road and a separate drawing showing a planting plan for replacement planting. Such a plan should include: the full names of proposed species, preferably native species which are growing within the locality, sizes at time of planing, plant densities and plant numbers for each bed and in total.

Reason: In the interests of visual amenity.

(1) If bats are encounted at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

Informative for approvals
N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
~~MINERALS LOCAL PLAN POLICIES:~~

(2)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M Thomas
(Development Control Manager)

Date: 17.5.2002

RECORD OF SITE VISIT

SITE ADDRESS: The New House
Limmerhill Road Wokingham.

APPLICATION NUMBER: F/2002/6221

OFFICER: Francis Leo

DATE OF SITE VISIT: 14/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS 2 storey including use of roof space. 3 dormers. go

3. DESCRIPTION OF SITE/BUILDING 2 storey including use of roof space. 3 dormers garage at the side conservatory to side and rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES ~~Field~~ Field toward north-east ~~separated~~ beyond Road by Road
1.8m high Fence bet site and timber house neighbour: conifer trees along boundary next door.
NO adverse effect.

5. SITE CONSTRAINTS

TREES along perimeter of site well landscaped site.

ACCESS/PARKING

LEVELS site is raise from road by approx 1.5m -

BOUNDARY TREATMENT 1.8m high Timber fence bet brick fence to side

OTHERS 1.8 m " " " to rear.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Francis Leo DATE: 2nd May 2002

Location:	The New House, Limmerhill Road, Wokingham
Proposal:	Proposed 2 storey side extensions to dwelling and demolition of existing garage
Application Number:	F/2002/6221

In response to your consultation dated 8th April 2002 for the above application, the tree and landscape comments are as follows:

A group of sycamore trees are growing to the north of the existing property which would be directly affected by the proposed extension which would extend development northwards towards Limmerhill Road. Although these trees contribute to the visual amenity of the area and typify the existing planting along the road which comprises mature trees and hedgerows. The sycamore trees have been coppiced in the past and are not particularly attractive specimens.

The proposed extension would at its closet point occur within 2m to these trees. The necessary groundwork and foundations would result in large root loss and the long term survival of these trees is highly doubtful.

I suggest that it would be prudent to remove these trees and provide suitable replacement planting. This should comprise native species which are growing within the locality.

In order to ensure that a suitable replacement planting scheme is implemented the applicant should be required to produce for approval a tree felling schedule and a planting plan on a separate drawing. This should include: the full names of proposed species, sizes at time of planting, plant densities and plant numbers for each bed and in total.

ROBERT PETROW
Consultant Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 08 April 2002

Application Number: F/2002/6221

Proposal: Proposed 2 storey side extensions to dwelling and demolition of existing garage.

Parish: WOKINGHAM TOWN

Site Address:
The New House, Limmerhill Road, , Wokingham.

Applicant:
Mr/Mrs R Reynolds C/O Roger Pring And Sons.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam 11/4/02.

Application Number : F/2002/6221	Map No : 45
Case Officer : FL	Site Area : 0.06
Valid Date : 25/03/02	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed 2 storey side extensions to dwelling and demolition of existing garage.

Location : The New House, Limmerhill Road, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr/Mrs R Reynolds C/O Roger Pring And Sons.

Fee Required: £95 Fee Received: £95 (10)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~No scale~~		
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

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 - BATS

NEIGHBOURS

S/N + see map

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

No new pre-apps

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6221

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

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/2002/6221
The New House, Limmerhill Road, , Wokingham.
Proposed 2 storey side extensions to dwelling and demolition of existing garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6221**
The New House, Limmerhill Road, , Wokingham.
Proposed 2 storey side extensions to dwelling and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6221

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6221**
The New House, Limmerhill Road, , Wokingham.
Proposed 2 storey side extensions to dwelling and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Morgan

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

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

Tel: 0118 974 6502

Date: 08 April 2002

My ref: F/2002/6221

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/6221
The New House, Limmerhill Road, , Wokingham.
Proposed 2 storey side extensions to dwelling and demolition of existing garage.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6221**
The New House, Limmerhill Road, , Wokingham.
Proposed 2 storey side extensions to dwelling and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2002/6221

Proposal:
Proposed 2 storey side extensions to dwelling and demolition of existing garage.

Location:
The New House, Limmerhill Road, , 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/2002/6221 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 29/04/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

08 April 2002

Organisation_Name	Building_Name	address1	Postcode
		16SPARROW CLOSEWOKINGHAM	RG413HT
		17SPARROW CLOSEWOKINGHAM	RG413HT
		18SPARROW CLOSEWOKINGHAM	RG413HT
		19SPARROW CLOSEWOKINGHAM	RG413HT
		20SPARROW CLOSEWOKINGHAM	RG413HT
		21SPARROW CLOSEWOKINGHAM	RG413HT
	HIGHVIEW	HIGHVIEWLIMMERHILL ROADWOKINGHAM	RG414BU
	THATCH COTTAGE	THATCH COTTAGELIMMERHILL ROADWOKINGHAM	RG414BU
	GRANTCHESTER HOUSE	GRANTCHESTER HOUSELIMMERHILL ROADWOKIN(	RG414BU
No. 3	WILLOW COTTAGE	WILLOW COTTAGELIMMERHILL ROADWOKINGHAM	RG414BU
	~~THE NEW HOUSE~~	~~THE NEW HOUSELIMMERHILL ROADWOKINGHAM~~	~~RG414BU~~

Neighbours consultation list

F/2002/6221

25 MAR 2002 * 6221

ROGER PRING & SONS.

26, Easby Way Lower Earley,
Reading, Berkshire, RG6 3XA.
Telephone no.; 0118 935 3385.
Facsimile no.; 0118 935 3385.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Services,
Environmental Services Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

My ref PR/391

22 March 2002

Dear Sirs/Madam,

Re; 2 no. 2 storey side extensions and demolition of existing garage at
The New House, Limmerhill Road, Wokingham, Berkshire, RG41 4BU

Please quote my reference, given above, in all correspondence.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 02/391/01 to 70 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee. This letter forms part of the application documents.

The application drawings are very similar to an earlier approved application. The main differences are;-

A/ there is now a first floor over the utility room.

B/ the first floor over the garage is now the full width of the garage.

Continued.

I would suggest that the proposals are both balanced and compliant with your guidelines in as much as the first floor extensions are set back from the front face of the building, the ridges are subservient to the main roof, both side extensions do not extend up to the boundary and they are not unneighbourly as they do not cause any loss of light, sunlight or amenity to any of the adjacent properties.

In view of the forgoing we do not anticipate problems with this application but should you wish to discuss any aspect of it with me please give me a call.

Yours faithfully,



Roger Pring.

C/C Mr. & Mrs. R. Reynolds.

Environmental Services

For office use only. 25.MAR2002* 6221
Application number:

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 & MRS R. REYNOLDS
	Address and postcode	THE NEW HOUSE, LIMMERHILL ROAD WOKINGHAM. BERKS RG41 4BU
	Phone number	0118 977 2356
2	Agent's Name	ROGER PRING & SONS,
	Address and postcode	26, EASBY WAY, LOWER EARLEY, READING, BERKSHIRE, RG6 3XA.
	Phone number	0118 935 3385
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.	THE NEW HOUSE LIMMERHILL ROAD, WOKINGHAM. BERKSHIRE RG41 4BU
4	Give brief details of the proposal for example, two storey side extension. About the application	2No. 2 STOREY SIDE EXTENSIONS & DEMOLITION OF EXG. GARAGE
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.	RED BRICK, BROWN PLAIN TILES & STAINED TIMBER 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 1
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.		

Limmerhill Road is a private road. The answer to this question would be yes if it is a public footpath.

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 MESSRS. R. REYNOLDS

Date 22/03/02

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

1933

THE NEW HOUSE

ADDRESS LIMEKILN LANE PARISH WOODINGDEAN

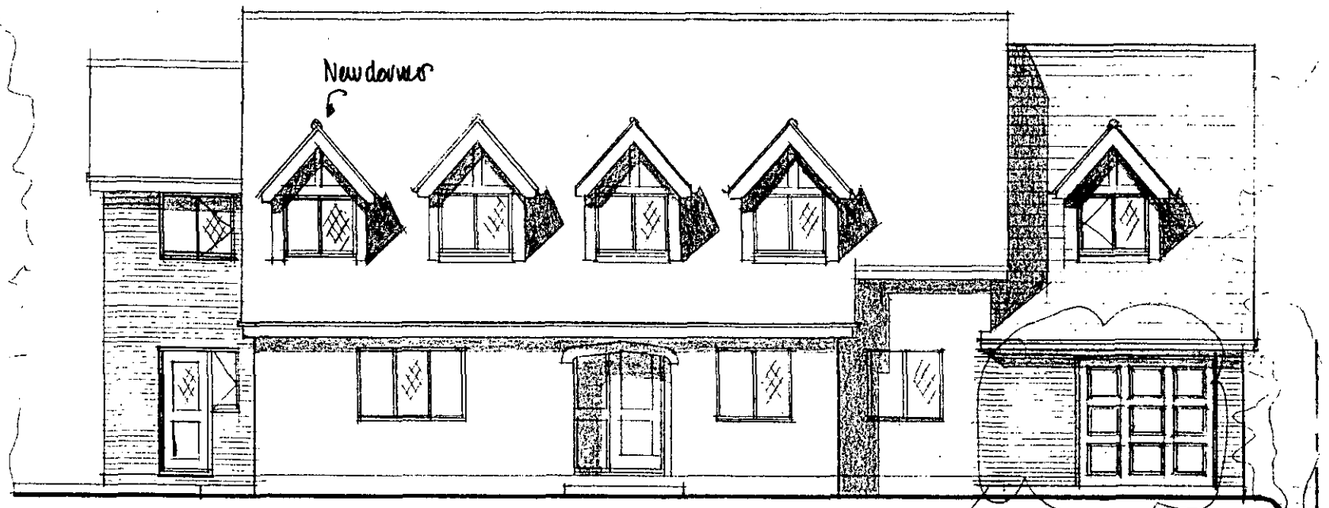
PLOT No.

BUILDER ORD. SHEET No.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28696	MR & MRS CANTLE	DET. HOUSE & GARAGE	18.9.87	C/A
29668	TRIANGLE BUILDERS	"	19.2.88	Ref
BRA 5129	"	"	28.7.88	APP
97/66572/F	Mr. M. Burke	S/St. R. Ext - Conserv.	20.1.98	C/A
FP97/6991	"	ALTS. INT.	11.11.97	APP
F/2001/4958	Mr & Mrs Reynolds	2/st side ext & S/st s ext	8.11.01	C/A
F/2002/6221				

MINISTRY DECISION PD Enq - Re-location of Gar. R. Reynolds 11.04.01

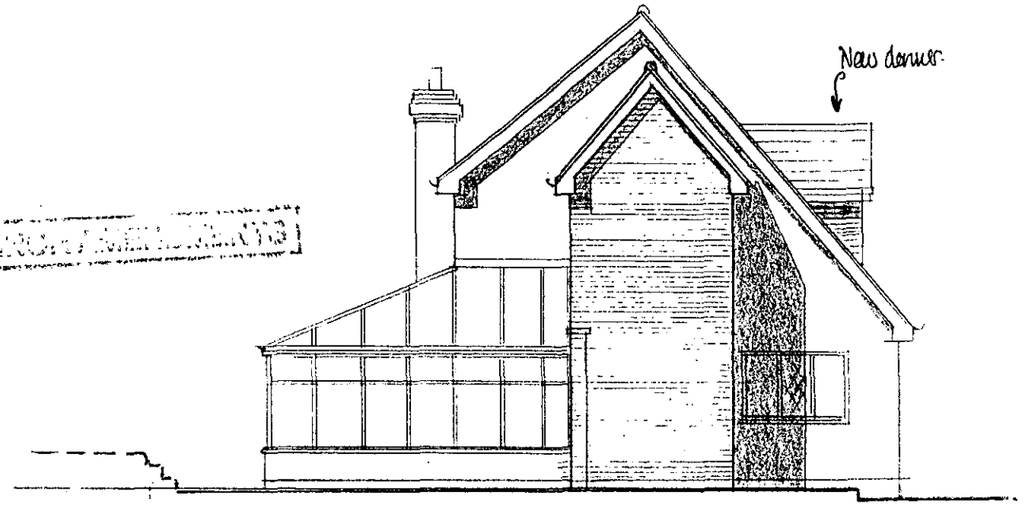
SPECIAL ORDERS Po. Enq - CONSERVATORY - 11.9.97



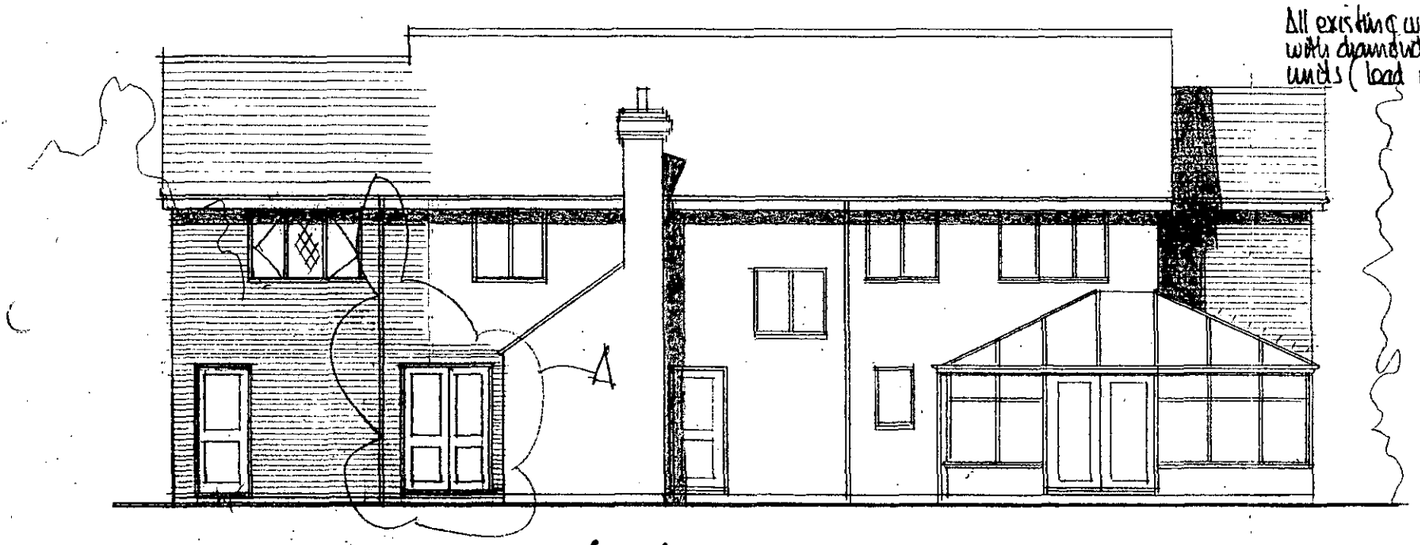
FRONT ELEVATION (SE)

All new windows to be double glazed & diamond leaded (both sides) to SW frames, stained to match existing

All existing windows to be replaced with diamond leaded, double glazed units (lead in & out).



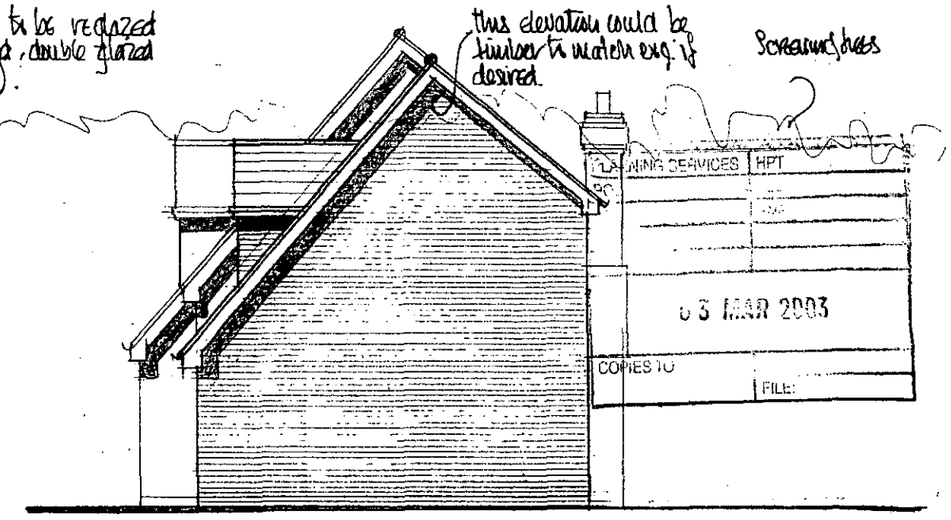
SIDE ELEVATION (SW)



REAR ELEVATION (NW)

this elevation could be timber to match exg. if desired.

Screened bins



SIDE ELEVATION (NE)

ELEVATIONS - AS PROPOSED

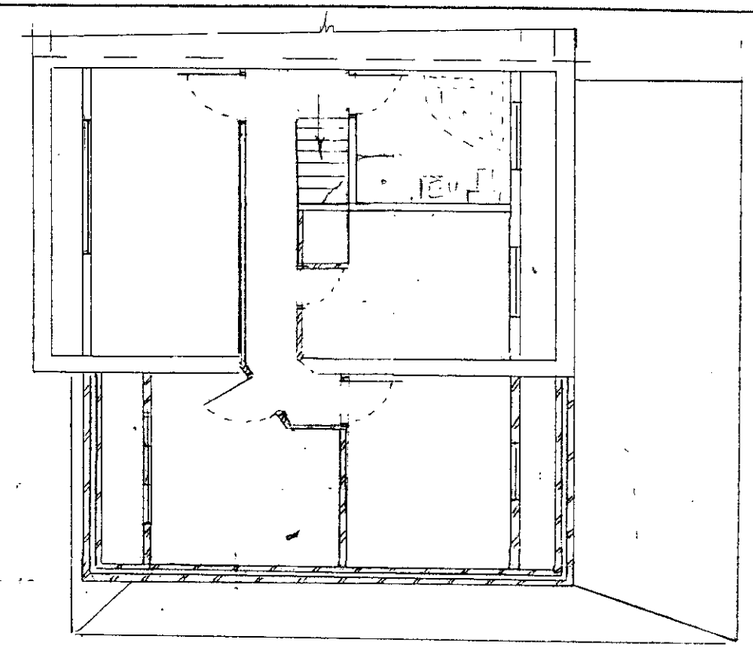
THE NEW HOUSE, LINNERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4SU

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
26, Easby Way, Lower Earley, Reading, Berkshire, RG6 3XA
Telephone ; 0118 935 3385. Facsimile ; 0118 935 3385

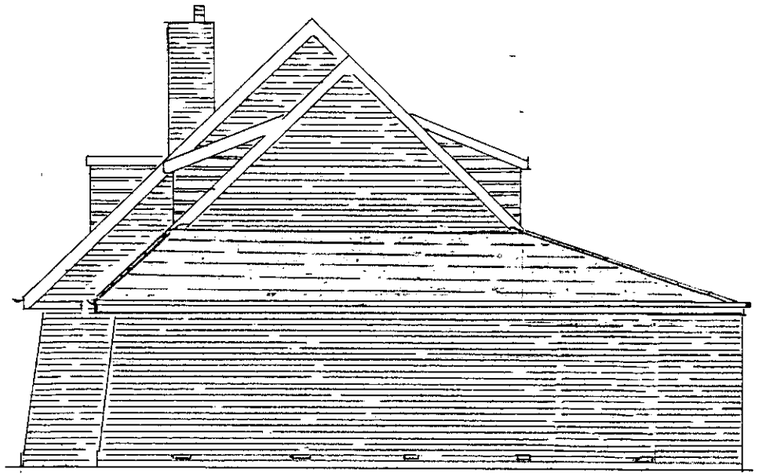
DRG. NO ; 02/391/07A SCALE.; 1:100

DATE.; 16/02/02

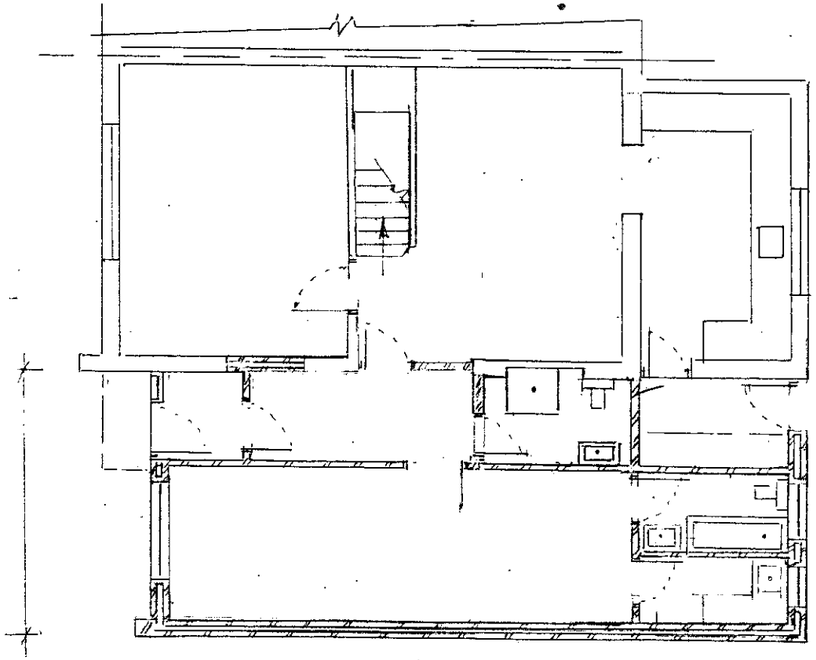
REVISIONS A Front/rear elevations amended 01/05/03



3.5







4.5

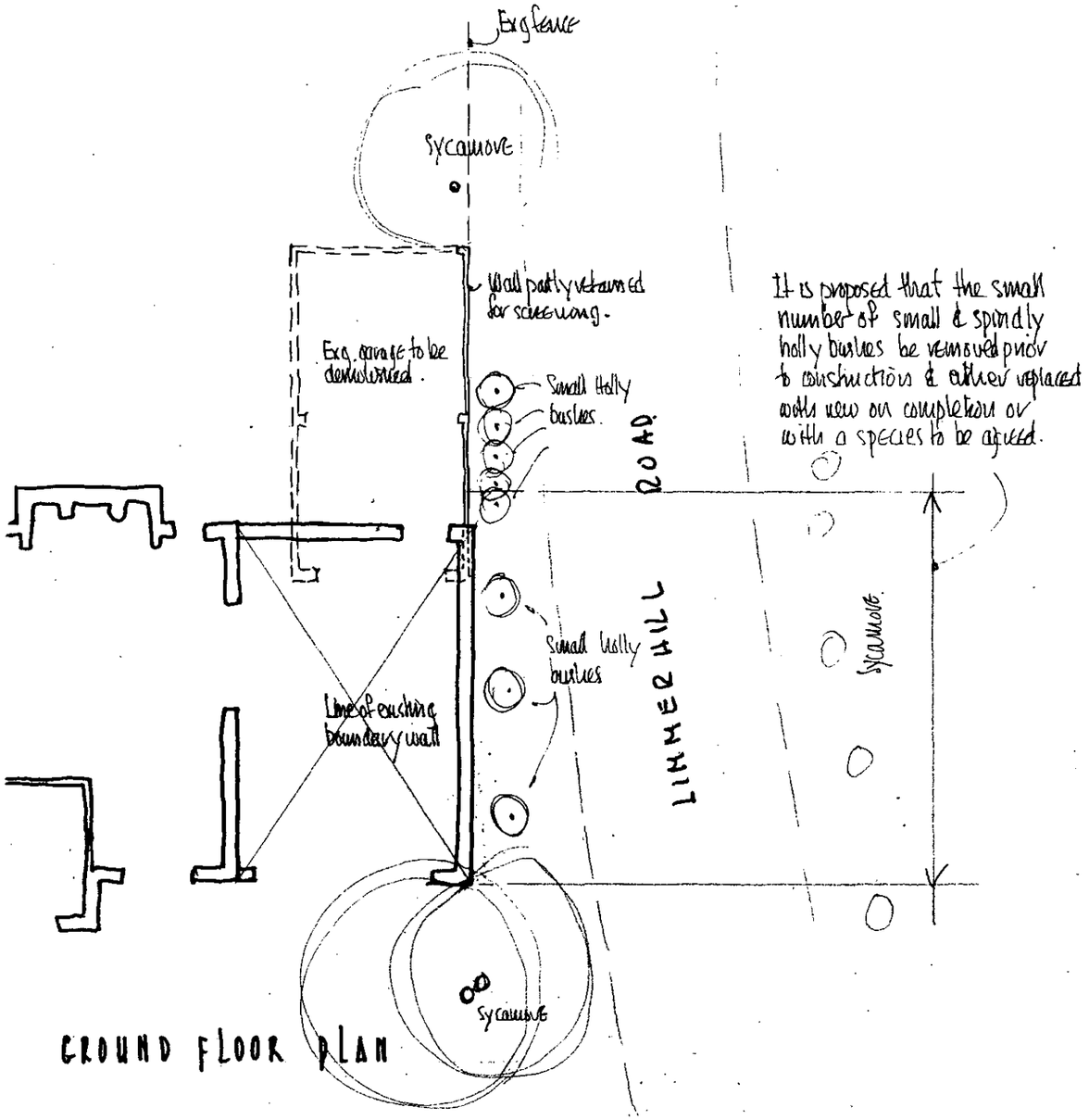
Received 2 July 02
for discussion.
Option 1.

KDC & ASSOCIATES BUILDING SURVEYOR
2 Brandon Avenue
Woodley, Reading
Berkshire, RG5 4PU
Tel/Fax: 0118 969 0882

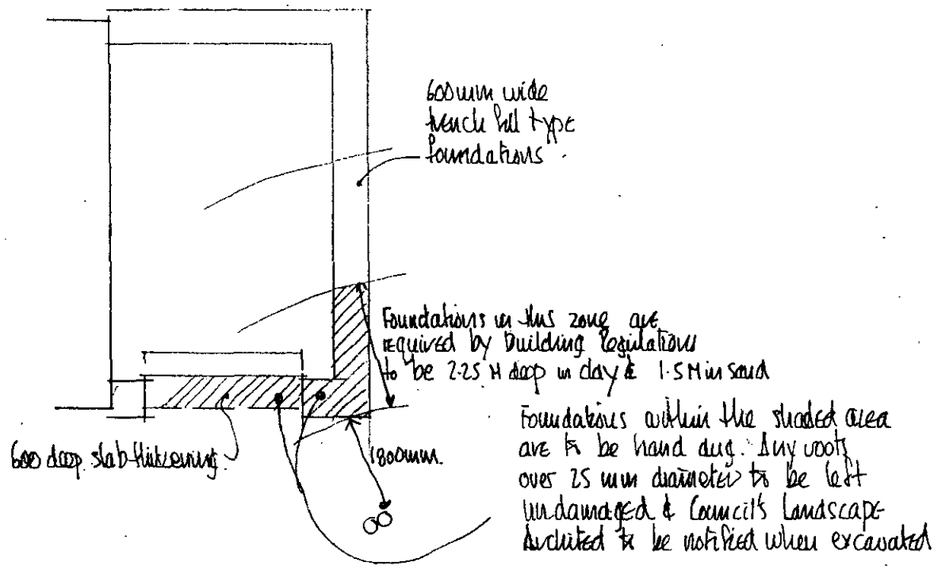
Date	Drg: No:	Issue	

First Flow extended
and PL set in to
Tally + back bill

36 Linden Road



GROUND FLOOR PLAN



FOUNDATION PLAN

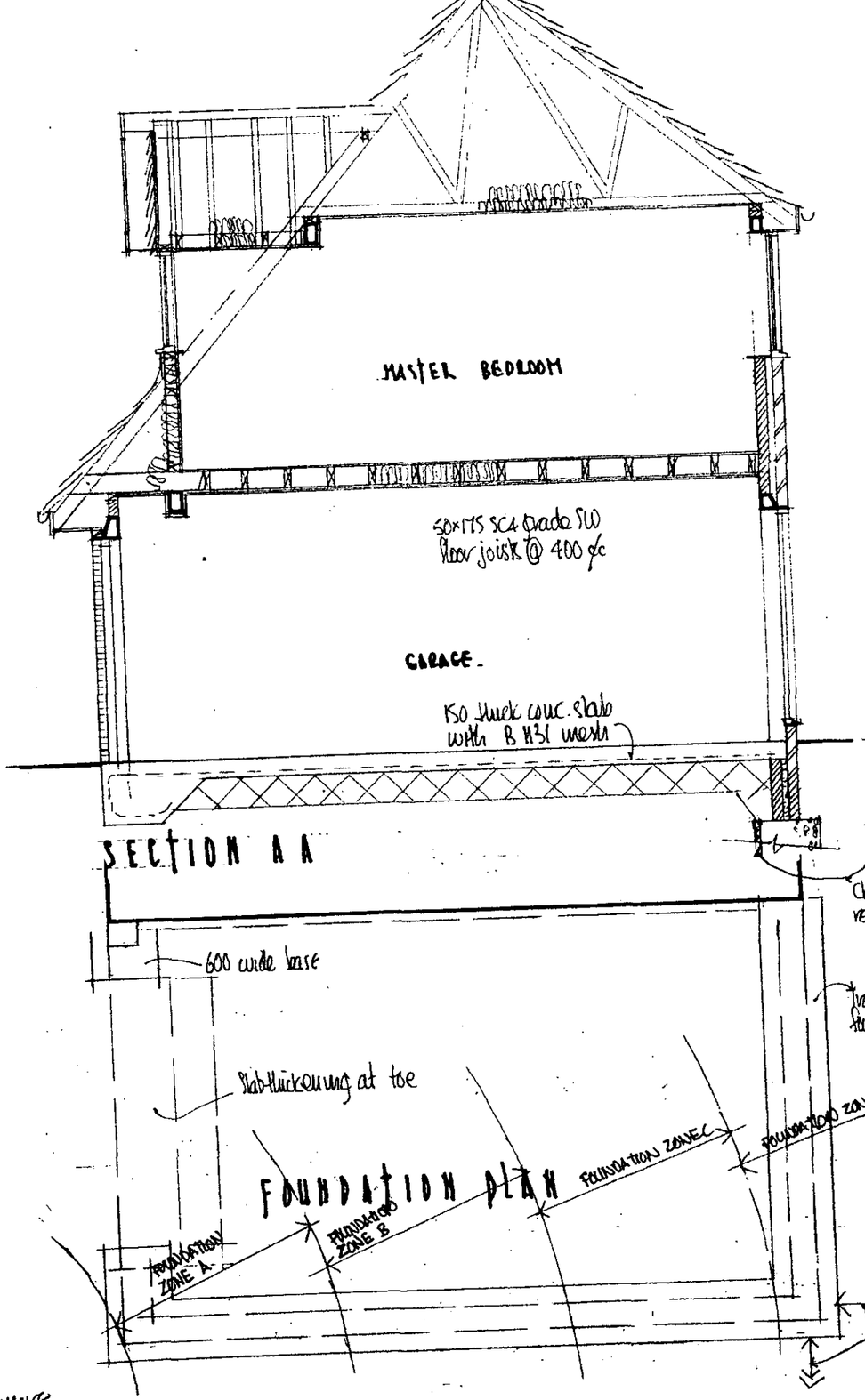
THE NEW HOUSE, LINNERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
26, Easby Way, Lower Earley, Reading, Berkshire, RG6 3XA
Telephone ; 0118 935 3385 Facsimile ; 0118 935 3385

DRG. NO ; 02/391/09 SCALE.; 1:100

DATE.; 26/05/02

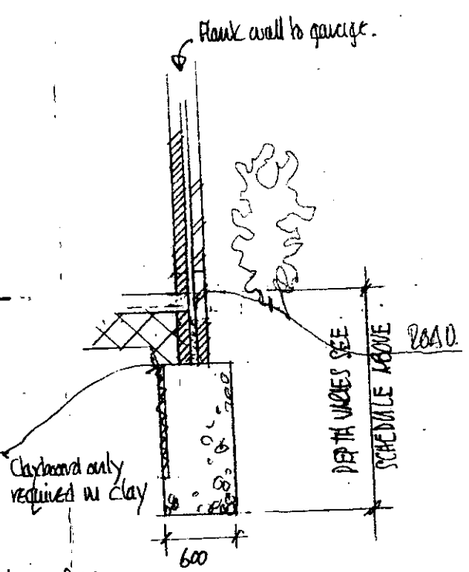
REVISIONS.....

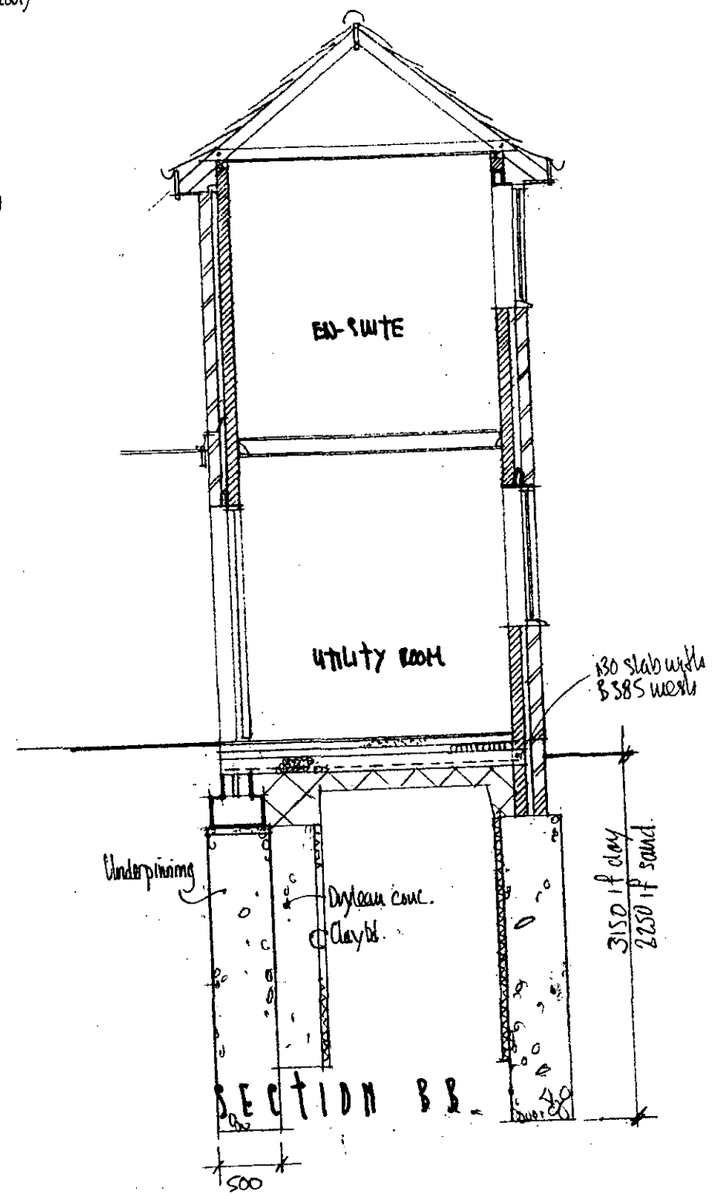


FOUNDATION DEPTHS. (to garage/bed. extension)

ZONE	DEPTH IN CLAY	DEPTH IN SAND
A	2·25	1·5
B	2·07	1·4
C	1·9	1·3
D	1·75	1·2

See Section BB for foundation depth to utility/en-suite extension.





ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
26, Easby Way, Lower Earley, Reading, Berkshire, RG6 3XA
Telephone ; 0118 935 3385 Facsimile ; 0118 935 3385

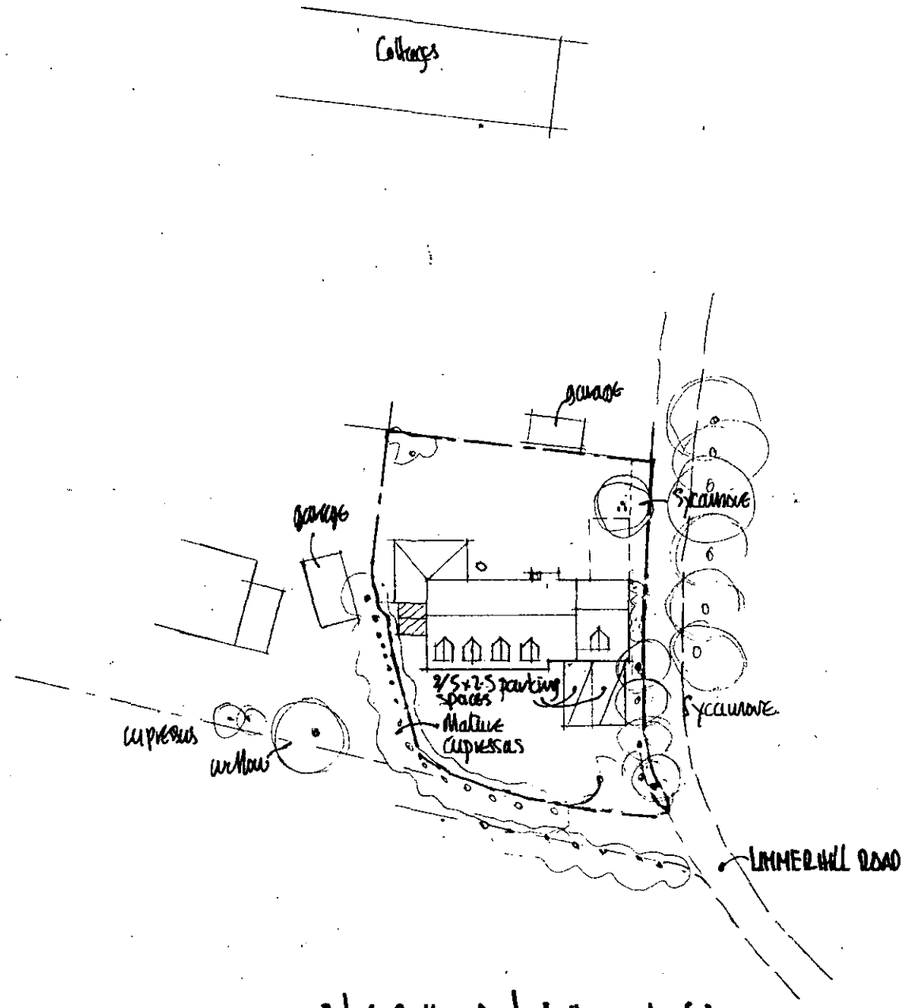
DRG. NO : 02/391/08 SCALE.: 1:50.
DATE.: 24/05/02

REVISIONS.....

8 Sycamore

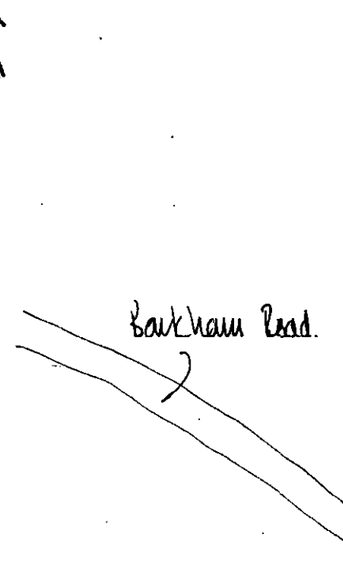
THE NEW HOUSE, LINNER HILL ROAD, WOKINGHAM, BERKS, RG41 4BU

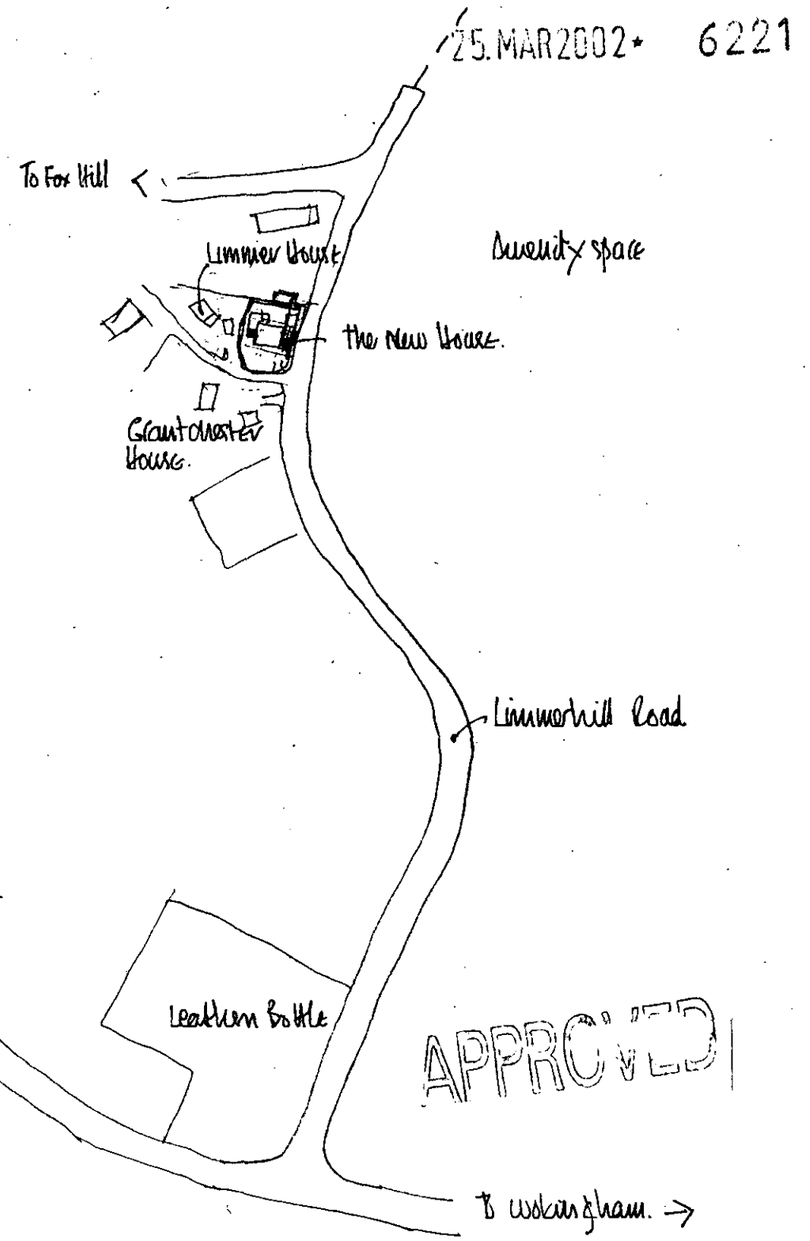
25.MAR2002* 6221



BLOCK PLAN 1:50

4 bedrooms requires 3 parking spaces
1 in garage & 2 on existing drive.





1:2500

THE NEW HOUSE, LINNERHILL ROAD, WOKINGHAM, RG41 4SQ

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
26, Easby Way, Lower Earley, Reading, Berkshire, RG6 3XA
Telephone ; 0118 935 3385. Facsimile ; 0118 935 3385

DRG. NO ; 02/391/01 SCALE.; As shown.
DATE.; 22/03/02

REVISIONS.....
D 10/6/02

New House

25 MAR 2002* 622

to septic tank

N

CONSERVATORY

MH

CLOAKS

KITCHEN/BREAKFAST

Gully

SITTING ROOM

GARAGE.

QD

Boundary

ENTRANCE HALL

DINING/FAMILY ROOM

STUDY

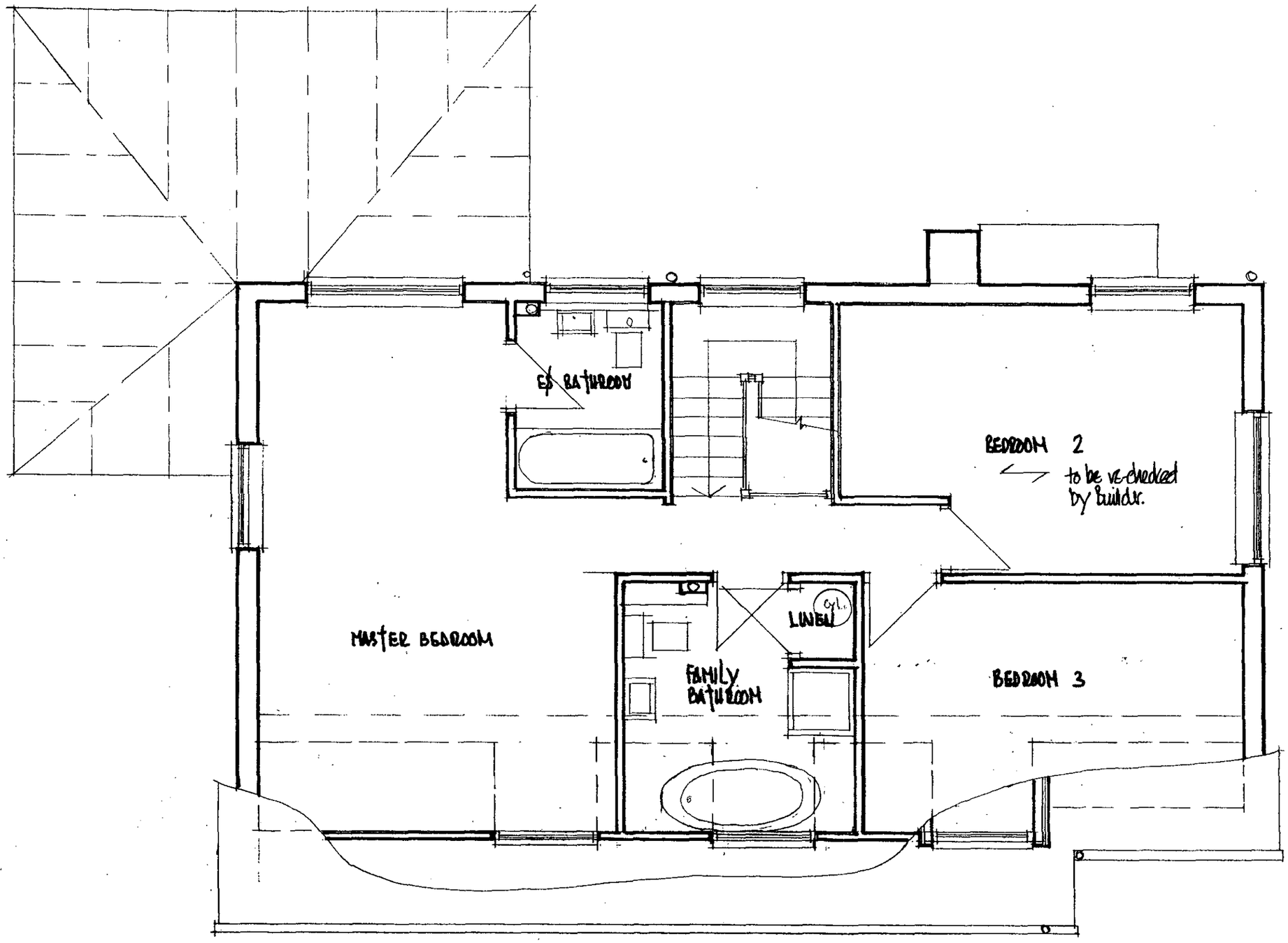
GROUND FLOOR PLAN:
AS EXISTING.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
Telephone no.; 0118 935 3885 Facsimile no.; 0118 935 3885

DRG. NO. 02/391/02 SCALE. 1:50 . DATE 13/05/02
Revisions;.....

THE NEW HOUSE, LIMMERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

25.MAR2002* 6221



FIRST FLOOR PLAN:
AS EXISTING.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
26, Easby Way, Lower Earley, Reading, Berkshire, RG6 3XA
Telephone ; 0118 935 3385. Facsimile ; 0118 935 3385

DRG. NO ; 02/391/03 SCALE.; 1:50
DATE.; 13/03/02

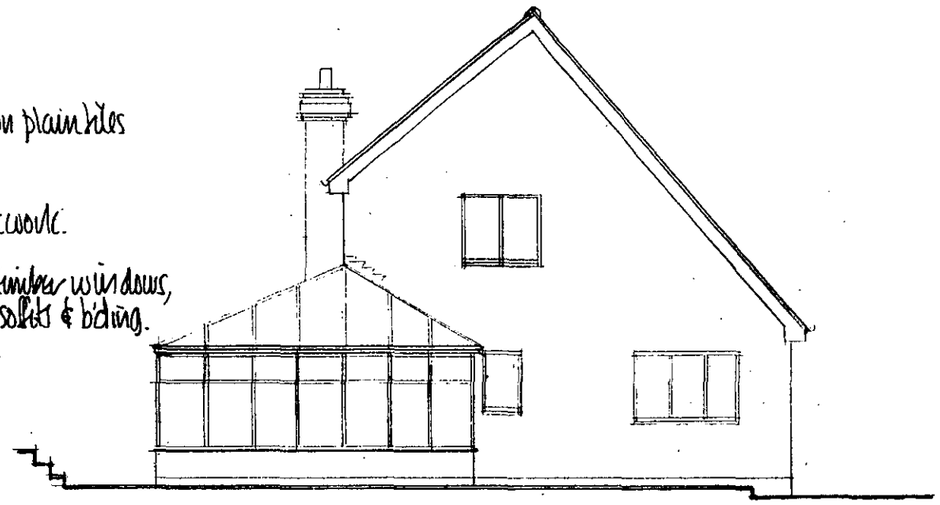
REVISIONS.....

THE NEW HOUSE, LINMERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

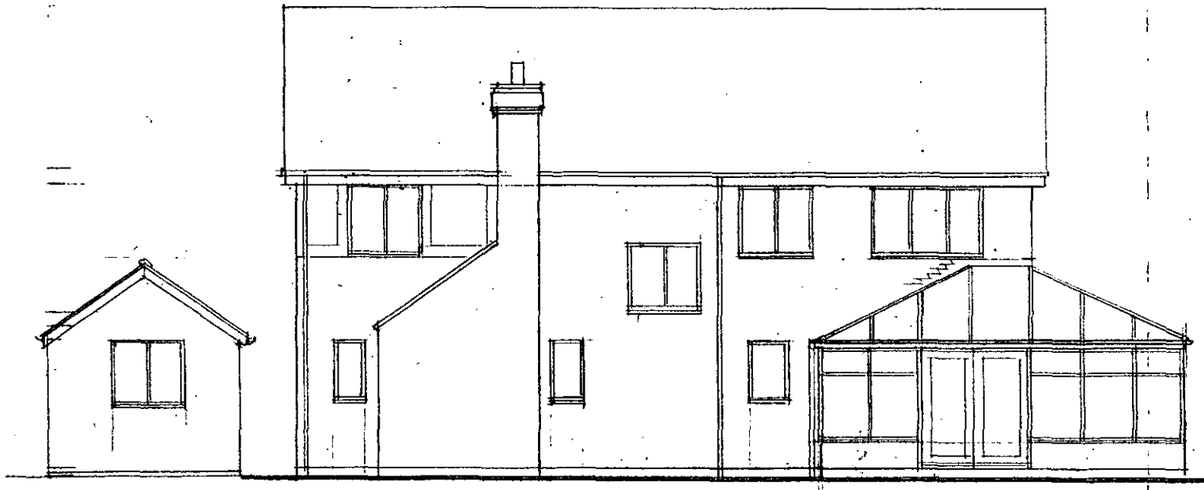
25.MAR2002* 6221



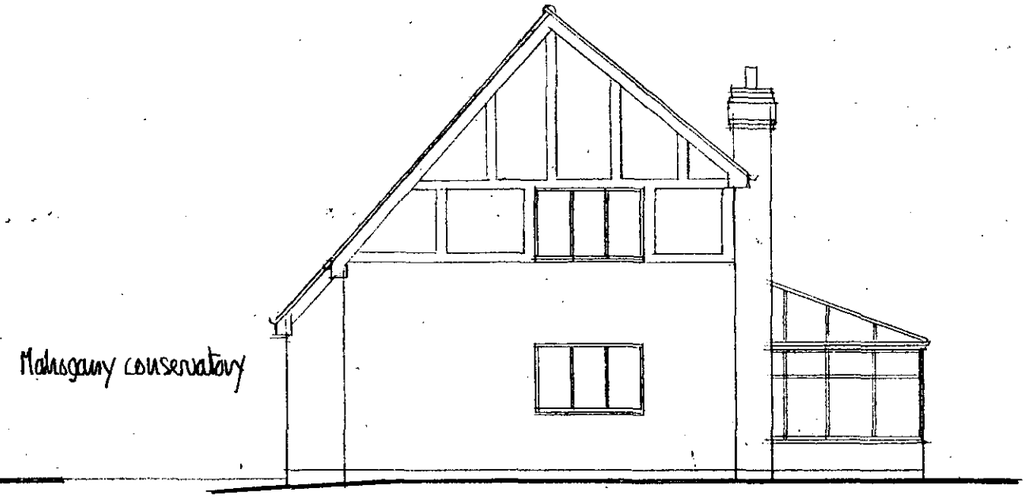
FRONT ELEVATION (SE)



SIDE ELEVATION (SW)



REAR ELEVATION (NW)



SIDE ELEVATION (NE)

ELEVATIONS : AS EXISTING.

THE NEW HOUSE, LIMMERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
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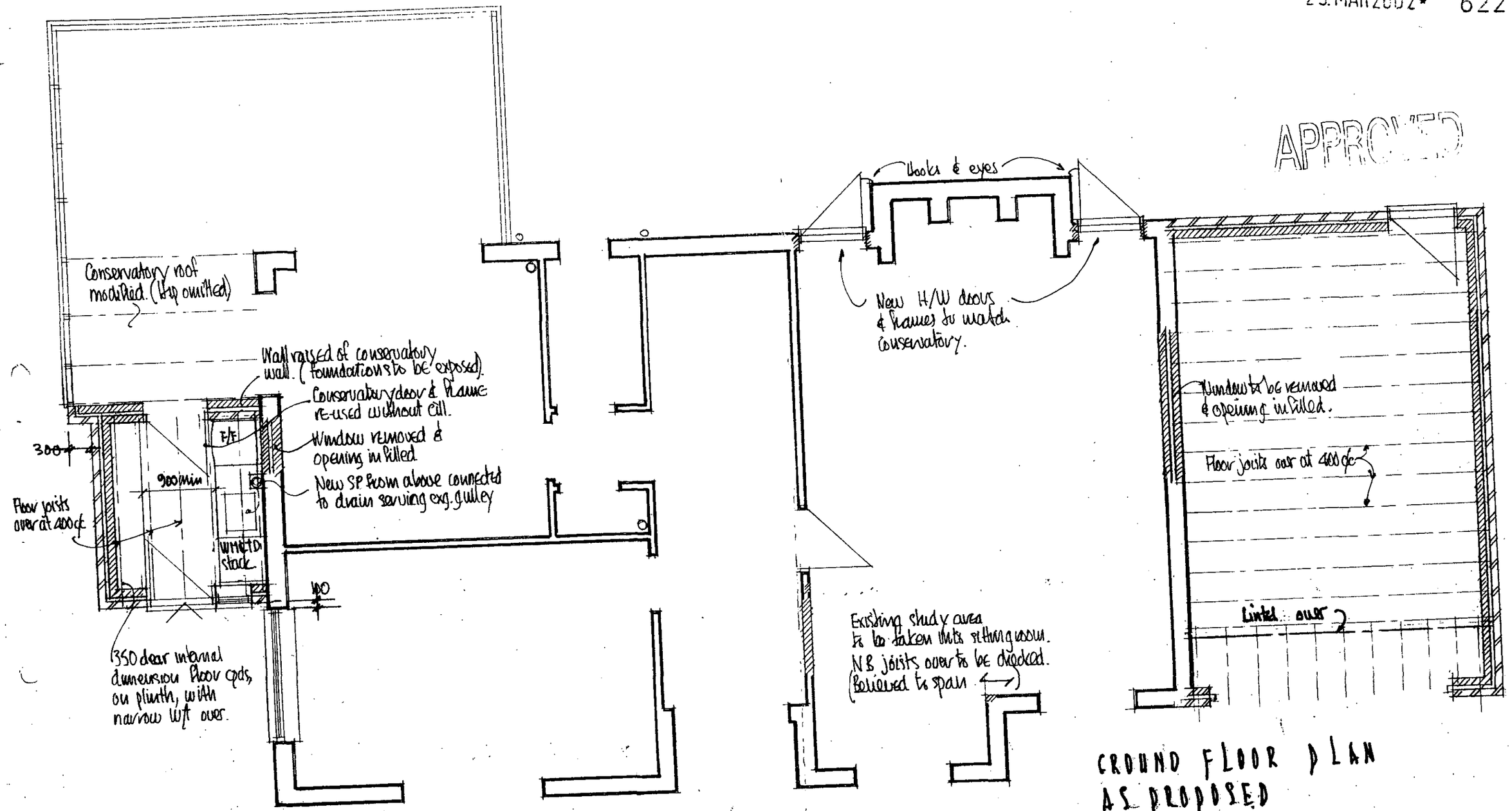
DRG. NO : 02/391/04 SCALE.: 1:100

DATE.: 14/03/02

REVISIONS.....

25.MAR2002* 6221

APPROVED



GROUND FLOOR PLAN AS PROPOSED

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ARCHITECTURAL & SURVEYING CONSULTANTS
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DRG. NO : 02/391/05 SCALE.: 1:50
DATE.: 15/03/02

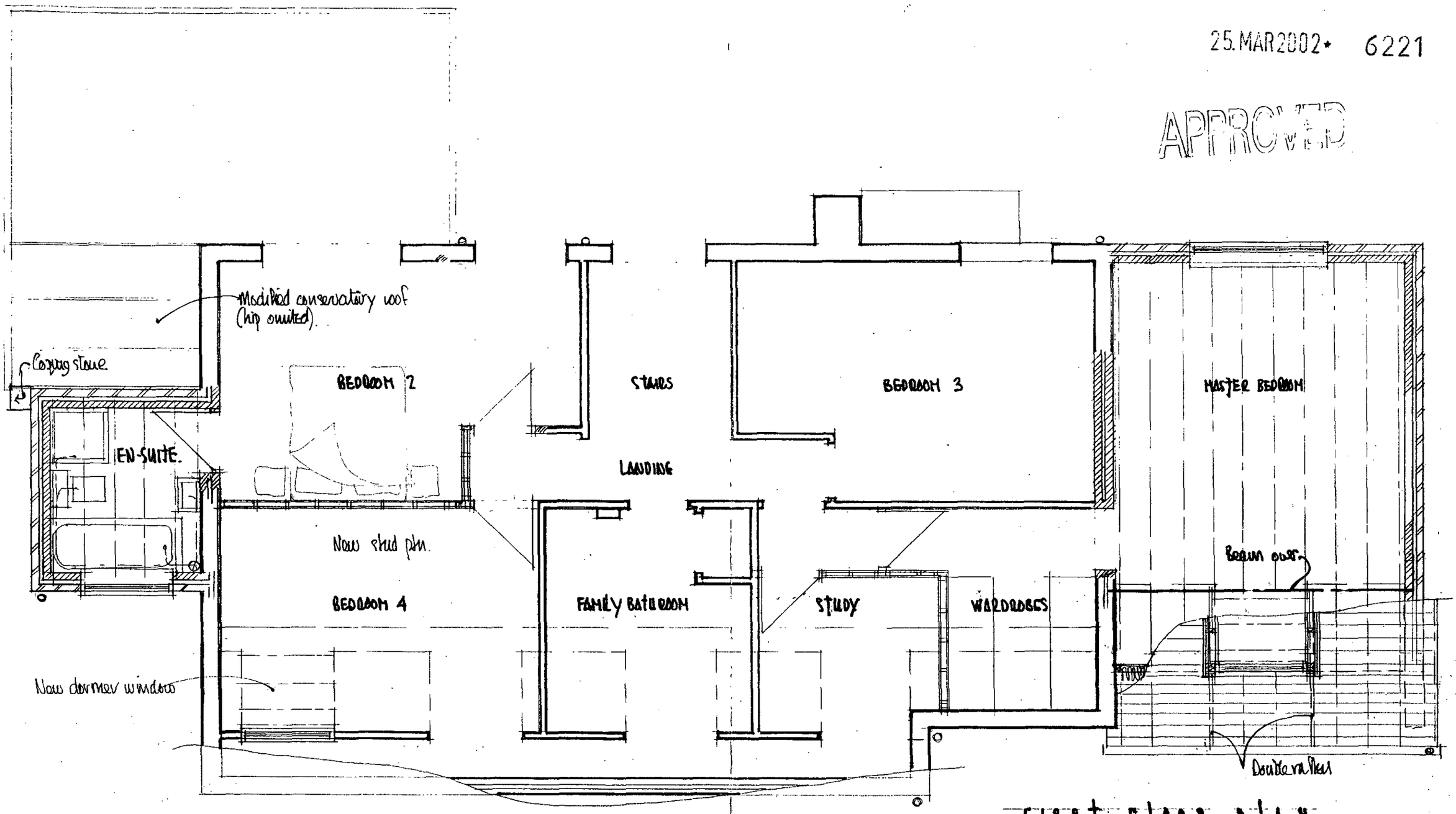
REVISIONS.....

SD 10/6/02

THE NEW HOUSE, LINNERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

25.MAR2002* 6221

APPROVED



FIRST FLOOR PLAN AS PROPOSED

THE NEW HOUSE, LIMNERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

ROGER PRING & SONS.

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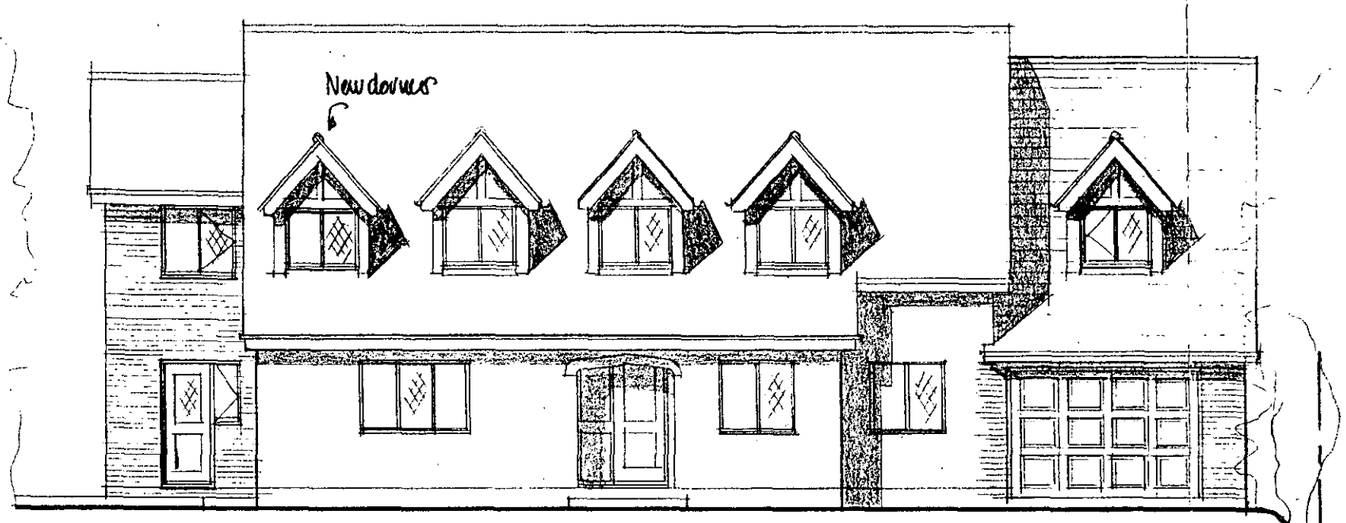
DRG. NO ; 02/391/06 SCALE.: 1:50

DATE.: 16/03/02

REVISIONS..... 10/6/02

25.MAR2002* 6221

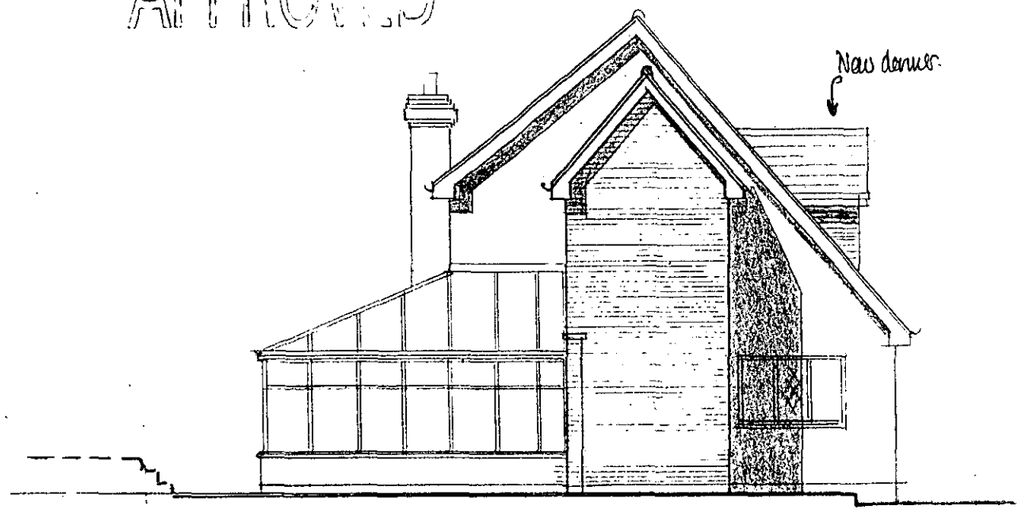
APPROVED



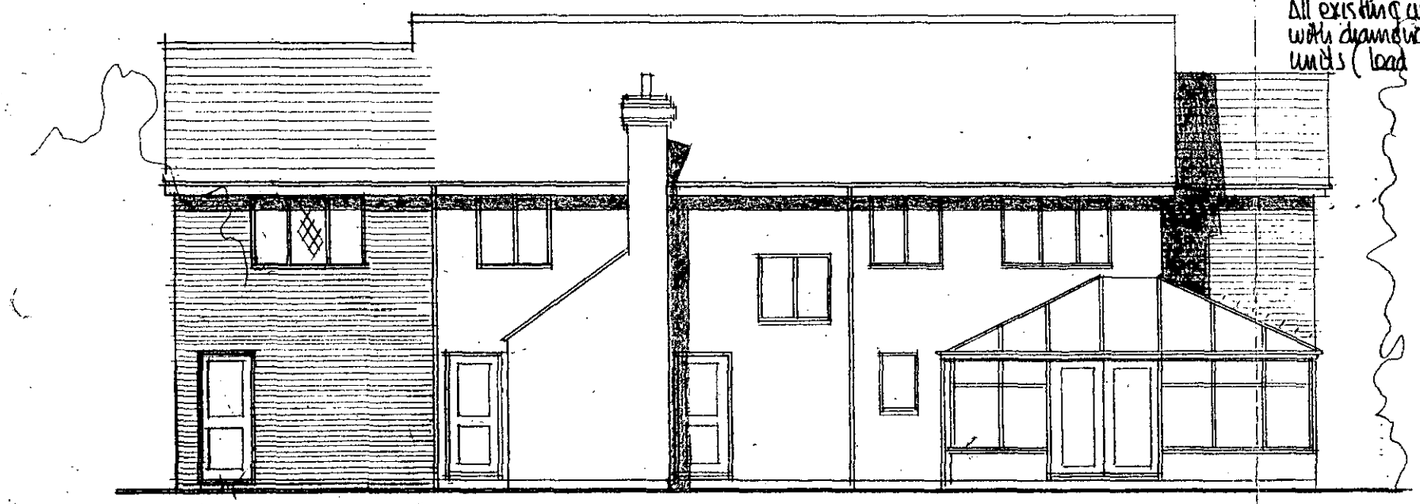
FRONT ELEVATION (SE)

All new windows to be double glazed & diamond leaded (both sides) to SW frames stained to match existing

All existing windows to be replaced with diamond leaded, double glazed units (lead in & out).



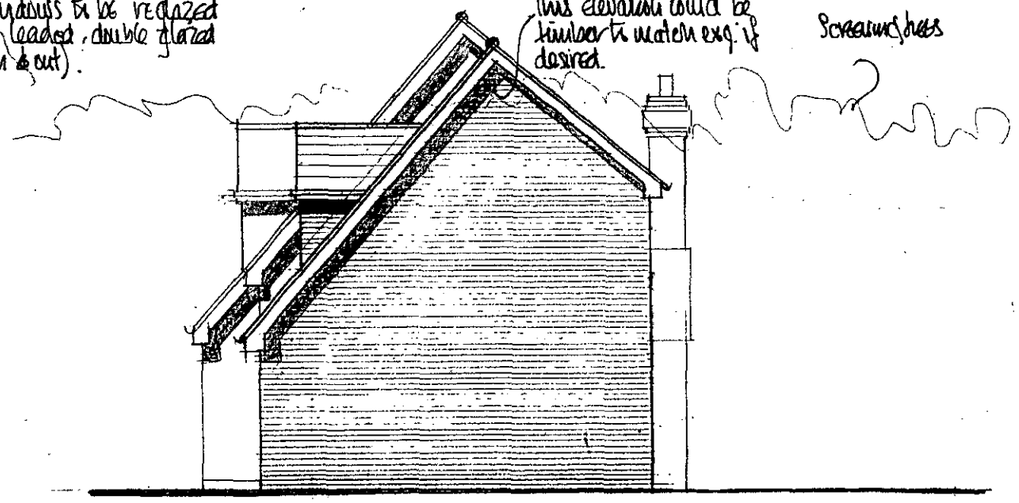
SIDE ELEVATION (SW)



REAR ELEVATION (NW)

This elevation could be timber to match exg. if desired.

Screening/hedge



SIDE ELEVATION (NE)

ELEVATIONS - AS PROPOSED

THE NEW HOUSE, LIMMERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

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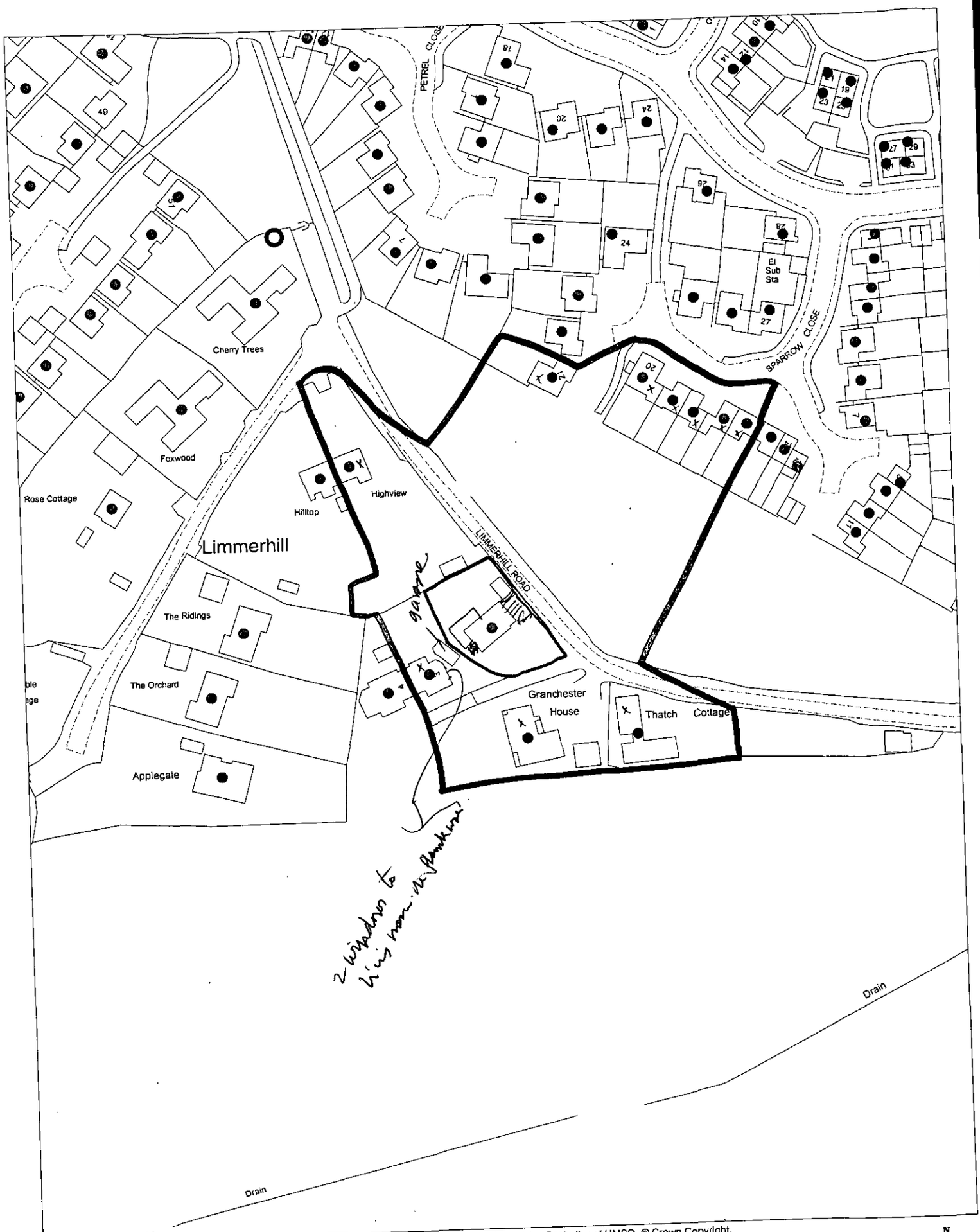
DRG. NO : 02/391/07 SCALE.: 1:100

DATE.: 16/05/02

REVISIONS.....

4/10/6/02

25.MAR2002* 6221



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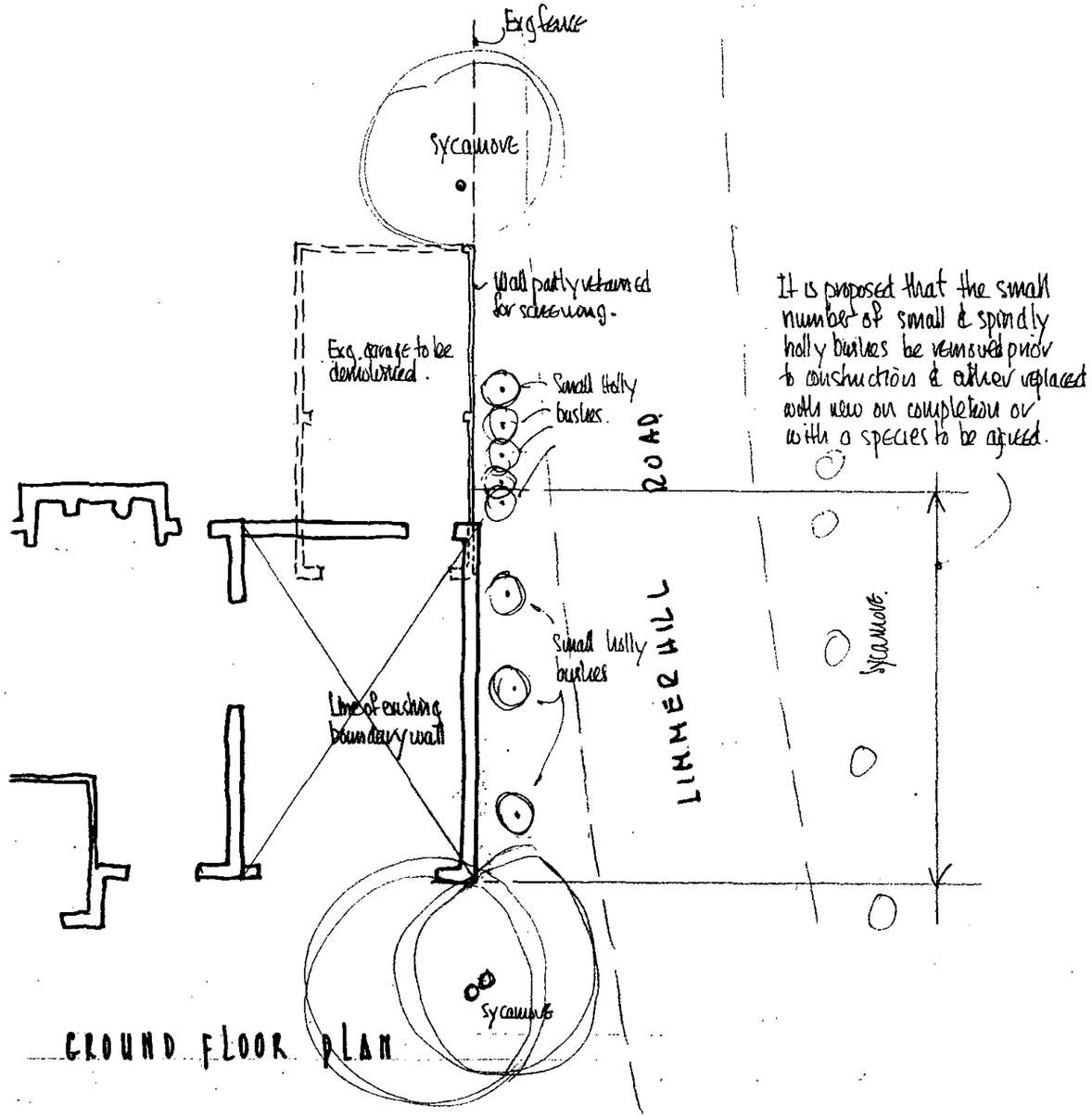
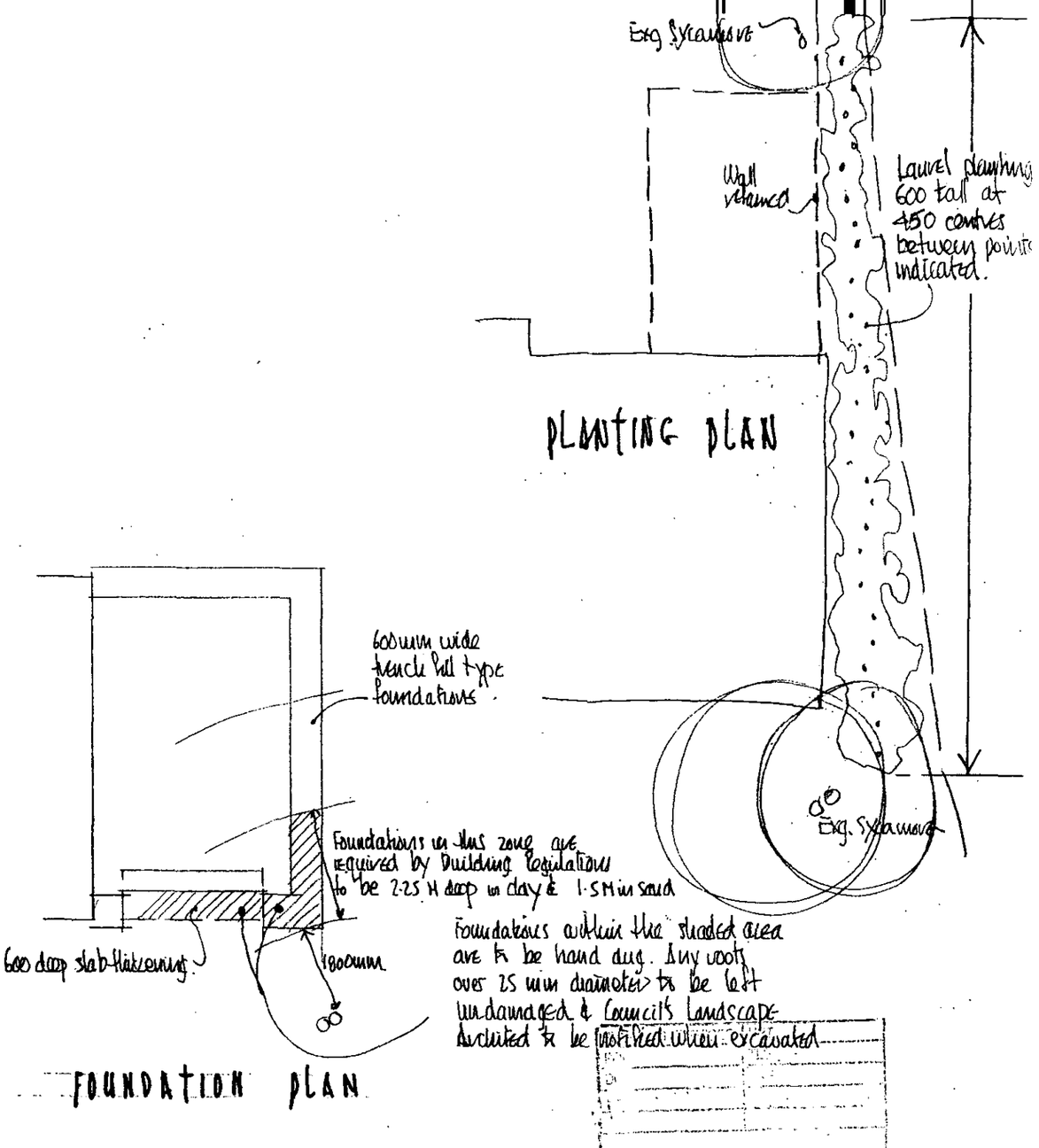
Development Control Section, Environmental Services, Wokingham District Council.
2 April 2002

Scale: 1 : 1250

N W E S



GROUND FLOOR PLAN



FOUNDATION PLAN

01 JUL 2002

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THE NEW HOUSE, LIMNERHILL ROAD, WOKINGHAM, BERKSHIRE, RG41 4BU

DRG. NO ; 02/391/09 A SCALE.: 1:100

REVISIONS 'A' planting plan added 27/06/02. DATE.: 26/05/02