APPLICATION NO:
F/2002/7352

LOCATION:
321 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr/Mrs Luthra C/O MC Design

PROPOSAL: 10/07
Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form garage.

EARLIEST DATE FOR DECISION: **06/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
07/10/2002

CASE OFFICER: **Phillip Taylor**

R/A/I/L/E/X
Marbleboard

Application No:-F/2002/7352 - - -

Condition
5. 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 or above in both side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

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

Informative
1. This permission relates to the application as amended with revised plan received by the Local Planning Authority on 14 October 2002 and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, WT5 and WT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, ST6 and ST7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 18/10/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	A/2002/7352 P.T.
BUILDING CONTROL NUMBER.	BN 2004/1744 Howard.
APPLICANT/~~AGENT~~	Mr David Burch.
ADDRESS OF SITE	321 Reading Road WINNERSH.
DESCRIPTION OF PROPOSED WORK	loft conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	no plans.	
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	26/1/04	

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 : Phillip Taylor

Application Number : F/2002/7352

Applicant : Mr/Mrs Luthra C/O MC Design.

Location : 321, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/09/02

Date of Neighbour Notifications : .....

Date of Site Visit : 10/09/02

Date Registered : 12/08/2002

Earliest Date for Decision : 06/09/2002

Latest Consultation Date/Site Notice Expiry Date : 06/09/2002

This application will have expired on: 07/10/2002. 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 :

Winnersh Parish Council - No comments
x1 Neighbour objection (loss of light)

Planning Issues :

Impact upon Neighbouring properties
Impact upon the character of the area

Application Number: F/2002/7352

Appraisal :

The application property is a bungalow set on the North side of the Reading road in Winnersh. The dwelling has not been previously extended. The proposal is to raise the roof creating 1st floor accomodation, extend at single storey level to the rear and to rebuild the garage.

The single storey element at the rear would project 3.25 metres out from the rear wall and run the full width of the dwelling. The garage would be attached to this ~~pool~~ extension on the east side overlapping into the rear garden. The raising off the roof necessitates the addition of 6 dormer windows (3 ~~each~~ on the front, three at the rear). No 1st floor side windows are proposed. The roof would be 8.0m to the ridge with two half hips on each end.

The neighbouring properties are both build in line and are both bungalows. No 323 to the west has a single storey rear extension and a garage set into the garden. The are side windows on the ground floor ~~[illegible]~~ to both a dining room and bedroom but they benefit from having secondary windows on the front and rear elevations respectively. No 323 is separated by a 4.0m driveway to No 321. The extension will not bring any ~~[illegible]~~ part of the building closer to 323 but because the roof is key raised there will be an increase in bulk. However because the roof is half hipped and is set away from No 323 it is not considered to have adverse impact.

No 319 Reading Road set to the East has no side windows and is separated by the driveway of No 321. The raising of the roof will not have any adverse impact in terms of overbearing presence. The garage will project 5.0 metres past the rear of 319. It has a half hipped roof and a ridge height of 4.6m. This garage is not considered to have an adverse overbearing impact on 319.

This part of the reading road is characterised by its variety of dwelling styles. Along the north side ~~[illegible]~~, there are two storey semi's and bungalows of different designs and sizes.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

The raising of the roof and the addition of dormer windows is not considered to adversely impact on the character of the streetscene.

The driveway can park 2 cars but the garage is too small to meet canal parking standards. ~~[illegible]~~ A turning area is provided in the front garden.

Application Number F/2002/7352
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5.	C044	R044	1st floor and above in both side elevations

RECORD OF SITE VISIT

SITE ADDRESS: 321 Reading Road Winnersh Wokingham. APPLICATION NUMBER: F/2002/7352	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

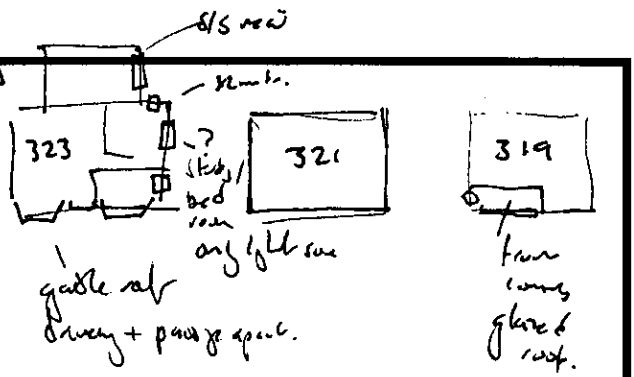
1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Residential, Ribbon

3. DESCRIPTION OF SITE/BUILDING bungalow.
bay windows with above roof pitches

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 323 –

Bungalows either side 319 has no side window but a front conservatory with side wall no real impact



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Streetscene
two sky 2 doors down but others just bungalows.

Two sky are pebble dash constr type

Application Number : F/2002/7352	Map No : 60
Case Officer : PT.	Site Area : 0.09
Valid Date : 12/8/02	Received Date: 12/08/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form garage.

Location : 321, Reading Road, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr/Mrs Luthra C/O MC Design.

Fee Required: £110 Fee Received: £110 (5)

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	existing windows in W.C/ Shower room on the front elevation missing.		
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

07817733824

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

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

NEIGHBOURS

4 S/N + See map.

OTHERS

No - pre-apps

FROM: Phillip Taylor

DATE: 13 August 2002

15 AUG 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/7352

Proposal: Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form garage..

Site Address: 321, Reading Road, Winnersh, Wokingham.

Applicant: Mr/Mrs Luthra C/O MC Design.

Your observations are required in respect of this application **by 06/09/2002** .

No comments

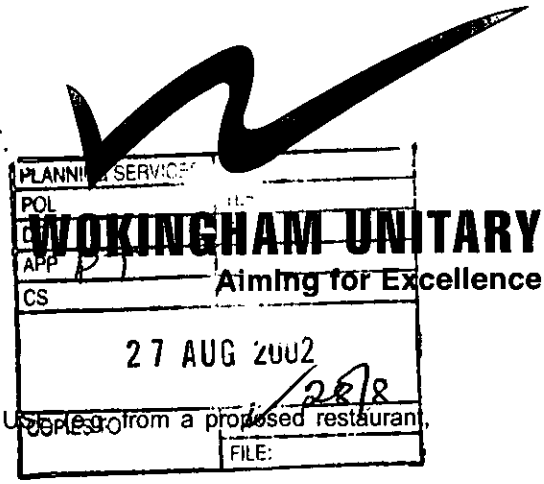
PLANNING SERVICES
05 SEP 2002
COPIES TO
FILE:

SIGNED: _____ DATE: 03.09.02

Clerk To Winnersh Parish/Town Council.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7352. (Case Officer:Phillip Taylor)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**



THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7352

YOUR NAME: Mr Freeman RJ

YOUR ADDRESS: (if these details are incorrect please amend)
323 READING ROAD
WINNERSH
WOKINGHAM
BERKSHIRE
RG415LR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: It will take light from my Dinning Room all so the Place has wood trim in it

Continue over the page if more room required

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

Tel: (0118) 974 6442

Date: 13 August 2002

My ref: F/2002/7352

WOKINGHAM UNITARY
Aiming for Excellence

Councillor E 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/2002/7352
321, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form 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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7352**
321, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form 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 E Siggery

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

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

Tel: (0118) 974 6442

Date: 13 August 2002

My ref: F/2002/7352

WOKINGHAM UNITARY
Aiming for Excellence

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
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Trevor Watson
Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor Bray
**********FILE COPY**********

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

Tel: (0118) 974 6442

Date: 13 August 2002

My ref: F/2002/7352

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ball
7 Grovelands Avenue
Winnersh
Berks
RG41 5JU

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

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7352**
321, Reading Road, Winnersh, Wokingham.
Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form 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 Ball

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

Received by Wokingham District Council

Application No: F/2002/7352

Proposal:
Proposed single storey rear extension to dwelling, new pitched roof with dormer extensions and single storey side extension to form garage.

Location:
321, Reading Road, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7352 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/09/2002. 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

13 August 2002

Organisation_Name	Building_Name	address1	Postcode
		324READING ROADWOKINGHAM	RG415EJ
		326READING ROADWOKINGHAM	RG415EJ
		328READING ROADWOKINGHAM	RG415EJ
		330READING ROADWOKINGHAM	RG415EJ
		317READING ROADWOKINGHAM	RG415LR
		319READING ROADWOKINGHAM	RG415LR
		321READING ROADWOKINGHAM	RG415LR
		323READING ROADWOKINGHAM	RG415LR
		1WOODWARD CLOSEWOKINGHAM	RG415NW
		47WOODWARD CLOSEWOKINGHAM	RG415NW

Neighbour consultation list F/2002/4352

Environmental Services

For office use only.
Application number: 12.AUG.2002 7352

Householder planning application form

12 AUG 2002

7352

WOKINGHAM UNITARY
Aiming for Excellence

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 CUTHRA. OAK VILLA 321, READING ROAD WINNERSH
2	Agent's Name Address and postcode Phone number	MC DESIGN DEC HOUSE 145, CARDIFF ROAD READING RG1 8JF 0771 4244 273
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.	OAK VILLA 321, READING ROAD WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	Single storey rear extension new pitched roof with dormers forming new bedrooms + bathroom. pitched roof attached 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 to match existing red / brown plain roof tiles.
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: 2	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 MR & MRS LUTHRA

Date 5/8/02.

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

ADDRESS 321 READING ROAD PARISH WINNERSH

PLOT No. Car Park ORD. SHEET No. SU 7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE