RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-25866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

9/5

APPLICATION NO:
F/2002/6239

LOCATION:
45 Watmore Lane, Winnersh Wokingham.

APPLICANT:
Mr/Mrs R Gibbs C/O Andesign

PROPOSAL:
Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.

EARLIEST DATE FOR DECISION: **05/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
21/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

189

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Gibbs
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/6239

Parish: **WINNERSH**

Location: **45, Watmore Lane, Winnersh, Wokingham.**

Proposal: **Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.**

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. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

Condition
4. 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.

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. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

Informative
1. Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. 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.

Informative
3. 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.

Informative
4. 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.

Informative
5. 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

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.

Marked

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6239	LS
BUILDING CONTROL NUMBER	FX 2002/2947 Central	
~~APPLICANT~~/AGENT	Andersen	
ADDRESS OF SITE	45 Wathore Lane WINNERSH	
DESCRIPTION OF PROPOSED WORK	garage conversion to form granny annex + S/S side ext to form store	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3327A	AH/E/3327
ELEVATIONS	— "	— " + revision
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	20/5/02	

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	

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6239

Applicant : Mr/Mrs R Gibbs C/O Andesign.

Location : 45, Watmore Lane, Winnersh, Wokingham.
Proposal : Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/4

Date of Neighbour Notifications : .....

Date of Site Visit : 15/4

Date Registered : 26/03/2002

Earliest Date for Decision : 05/05/2002

Latest Consultation Date/Site Notice Expiry Date : 05/05/2002

This application will have expired on: 21/05/2002. 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 :

Environmental Health - no objection

Highways - conditional approval.

Planning Issues :

Identified settlement

Impact on Neighbouring Properties

" " Street Scene

Parking Provision

Application Number: F/2002/6239

Appraisal :

The site is a detached dwelling with integral side garage, situated within the identified settlement of Wimborne. This application proposes the conversion of garage to granny annexe and single storey side extension to form storeroom. The latter would be flush with the front building wall of the dwelling, extending 2.4m to the side and covering a depth of 5.2m. It would incorporate a flat roof (2.5m high) with a dummy pitched roof in the front elevation (3.4m to the ridge).

Impact on Neighbouring Properties:

The side extension would lie 0.1m from the side boundary, and a further 2m to the adjacent neighbour, No.43. Due to the scale of the development, it is not considered that any significant adverse effects would result on these neighbours in terms of overshadowing or overbearing. The side window which would possibly be affected at No 43 is obscured glazed and to a non-habitable room.

No overlooking would result from the proposed windows in the Southwest and Northeast facing elevations.

Impact on Character of Street Scene:

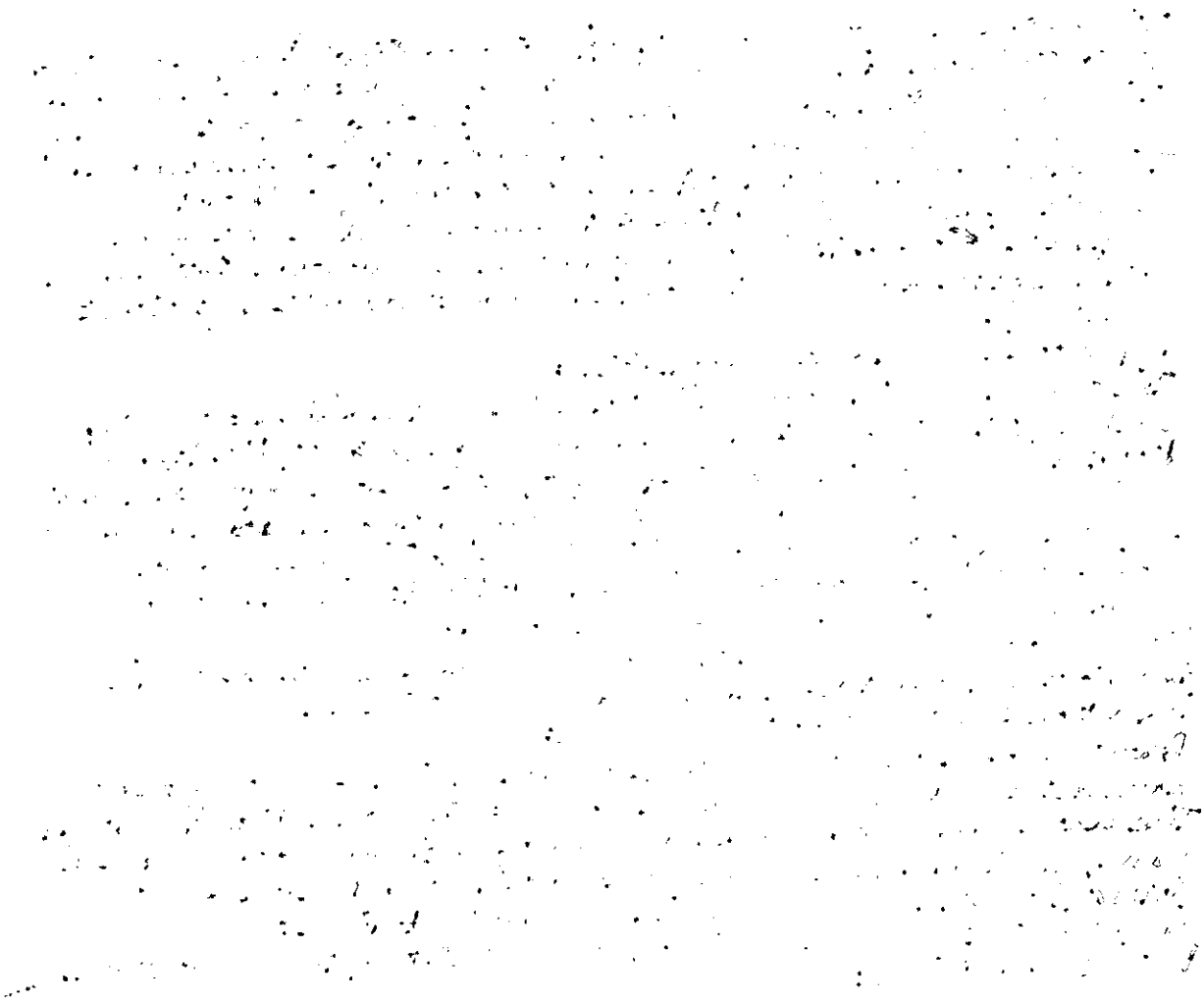
A variety of housing styles are found along Wathmore Lane, most have detached rear garages yet some have side integral garages. The houses are set back a considerable distance from Wathmore Lane, and as the single storey extension would not project further forward than the main dwelling it is not considered to adversly affect the character of the street scene.

Parking Provision:

The Council's off-road parking requirement for this property would be satisfied. Highways have therefore recommended the application for approval subject to parking and turning spaces being retained.

Existing frontage is already hardstanding :. no adverse impact on streetscene.

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



Application Number F/2002/6239
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014.	
~~3~~	~~C122~~	~~R122~~	
3 X	C062	R062	extension
4 X	C122	R122.	
INFORMATIVES			
1	Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.		
2	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.		
3	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.		
4	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.		

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT6 LIV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: L03 GN1.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RD

(Development Control Manager)

Date: 14.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 45 Watmore Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/6239

OFFICER: Louise Smith

DATE OF SITE VISIT: 15/4

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential Rd - houses set back from highway - trees align road
mixture of housing styles + ages - detached - chalet bungalows + 2/S. dwellings - mixture of materials
Gge to side boundary behind houses

3. DESCRIPTION OF SITE/BUILDING
2 storey detached dwelling.
side gge (integral) dormy pitched roof to front.
hardstanding in front of house - large area
open front boundary
pitched roof canopy across front of house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 43 bungalow. - set slightly further back.

5. SITE CONSTRAINTS

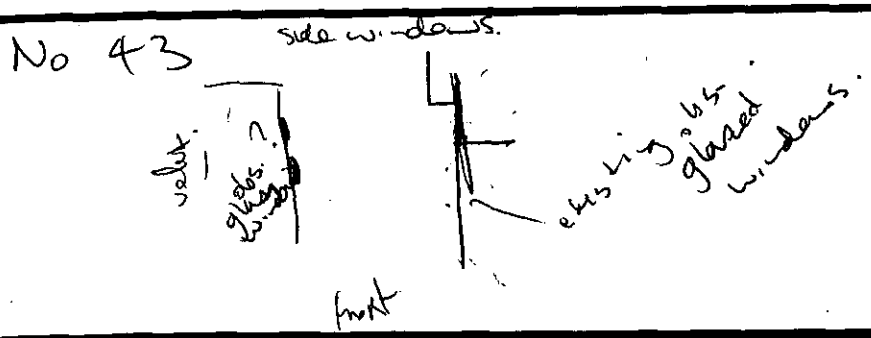
TREES N/A.

ACCESS/PARKING 4/5.

LEVELS

BOUNDARY TREATMENT left - 1 - 5m ch fence up to house lower than 1.8m high.
right - tall deciduous + conifers trees.

OTHERS
no side elevation windows proposed.



Date: 29 April 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6239

Location: 45, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.

Applicant: Mr/Mrs R Gibbs C/O Andesign.

Case Officer: Louise Smith

The new plans show the following: Parking plan.

Comments are required by 06/05/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

CONDITIONAL APPROVAL.

1.. C022, R122

2. The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling.

Adam 1/5/02

FROM: Louise Smith

DATE: 11 April 2002

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

15 APR 2002

Application Number: F/2002/6239

Proposal: Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store..

Site Address: 45, Watmore Lane, Winnersh, Wokingham.

Applicant: Mr/Mrs R Gibbs C/O Andesign.

Your observations are required in respect of this application **by 05/05/2002**

7 MAY 2002

COPIES TO	ACK:
	FILE:

No comments

SIGNED: _____

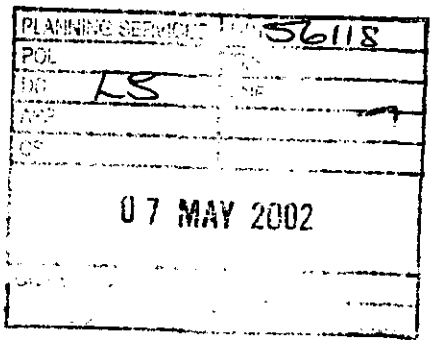
DATE: 30.04.02

Clerk To Winnersh Parish/Town Council.

ENVIRONMENT AGENCY

Our Ref : SP/2002/005605-1/1
Your Ref : LOUISE SMITH/F/20002/6239

Date : 02 May 2002



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

FAO: Louise Smith

Dear Madam

GARAGE TO GRANNY ANNEXE + SINGLE STOREY SIDE EXTENSION, 45 WATEMORE LANE WINNERSH WOKINGHAM

Thank you for your letter dated 11 April 2002, received on 15 April 2002. Please quote the following reference in any correspondence: SU77SE/9/44. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following planning informatives are included on any planning permission granted:

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 Ian Doyle on 01276 454 365 for further details.

ADVICE

Waste Regulation

According to our records, there is one landfill site within 250 metres of the site, as follows:

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

Grid reference	Distance from site	Landfill name	Details
SU 787 708	170m	Clarendon Close	Unknown

In view of the distance from the site, it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Environment Protection

Surface water from hard surfaced 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.

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.

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.

Water Conservation

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Natural Drainage

The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

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 faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Andesign

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 11 April 2002

Application Number: F/2002/6239

Proposal: Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.

Parish: WINNERSH PARISH

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

Applicant:
Mr/Mrs R Gibbs C/O Andesign.

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).

Highways request info on the no. of bedrooms and ~~the~~ a plan showing the parking layout. (spaces 4.8m by 2.4m).

18/4/2 - Left message with Agent to call me back

18/4/2 - Agent will get plan into me by Monday 22/4.

Signed: _____ **Print name:** Adam 17/4/02.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Louise Smith, Development Control

From: John Mullaney, Environmental Health

Your Ref: F/2002/6239

My Ref: 873

Date: 15/04/02

PROPOSED CONVERSION OF GARAGE TO GRANNY ANNEXE AND SINGLE STOREY SLIDE EXTENSION.

45 WATMORE LANE, 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
SU 787 708	170 metres	Clarendon Close

In view of distance it is unlikely that landfill gas will present a risk to this proposal.

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.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

for your information

cc Paul Eggleton, Building Control

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES | RPT 55489
POL
DC LS
19 APR 2002
COPIES TO

Ms. Louise Smith
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

ref:4231

18th April 2002

Dear Ms. Smith,

re: Application No. F/2002/6239 - 45 Watmore Lane, Winnersh

Further to your letter dated 11th April 2002, I can confirm for the avoidance of doubt that no part of the proposed extension including overhangs of roof, foundations or gutters project beyond the legal boundary and therefore Certificate 'A' has been correctly submitted. I would be obliged if you could proceed on the basis of this document. As requested by the note attached to the Orange Notice I have added a further detail through the east elevations which I understand are essential to your consideration of the project and I am enclosing 6 copies for your records.

Yours faithfully,

A. Hester

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Louise Smith, Development Control — Your Ref: F/2002/6239

From: John Mullaney, Environmental Health — My Ref: 873

Date: 15/04/02

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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.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

Application Number : F/2002/6239	Map No : 54
Case Officer : LS	Site Area : 0.09
Valid Date : 26/03/02	Received Date: 26/03/2002

Level : Delegated Application

Description : Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.

Location : 45, Watmore Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr/Mrs R Gibbs C/O Andesign.

Fee Required: £95 Fee Received: £95 (7)

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	Parking layout required.		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Both east elevations to show roof.	request with SN 11/04	19/4
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Check for encroachment	request with SN. 11/04	19/4
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 ✓

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/W + see map

OTHERS

No are - appr

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

Tel: (0118) 974 6463

Date: 11 April 2002

My ref: F/2002/6239

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/2002/6239
45, Watmore Lane, Winnersh, Wokingham.
Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6239**
45, Watmore Lane, Winnersh, Wokingham.
Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.
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 6463

Date: 11 April 2002

My ref: F/2002/6239

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Development Control Manager

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_____

_____

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 R Turner

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

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

Tel: (0118) 974 6463

Date: 11 April 2002

My ref: F/2002/6239

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6239
45, Watmore Lane, Winnersh, Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/6239**
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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 Bray

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

Received by Wokingham District Council

Application No: F/2002/6239

Proposal:
Proposed conversion of garage to granny annexe and single storey side extension to dwelling to form store.

Location:
45, Watmore Lane, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6239 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2002. 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

11 April 2002

Organisation_Name	Building_Name	address1	Postcode
		43WATMORE LANEWOKINGHAM	RG415JS
		45WATMORE LANEWOKINGHAM	RG415JS
		47WATMORE LANEWOKINGHAM	RG415JS
		28WATMORE LANEWOKINGHAM	RG415JT
		30WATMORE LANEWOKINGHAM	RG415JT
		32WATMORE LANEWOKINGHAM	RG415JT

Neighbours consultation list

F/2002/6239

Environmental Services

For office use only.
Application number: 26.MAR2002* 6239

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. P. GIBBS
	Address and postcode	45 WATMORE LANE WINNERSH BERKS RG41 5JS
	Phone number	9788081
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION TO FORM GRANNY ANNEX AND SINGLE STOREY SIDE EXTENSION TO FORM STORE
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.	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

"AYLESFORD"

ADDRESS 45 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property RD. SHEET No. SU.7871(54)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR24703	MR. R. GIBB	2/St. EXTENSION	28.5.85	REF N/A
23675	"	"	14.6.85	N/A CLE
BR24887	"	"	8.7.85	APP N/A
31042			9.9.88	CLE
61A5377	"	GARAGE ETC.	5.7.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

26.MAR2002* 6239



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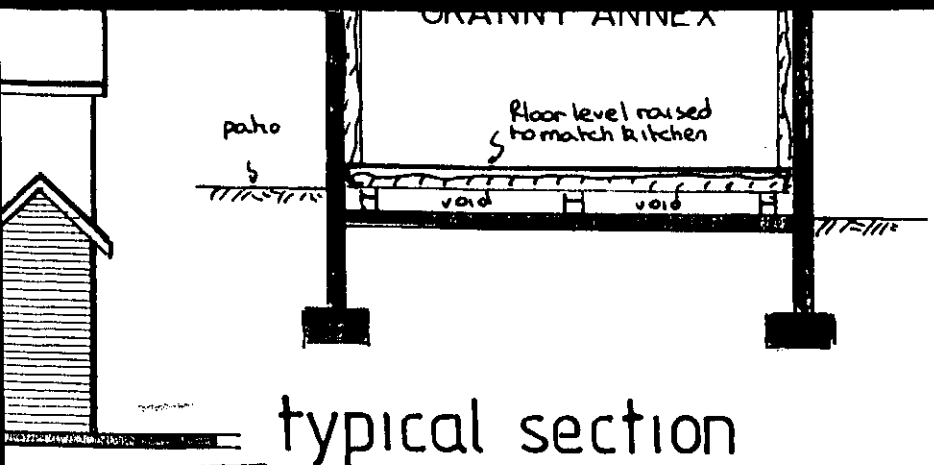
Development Control Section, Environmental Services, Wokingham District Council.

3 April 2002

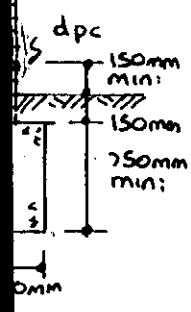
Scale: 1 : 1250

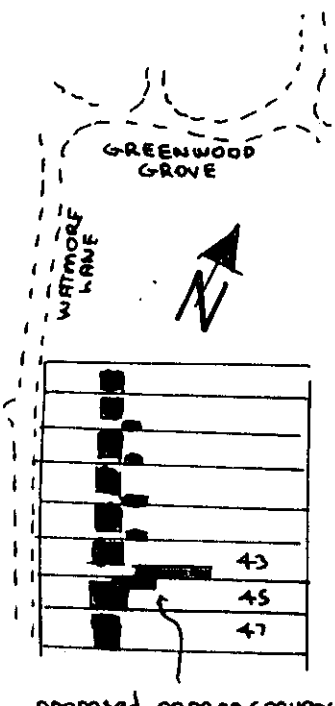
N
W E
S



typical section

APPROVED

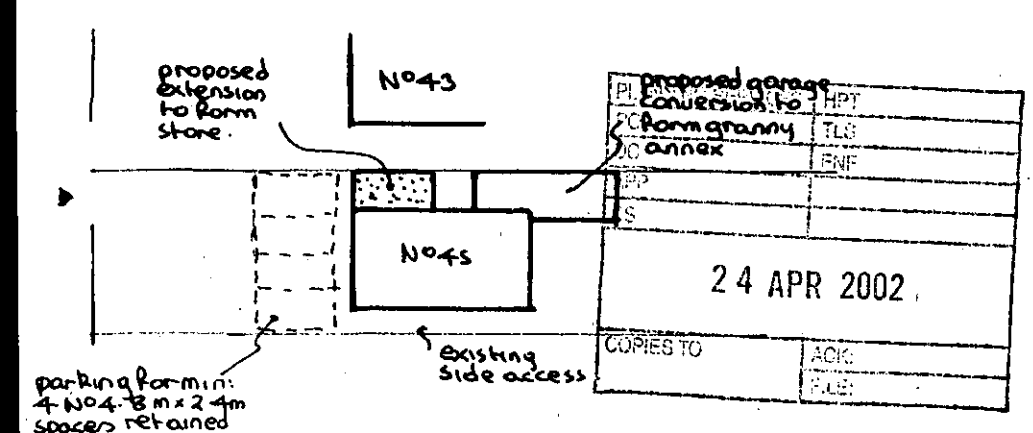




proposed garage conversion to form granny annex and single storey side extension to form store

ADDITIONAL PLAN 6239-A

location plan
1:2500



block plan 1:500

Roof:- Existing garage roof to be r
grade chipboard on 100mm x 50mm floor
suspend between joists with netlon on

Walls:- Garage walls upgraded using
with felt adjacent to existing bricks
and faced with 9mm foil backed plas
decorations. Front of existing garag
brick to match existing with 50mm cav
internal skin of celcon blockwork and
wall is to be set on full foundations,
directed on site by Building Inspecto

Partitions:- 100mm x 50mm timber studd
between studding and faced with 9m
selected decorations.

Windows/doors:- All new windows/ext
vent in head equivalent to 8000mm²
opening to kitchen. Any glass in windo
floor level to be in laminated safety gla

Lintels:- I.G lintels ltd galvanised stee

D.p.c & Flashings:- D.p.c to be leadcored

Electrics:- To clients individual require
current I.E.E regulations: Heating

Ventilation:- Shower to have extract f
discharging to open air. Kitchenette
extract fan (60 litres per second) disc

Rainwater:- Existing gutters & RWP's

Foul drainage:- Any new foul drainag
-pipe bedded in pea shingle, set at
pipes pass under walls

EXTENSION

Roof:- Three layer felt and chipping
quality plywood on 125mm x 50mm
spaced at 400mm centres. Dummy p
battens on 100mm x 50mm rafters a

Lateral restraint:- Where joists run
to be achieved by metal straps at
mild steel anchors min: 30mm x 5mm
centres, to anchor down all wall plat

Floor:- 100mm concrete slab on 150m

Walls:- 112mm skin of facing brick

Lintels:- I.G. lintels ltd galvanised

Dpc & Flashings:- As above

Electrics:- As above

Rainwater:- 112mm gutters and 62mm
and 100mm upvc underground dra
x 2000mm deep and situated min:

Foul drainage:- Existing manhole

6239

REVISED PLAN

PLANNING SERVICES	HPT
PCL	TLS
DC	BNF
APP	
CS	

19 APR 2002

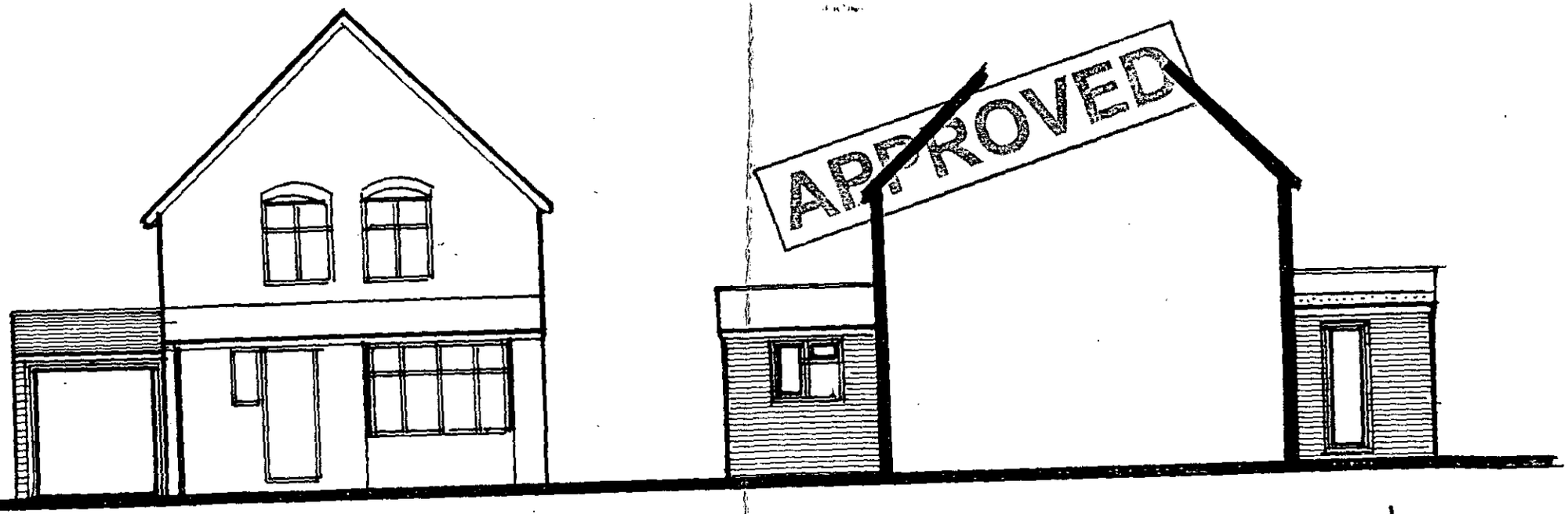
COPIES TO	ACK
	FILE



south elevation

east elevation

north elev



west elevation

west

east