APPLICATION NO:
F/2001/5496

LOCATION:
2 Limmer Close, Wokingham.

APPLICANT:
Mr/Mrs A Whait C/O Mr R Pring & Sons

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **13/01/2002**
L.E 17/01/02
APPLICATION WILL HAVE EXPIRED ON:
08/02/2002

CASE OFFICER: ~~Heidi Lynch~~
Phillip Taylor

REFUSED

[redacted]
610
00

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs A Whait
C/O Mr R Pring & Sons
278 Nine Mile Ride
Finchampstead
Berks
RG41 4DF

Application Number: F/2001/5496

Parish: **WOKINGHAM**

Location: **2, Limmer Close, Wokingham.**

Proposal: **Proposed single storey front extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed porch extension by reason of its bulk, location and design would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. As such the proposed development is contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft) and to policy LD3 of the Berkshire Structure Plan.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 06/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2001/5496

Proposal:
Proposed single storey front extension to dwelling.

Location:
2, Limmer Close, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5496 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

20 December 2001

WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5496

Applicant : Mr/Mrs A Whait C/O Mr R Pring & Sons.

Location : 2, Limmer Close, , Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
			18/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18/01/02

Date Registered : 14/12/2001

Earliest Date for Decision : 13/01/2002

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

This application will have expired on: 08/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

ENV DESIGN - NO OBJECTION
Environment Agency - No objection
- attached information

Planning Issues :

Impact on Neighbouring Properties
Impact on the character of the area.

Policy
SBE1, 2
WBE1, WOS3
CD3, ENV1

Application Number: F/2001/5496 – 2 Limmer Close, Wokingham

Single storey front extension to dwelling.

Appraisal :

The proposal is for a single storey porch/lobby extension with an unusually designed roof structure. The application property is a medium sized three bedroom detached house ('link detached'). The dwelling is situated in a cul-de-sac of a well designed medium/large detached dwellings. The property is adjoined via a garage to No 3 with the rear garden of No 7. Sandy Lane borders the side of the property. The proposed would enlarge the study/hall and create a utility room. The roof would have hips at each end with a sharply pitched central structure as a feature (gable end)

> Impact on neighbouring properties. – The neighbour No 3 is set back about 9m from the application property. The garage into the houses. The proposal is only at ground floor so it would not impact adversely in terms of overbearing, overshadowing or overlooking.

> Impact on Streetscene / Character of the area – The extensions to the study and the erection of the utility room do not create any problems but the roof feature above the Lobby gives reason for concern. The ridge of this pitch is 4.5m high and almost meets the eaves. The extension projects 3.4m with a gable end. No other such porch extensions exist in the close. The porch extension is therefore considered an incongruous feature in the close and to the detriment of the streetscene and warrants refusal of the proposal.

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

(tick appropriate box)

Application Number F/2001/5496
~~Conditions~~/Reasons for Refusal REFUSAL

No	Std Con	Std Reas	~~Non Std Conditions~~./ Reasons for Refusal
			The proposed porch extension by reason of its bulk location and design would form an obtrusive feature to the detriment of the character and appearance of the surrounding area. As such the proposed development is contrary to policy SBE1 and SBE2 of the SEALP, policies WBE1 and WOS3 of the WDLP (dd) and policies LD3 ~~and~~ of the BSP.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Limmer Close Wokingham.

APPLICATION NUMBER: F/2001/5496

OFFICER: ~~Heidi Lynch~~ Phillip

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

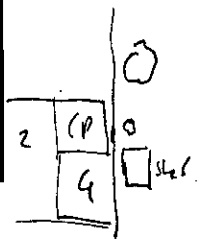
Cul-de-sac residential
detached + link detached
All brown hung tiles front porches +
Hall protrude
moderate high density.

3. DESCRIPTION OF SITE/BUILDING

Link detached house (4 bed)
car port stilts + 1 garage front garden.
exstg porch with side entrance + mono pitch roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

47 - Sandy lane garden backs on 1.5m lane + trellace + ledge - small shed
1 large rubber + 1 tree
No. 3 - close slight stagerback (1m) front window on both floors
side entrance on panel



5. SITE CONSTRAINTS

TREES 1 birch

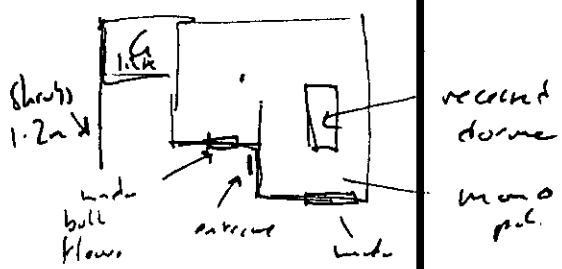
ACCESS/PARKING

LEVELS level

BOUNDARY TREATMENT 1.5m lane

OTHERS

nothing like proposal in the area - all other pitches are shallower.

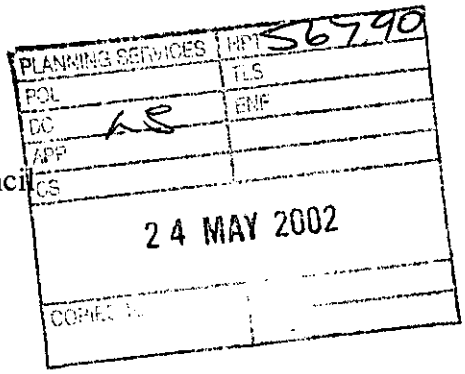


5496

ENVIRONMENT AGENCY

Our Ref : SP/2001/005072-2/1
Your Ref : F/2001/5496

Date : 22 May 2002



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

FAO: Louise Smith

Dear Madam

SINGLE STOREY FRONT EXTENSION TO DWELLING

2 LIMMER CLOSE, WOKINGHAM, BERKSHIRE, RG41 4DF

Thank you for your letter dated 7 May 2002, received on 9 May 2002. Please quote the following reference in any correspondence: SU76NE/14/15. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE TO LOCAL AUTHORITY:

Waste Regulation

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

Grid reference	Distance from site	Landfill name	Details
SU784680	72m	Highland Ave	Industrial and Commercial

The applicant is advised to incorporate gas protection measures into the design of the building unless risk assessment demonstrates that this is not necessary. Suitable gas protection techniques are outlined in the Building Research Establishment Report No. 212 - "Construction of New Buildings on Gas Contaminated Land". Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

PLANNING INFORMATIVES

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

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO APPLICANT

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

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.

Wildlife Conservation

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

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 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Rodger Pring & Son

Application Number : F/2001/5496	Map No : 82
Case Officer : HL	Site Area : 0.04
Valid Date : 14/12/01	Received Date: 14/12/2001

Level : Delegated Application

Description : Proposed single storey front extension to dwelling.

Location : 2, Limmer Close, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr/Mrs A Whait C/O Mr R Pring & Sons.

Fee Required: £95 Fee Received: £95 (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

(Trees) ✓

Environmental Health

● 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

OTHERS

.....No. are - appr.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....S/W. + see map.....

.....

.....

14.DEC.2001* 5496

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

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

Your Ref.
My Ref.; RP/382

13 December 2001

Dear Sirs,

Re; Planning application for
proposed single storey front extension at
2, Limmer Close, Wokingham, Berkshire, RG41 4DF.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/382/01 to 06 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

If there are any issues you would like to discuss prior to determination please give me a call.

Yours faithfully,

Roger Pring.

C/C Mr. & Mrs. A. Whait.

REGISTERED NO. 2284491

Environmental Services

For office use only.
Application number: 14 DEC 2001 * 5496

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 A WHAIT
	Address and postcode	2 LIMMER CLOSE WOKINGHAM BERKSHIRE RG41 4DF
	Phone number	0118 978 9505
2	Agent's Name	ROGER PRING & SONS
	Address and postcode	278, NINE MILE RIDE, FINCHAMPSTEAD WOKINGHAM, BERKS RG41 4DF
	Phone number	0118 973 3502
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.	2 LIMMER CLOSE WOKINGHAM BERKSHIRE RG41 4DF
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber	RED BRICK DARK BROWN GRANULAR PLAIN TILE HANGING & RED/BROWN ROOF TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 0
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 A WHAIT.

Date 13/12/01

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

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

Tel: (0118) 974 6442

Date: **20 December 2001**

My ref: F/2001/5496

CONFIDENTIAL

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/2001/5496
2, Limmer Close, , Wokingham.
Proposed single storey front extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5496**
2, Limmer Close, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor King

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

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

Tel: (0118) 974 6442

Date: **20 December 2001**

My ref: F/2001/5496

CONFIDENTIAL

Councillor 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

Dear Councillor

Application Number: F/2001/5496
2, Limmer Close, , Wokingham.
Proposed single storey front extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5496**
2, Limmer Close, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6442

Date: **20 December 2001**

My ref: F/2001/5496

CONFIDENTIAL

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/2001/5496
2, Limmer Close, , Wokingham.
Proposed single storey front extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5496**
2, Limmer Close, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 8 January 2002

Location:	2 Limmer Close, Wokingham
Proposal:	Proposed single storey front extension to dwelling.
Application Number:	F/2001/5496

In response to your consultation dated 20 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposed extension to the front of the house. The scale of the site plan at 1:500 is incorrect, as the beech tree in the front garden is only approximately 2.5m from the proposed extension. The beech is a very young tree with limited root spread so that the proposed extension will not cause any significant damage to the tree.

Catherine Brimble

Catherine Brimble
Landscape Architect

Our Ref : SP/2001/005072-1/1
Your Ref : F/2001/5496

Date : 18 January 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 52030
POL	TLS
DC HL	ENF
APP	
CS	
21 JAN 2002	
COPIES TO:	ACK:
	FILE:

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

PT

Dear Ms Lynch

SINGLE STOREY FRONT EXTENSION TO DWELLING AT 2 LIMMER CLOSE, WOKINGHAM, BERKSHIRE

Thank you for your letter dated 20th December 2001, received on 24th December 2001. Please quote the following reference in any correspondence: **SU76NE/14/15**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

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

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

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

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

Presence of a Watercourse

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

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

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

ADVICE TO APPLICANT

Pollutuion Control

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

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

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

DECISION NOTICE

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

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Rodger Pring & Son

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

ADDRESS 2 LIMMER CLOSE PARISH WOKINGHAM

PLOT No. 2. ORD. SHEET No. SU 7867/7967 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00876	Kirby	Linked house	11. 7. 74	NA CA
BR 2725	Const Tech Prod.	" "	10 6 75	App NA
BR 3431	" "	" "	10 10 75	App NA
BR 10285	Mr W Hart	Garage & lounge extn	19. 2. 79	App NA
10374	" "	" " "	4. 5 79	NA CA
BR 13010	" "	" "	11. 4 80	App NA
12873	"	" " "	2. 5 80	NA CA
BR 23353	MR. A. WHATT	" "	19.11.84	APP N/A
22426	"	1ST FLOOR EXT. & CHI TO GARAGE	13.12.84	N/A CA

DATE OF COMPLETION

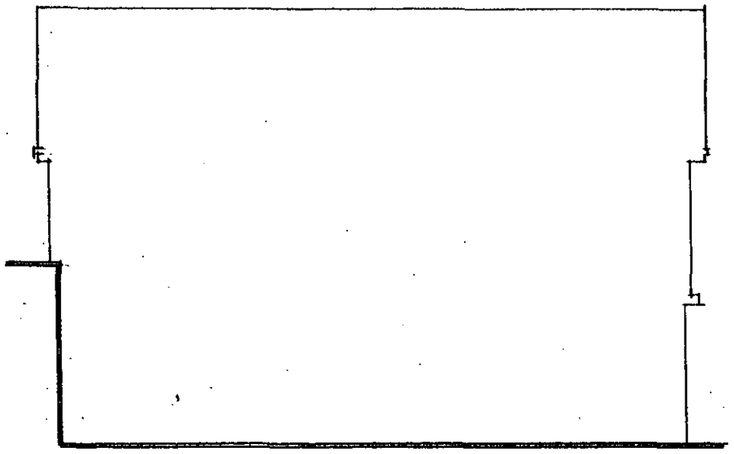
MINISTRY DECISION

SPECIAL ORDERS

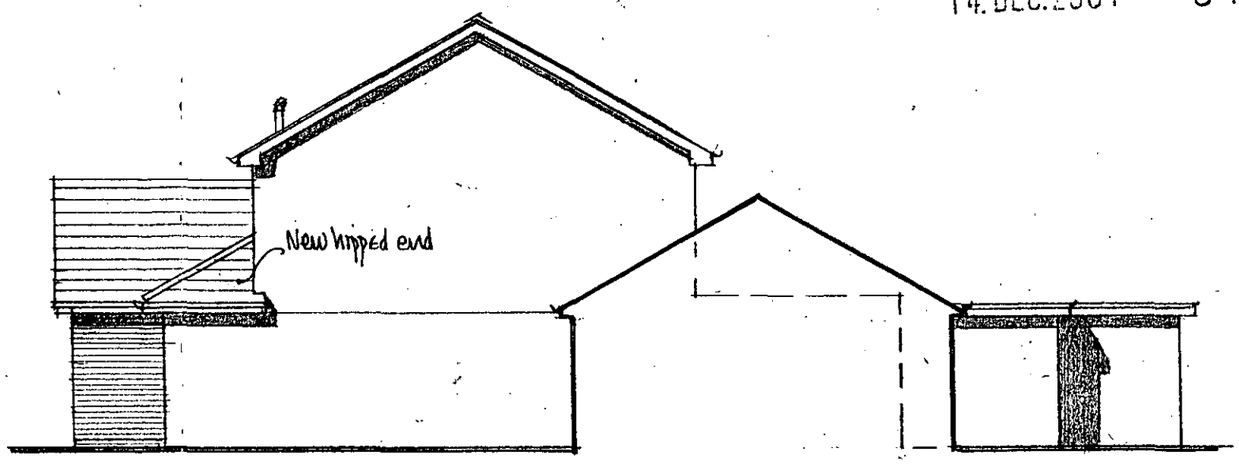
DRAINAGE

091074

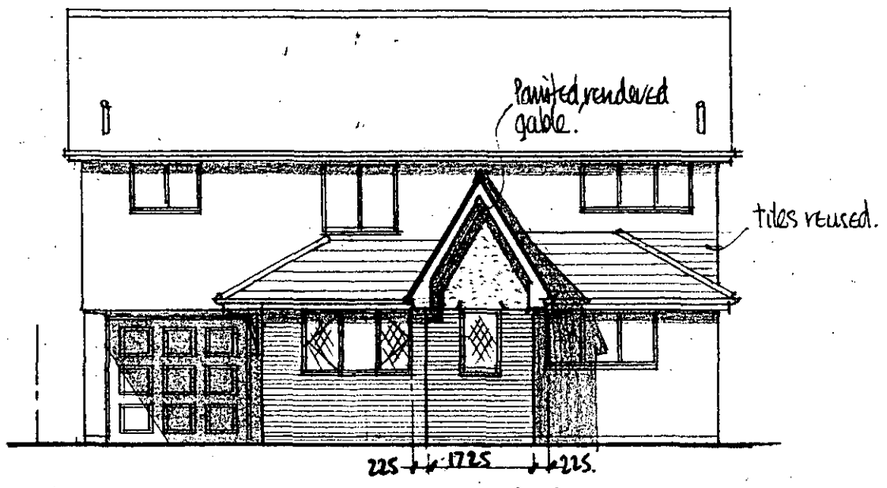
14.DEC.2001 * 5496



REAR ELEVATION (W) UNCHANGED

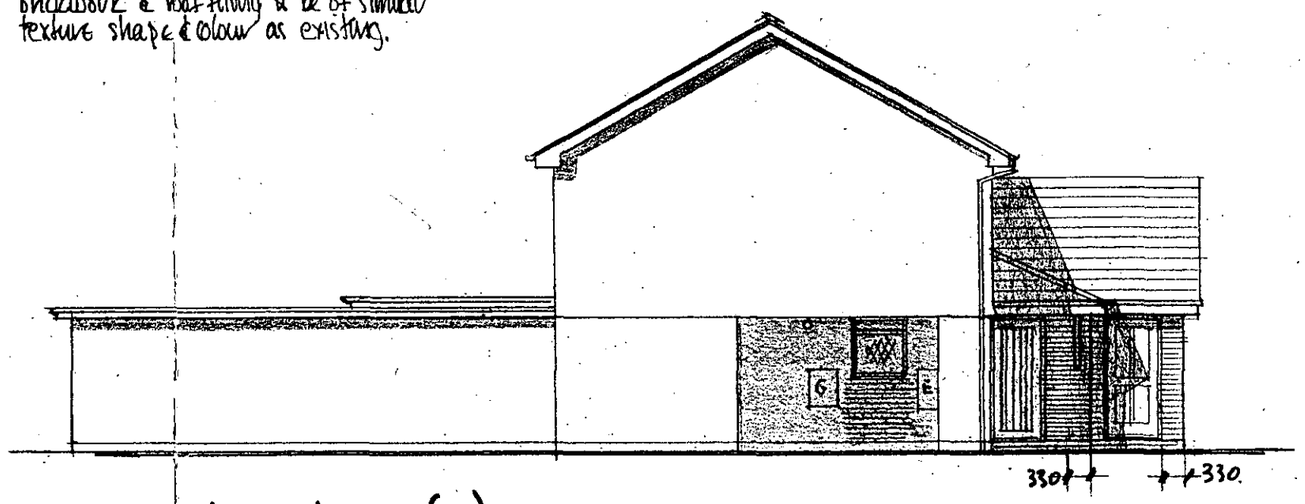


SIDE ELEVATION (N)



FRONT ELEVATION (E)

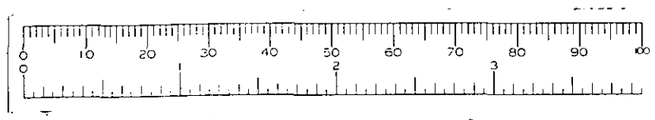
Brickwork & roof tiling to be of similar texture shape & colour as existing.



SIDE ELEVATION (S)

RELEASED

ELEVATIONS : AS PROPOSED.



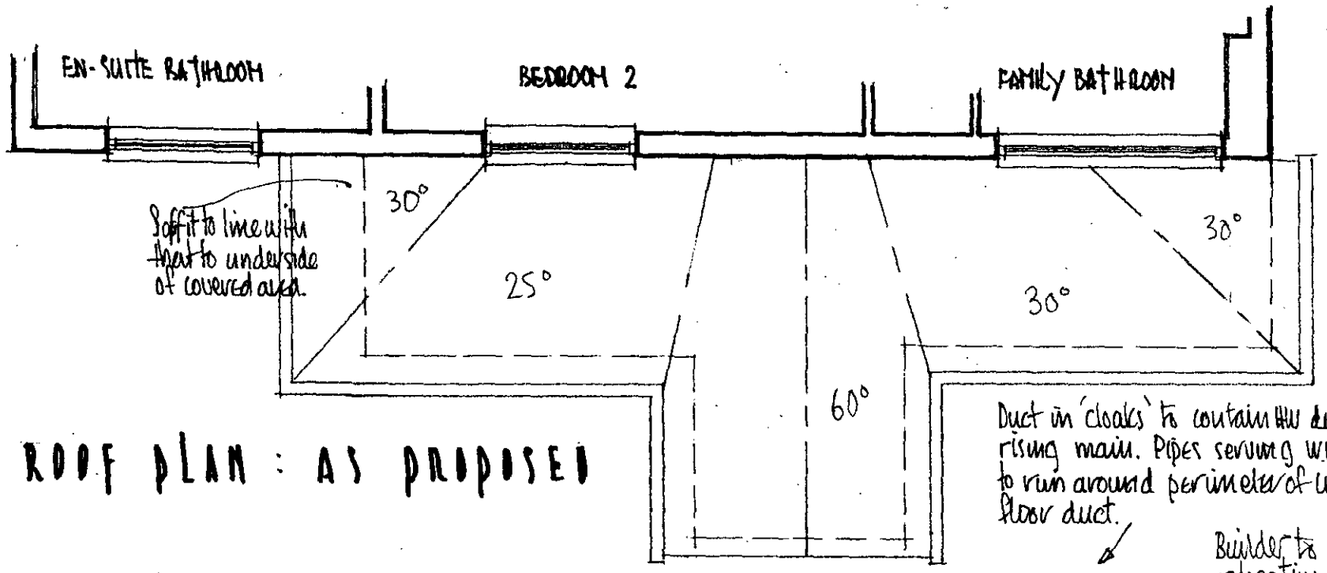
2, LIMMER CLOSE, WOKINGHAM, BERKSHIRE,

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/382/06 SCALE. 1:100 . DATE 12/12/01

Revisions;

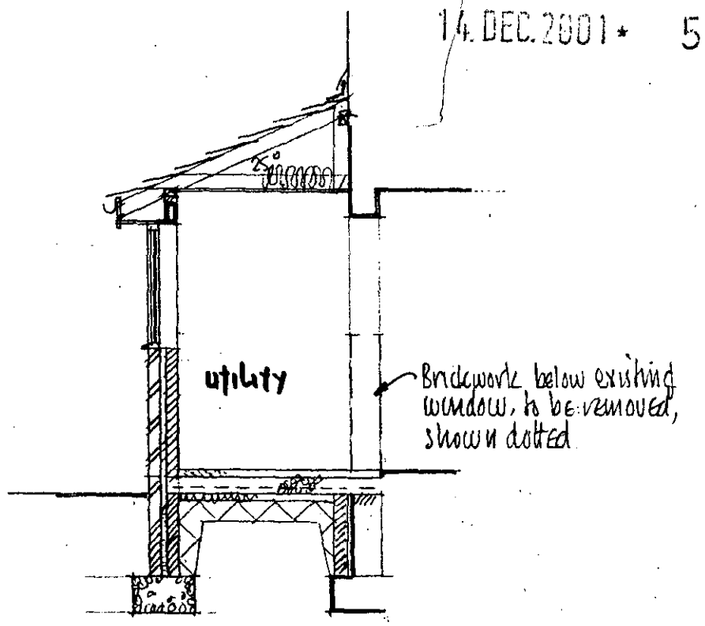
14. DEC. 2001 * 5496



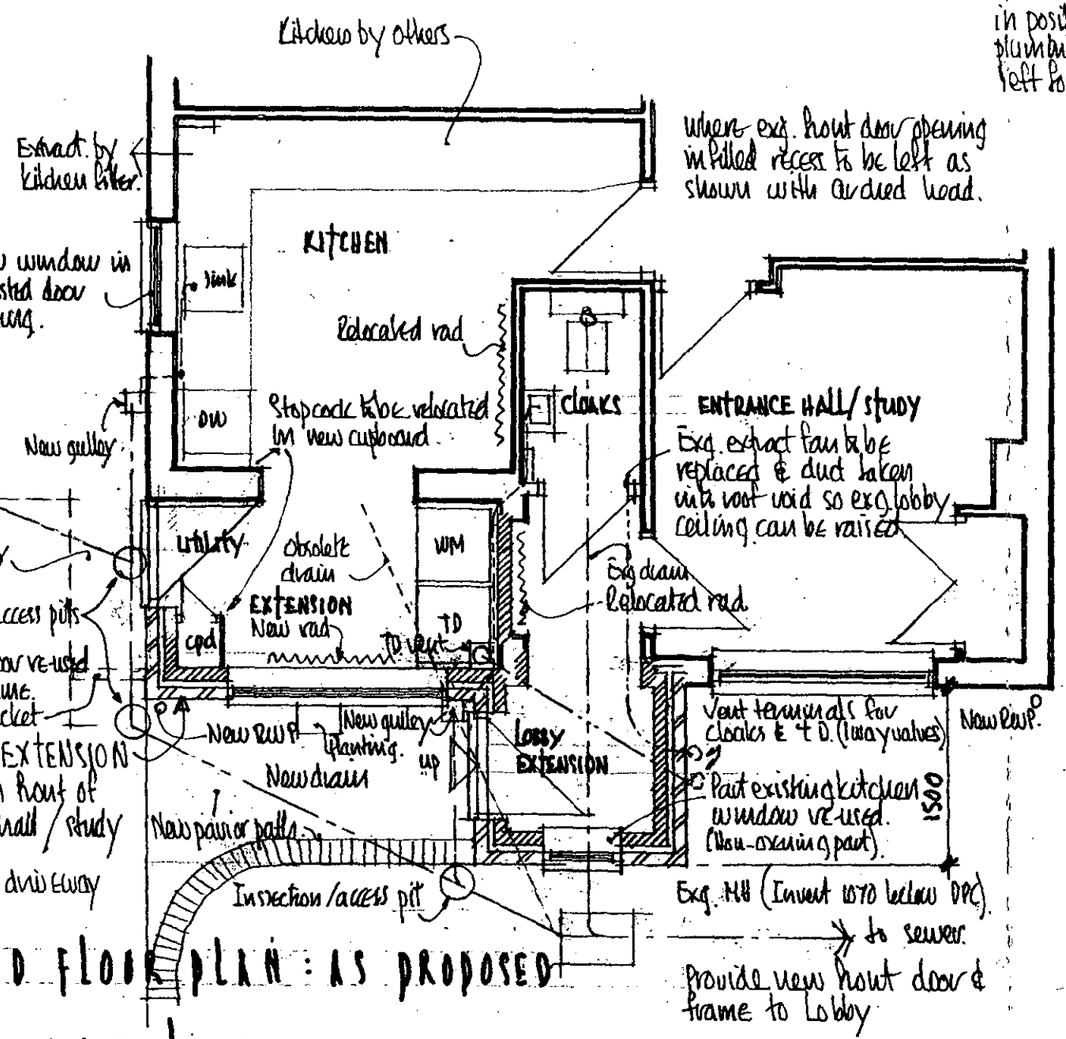
ROOF PLAN : AS PROPOSED

Duct in 'cloaks' to contain the down service & rising main. Pipes serving W.M., D.W. & sink to run around perimeter of utility in floor duct.

Builder to allow for temporary relocation of sink & base unit in position shown including plumbing & waste. Taik to be left for W.M.

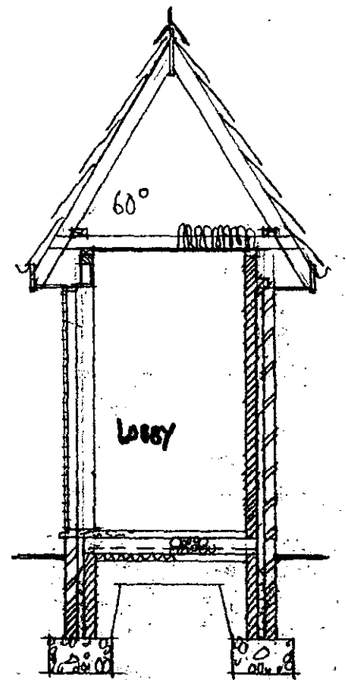


SECTION THROUGH UTILITY



When exg. front door opening infilled recess to be left as shown with arched head.

Alarm panel relocation by others.



SECTION THROUGH LOBBY

GROUND FLOOR PLAN : AS PROPOSED

2, LINMER CLOSE, WOKINGHAM, BERKSHIRE

REFUSED

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278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
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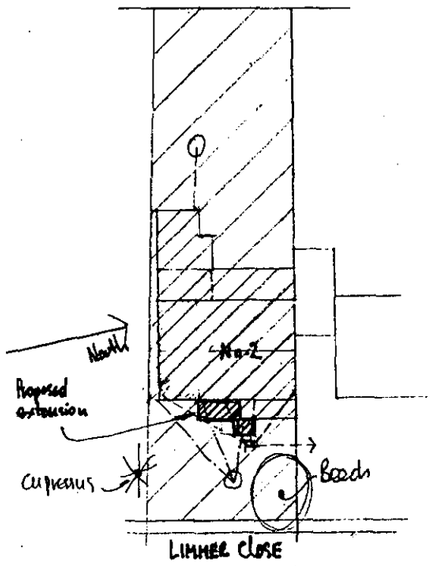
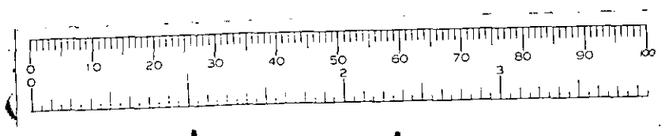
DRG. NO. 01/582/05 SCALE. 1:50 . DATE 11/12/01

Revisions;.....

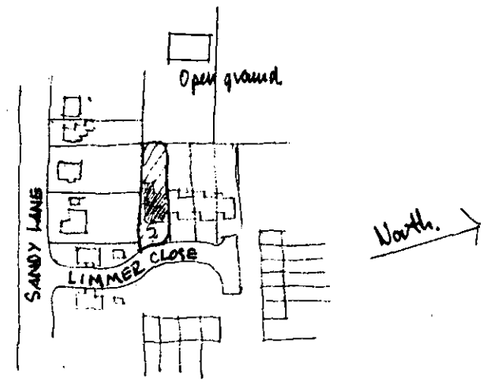
14.DEC.2001* 5496



SITE PLAN 1:500



2, LIMMER CLOSE, WOKINGHAM, BERKSHIRE,



LOCATION PLAN 1:2500

REFUSED

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ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
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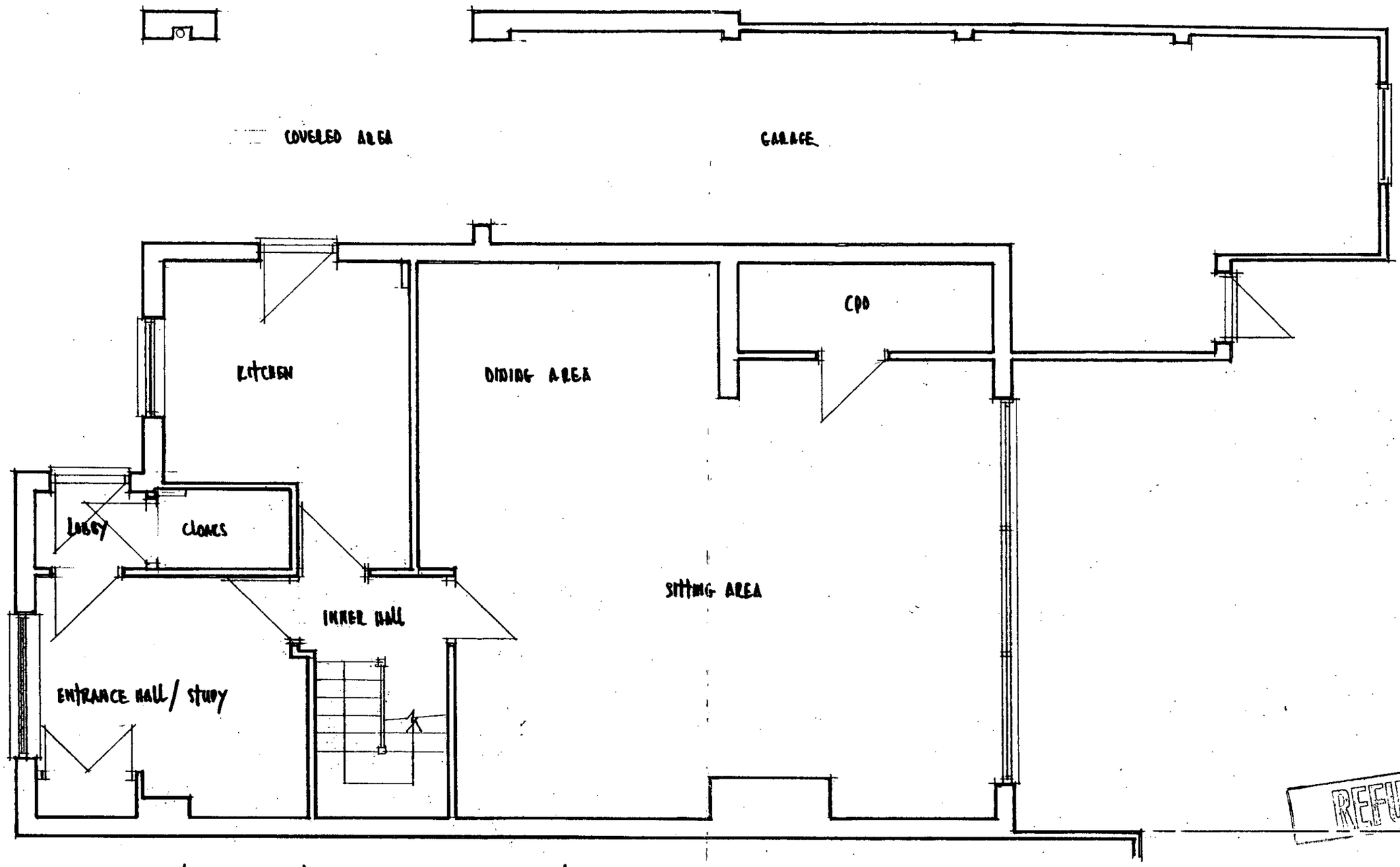
DRG. NO.01/382/01 SCALE.As shown . DATE 18/12/01.
Revisions;

14.DEC.2001* 5496



REFUSED

GROUND FLOOR PLAN : AS EXISTING

2, LINNER CLOSE, WOKINGHAM, BERKSHIRE,

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride. Finchampstead, Wokingham, Berkshire, RG40 3NT.
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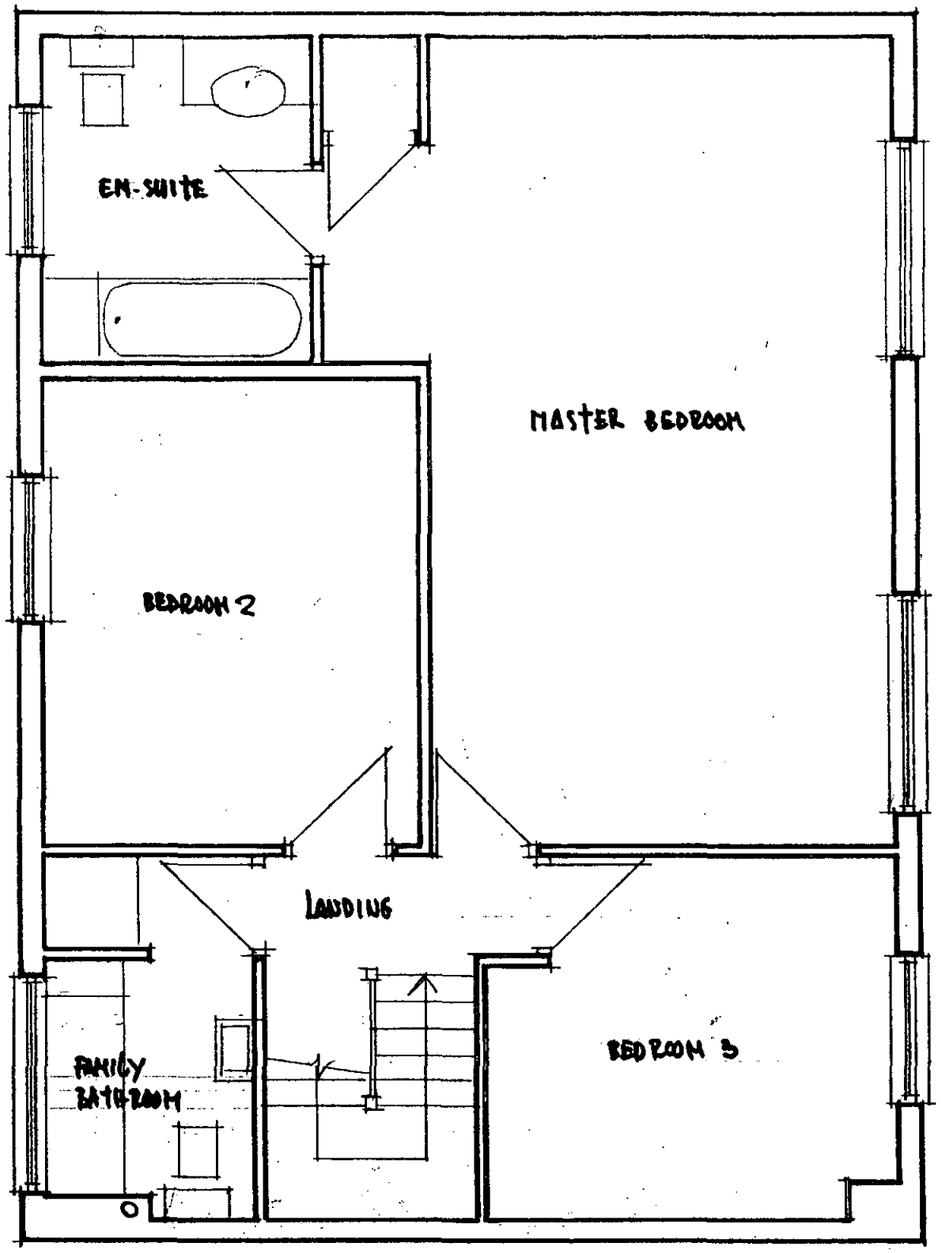
DRG. NO. 01/382/02 SCALE. 1:50 . DATE 07/12/01.

Revisions;

14.DEC.2001 • 5496



FIRST FLOOR PLAN : AS EXISTING

2, LIMNER CLOSE, WOKINGHAM, BERKSHIRE

UNDISPOSED

ROGER PRING & SONS.
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278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
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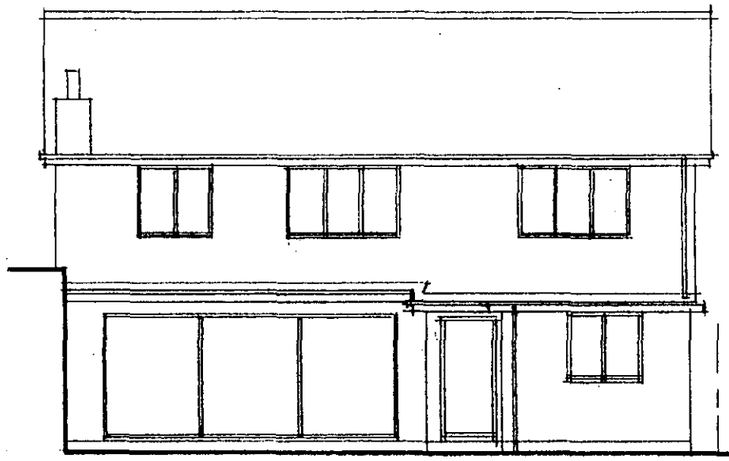
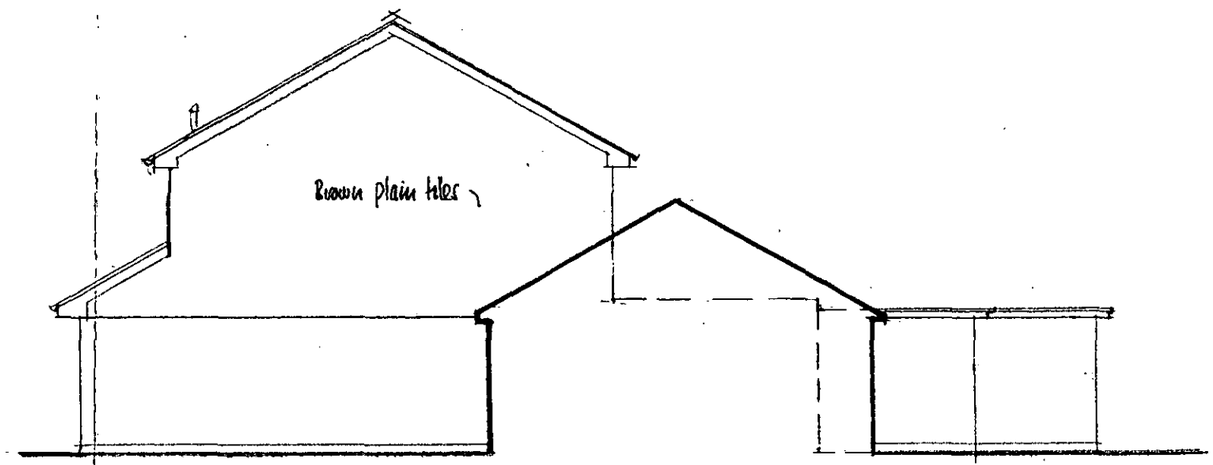
DRG. NO. 01/382/03 SCALE. 1:50 . DATE 07/12/01

Revisions;

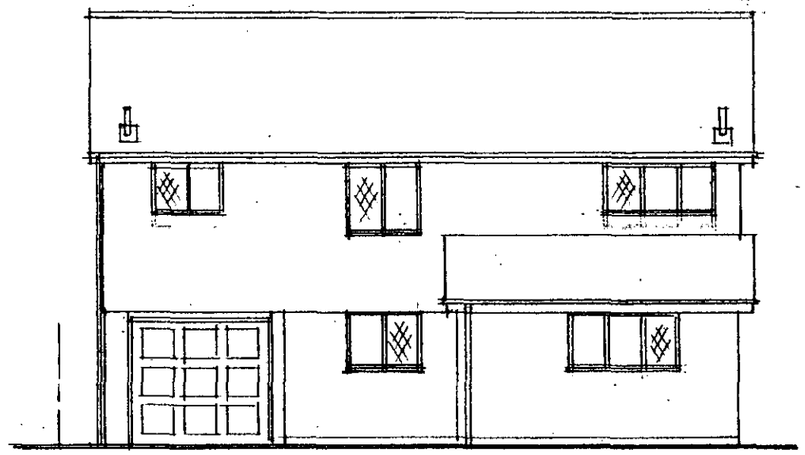
14.DEC.2001* 5496



REAR ELEVATION (W)

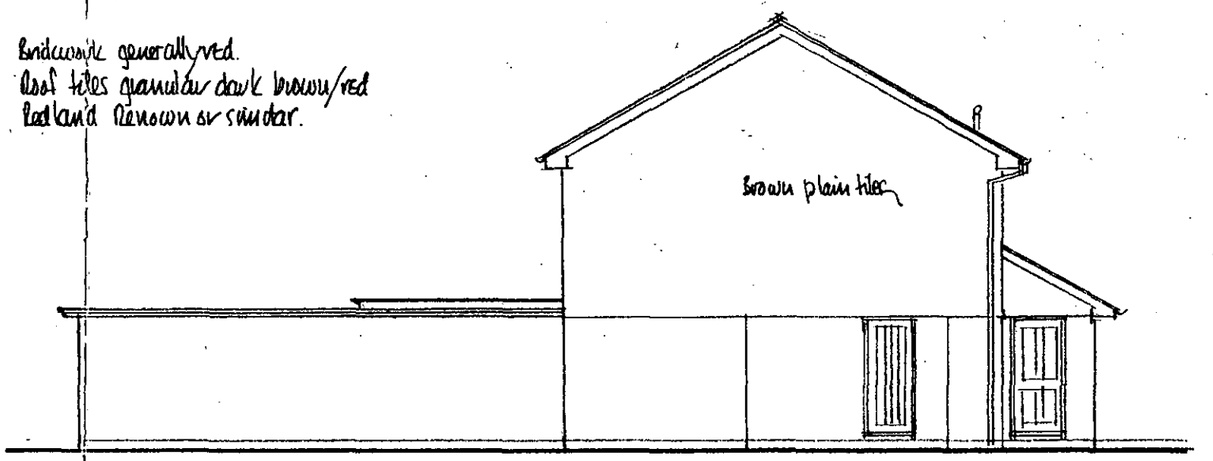


SIDE ELEVATION (N)



FRONT ELEVATION (E)

Brickwork generally red.
Roof tiles granular dark brown/red
Redland Renown or similar.



SIDE ELEVATION (S)

RE-USED

ELEVATIONS : AS EXISTING

2, LINNER CLOSE, WOKINGHAM, BERKSHIRE,

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride. Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO. 01/302/04 SCALE. 1:100 . DATE 8/12/01.
Revisions;