26/12

APPLICATION NO:
F/2002/8047

LOCATION:
19 Lenham Close, Winnersh Wokingham.

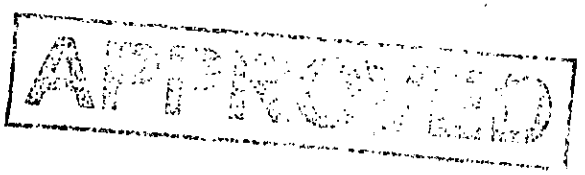
APPLICANT:
Mr G Nelson C/O Perryhill Designs

PROPOSAL:
Proposed first floor side extension to dweling.

EARLIEST DATE FOR DECISION: **21/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/01/2003

CASE OFFICER: **Dawn Hancocks**



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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Nelson
C/O Perryhill Designs
Meldon
Chapel Cleeve
Minehead
Somerset
TA24 6HR

Application Number: F/2002/8047

Parish: **WINNERSH**

Location: **19, Lenham Close, Winnersh, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling.**

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. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, fixed shut, with the exception of a top hung fanlight, and be permanently retained so thereafter.

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 safeguard the amenities of the occupiers of neighbouring residential properties.

Informative

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

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.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/8047

Applicant : Mr G Nelson C/O Perryhill Designs.

Location : 19, Lenham Close, Winnersh, Wokingham.
Proposal : Proposed first floor side extension to dweling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/12

Date of Neighbour Notifications : .....

Date of Site Visit : 10/12/02

Date Registered : 21/11/2002

Earliest Date for Decision : 21/12/2002

Latest Consultation Date/Site Notice Expiry Date : 21/12/2002

This application will have expired on: 16/01/2003. 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 P.C. - no objection

Planning Issues :

H'd settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/8047

Appraisal:

Development
The proposed is for a first floor side extension to dwelling over existing side extension. The site is a link-detached dwelling located within the identified settlement of Winnersh at the end of a Close. The proposed would be 3.7m wide and 6.9m deep. It would have a hipped roof matching the existing main roof. The proposed would be set back by 0.3m from the front and 0.1m from the rear.

1) Impact upon the neighbours
The boundary with No.18 Lenham Close is of a 1.8m fence and 6m high conifers. No.18 has no side windows facing the proposed and is on approximately 0.5m higher ground. There is a small obscure glazed window proposed on the side elevation facing No.18. It is considered that there would be no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
The proposed would be partially visible from the front of the house and it would be built in a direction away from the road. The materials would match existing. It is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8047
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C046	R046	after fixed shut insert 'With the exception of
			of top hung fanlight.'

RECORD OF SITE VISIT

SITE ADDRESS: 19 Lenham Close
Winnersh Wokingham.

APPLICATION NUMBER: F/2002/8047

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 10/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes . post to front

2. DESCRIPTION OF SURROUNDINGS
detached + link detached
open plan

3. DESCRIPTION OF SITE/BUILDING
link detached + attached garage
side + rear s/st ext . - vis to road

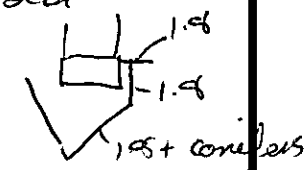
4. RELATIONSHIP TO ADJOINING PROPERTIES
18 - no 1st or gnd flr side windows .
- faces with proposals - vis from patio

5. SITE CONSTRAINTS

TREES No 18 - small bushes to side with proposed

ACCESS/PARKING

LEVELS n up to 0.5m lower than 18 .



BOUNDARY TREATMENT 1.8m fence to side + rear .
6m high conifers to No 18
- can see s/st/s

OTHERS

1.8m fence to front

FROM: Dawn Hancocks

DATE: 28 November 2002

DELIVERED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2002/8047

Proposal: Proposed first floor side extension to dweling..

Site Address: 19, Lenham Close, Winnersh, Wokingham.

Applicant: Mr G Nelson C/O Perryhill Designs.

Your observations are required in respect of this application **by 21/12/2002** .

No comments

PLANNING SERVICES	HPT
POL	TLS
DC	EJP
APP	
CS	
19 DEC '02	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 18.12.02

Clerk To Winnersh Parish/Town Council.

Application Number : F/2002/8047	Map No : 60
Case Officer : OSH.	Site Area : 0.05
Valid Date : 21/11/02	Received Date: 21/11/2002

Level : Delegated Application

Description : Proposed first floor side extension to dweling.

Location : 19, Lenham Close, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Mr G Nelson C/O Perryhill Designs.

Fee Required: £110 Fee Received: £110 (2)

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

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map.

.....

.....

No pre-apps

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

Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8047

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/2002/8047
19, Lenham Close, Winnersh, Wokingham.
Proposed first floor side extension to dweling.

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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/8047**
19, Lenham Close, Winnersh, Wokingham.
Proposed first floor side extension to dweling.
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**********

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Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8047

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
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_____

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Signed: _____ Date: _____

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

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

Tel: (0118) 974 6480

Date: 28 November 2002

My ref: F/2002/8047

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
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Trevor Watson
Development Control Manager

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Case officer: **Dawn Hancocks** Application Number: **F/2002/8047**
19, Lenham Close, Winnersh, Wokingham.
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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 Ball
**********FILE COPY**********

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8047

Proposal:
Proposed first floor side extension to dweling.

Location:
19, Lenham Close, 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/2002/8047 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2002. 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

28 November 2002

Organisation_Name	Building_Name	address1	Postcode
		15LENHAM CLOSEWOKINGHAM	RG41 1HR
		16LENHAM CLOSEWOKINGHAM	RG41 1HR
		17LENHAM CLOSEWOKINGHAM	RG41 1HR
		19LENHAM CLOSEWOKINGHAM	RG41 1HR
		20LENHAM CLOSEWOKINGHAM	RG41 1HR

+18 Lenham Close.

Neighbours list F/2002/8047

21.11.2002 8047

1959/a

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

8047

21 NOV 2002

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR G. NELSON
	ADDRESS	19 LENHAM CLOSE
		WINNERSH, WOKINGHAM,
		BERKS
	POST CODE	RG41 1HR Tel. No. 01189 790610
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PERRYHILL DESIGNS
	ADDRESS	~~MELDON~~, CHAPEL CLEEVE,
		MINEHEAD,
		SOMERSET
	POST CODE	TA24 6HZ Tel. No. 01984 641590
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	19 LENHAM CLOSE, WINNERSH
		RG41 1HR
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	FIRST FLOOR SIDE EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ALL MATERIALS USED ON NEW WORK ARE TO BE COMPATIBLE WITH THE EXISTING HOUSE

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans. — YES / ~~NO~~ NO CHANGES

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. — ~~YES~~ / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated — YES
(b) The fee (the current scale of fees is attached) — £110
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. — ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings — ✓
(iii) 1:100 or 1:200 scale floor plans and elevations — ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

\# I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED E N Robsons ON BEHALF OF MR G. NELSON

DATE 25 11 02

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1)

ADDRESS 19 LENHAM CLOSE PARISH WINNERSH

PLOT No. 25 STAGE 1 ORD. SHEET No. SU. 7969 (68)

BUILDER SU. 7970 (60)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/64/59	Mrs M Harrison	Outline Res. Dwell.	23 · 4 · 59	N/A Refuse
O/112/61	"	"	24 · 5 · 61	N/A Refuse
O/8/64	"	"	7 - 2 · 64	N/A Refuse
O/132/65	"	"	21 · 6 · 65	N/A Refuse
O/117/66	"	"	16 · 5 · 66	N/A Refuse
O/100/69	Allison Construct Co Ltd	"	7 · 8 · 69	N/A Refuse
954/71	Mr+Mrs Harrison	"	30 · 9 · 71	N/A Refuse
193/73	K. H. Construction Ltd	Detach Hse+Garage	22 · 2 · 73	N/A C/A
96/63449/F	MR.G.NELSON	S/St. EXTENSION	23.4.96	C/A
FP96/5366	"	"	16.5.96	APP

DATE OF COMPLETION

MINISTRY DECISION 954/71 Appeal Allowed 19.9.72

SPECIAL ORDERS

DRAINAGE

933

(2)

DDRESS 19 Lenham close **PARISH** Winnersh

LOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
2002/8047		MR NELSON	1ST FLOOR SIDE EXT			

INISTRY DECISION:

PECIAL ORDERS: