APPLICATION NO:
F/2000/3025

LOCATION:
7 Belvedere Walk, Winnersh Wokingham.

APPLICANT:
Mr R Edwards C/O Ian Hunt Associates Ltd

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 07/02/2001

CASE OFFICER: **Helen Pollock**

SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Edwards
C/O Ian Hunt Associates Ltd
Idex House
85 Southampton Street
Reading
Berkshire
RG1 2QU

Application Number: F/2000/3025

Parish: **WINNERSH**

Location: **7, Belvedere Walk, Winnersh, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.**

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. 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 of the building hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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 residential amenities of the occupiers of neighbouring properties.

Reason
4. To prevent pollution of groundwater.

Informative
1. This permission relates to the application as amended with revised drawing numbers 542/03 and 542/04 Revision A submitted to the Local Planing Authority on 16/01/01 showing the overall width of the proposed extension reduced by 100mm from 1800mm to 1700mm and does not approve the proposals as originally submitted.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
3. 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 LBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 06/03/2001

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.

Faxed for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3025	HP
BUILDING CONTROL NUMBER.	FP 2000/1401	Paul
APPLICANT/AGENT	Ian Hunt Associates Ltd.	
ADDRESS OF SITE	7. Belvedere Walk WINNERSH.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + (S/S rear conservatory - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	542/01	542/01
ELEVATIONS	542/04	542/04A
FLOOR PLANS	542/03	542/03A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - width of 2nd reduced slightly so there is no encroachment	
DATE	19/3/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	19/3/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6480 (Direct Line)
E-Mail: Helen.Pollock@wokingham.gov.uk
Date: 26th January 2001
My ref: HP/F/2000/3025

Mr I Hunt
Ian Hunt Associates
PO Box 435
Reading
Berkshire
RG6 3DR

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 Mr Hunt,

RE: 7 BELVEDERE WALK, WINNERSH (F/2000/3025)

I refer to the above planning application.

Following discussion with the occupiers of the neighbouring properties, It appears that there is some dispute as to the exact location of the boundary between No.7 and the garage of No.9. I therefore request that you provide written confirmation that the proposal would be constructed wholly within the curtilage of No.7 and there would be no encroachment on to the land owned by the occupiers of No.9 (including footings and overhangs of guttering). If this is not the case, encroachment will render the current application invalid and a notice under Section 66 Town & *Country Planning Act 1990, section B Certificate of Ownership should be completed.* Please supply this information within the next 7 days, as the current application can not be determined until this matter has been resolved.

Should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely

Miss H L Pollock
Planning Assistant

Sent 1st class 26/1/01

Date: 17 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3025

Location: 7, Belvedere Walk, Winnersh, Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Applicant: Mr R Edwards C/O Ian Hunt Associates Ltd.

Case Officer: Helen Pollock

The new plans show the following: The proposed width of the development reduced by 100mm to 1700mm wide. Drawing nos 542/03A & /04A.

Comments are required by 27/01/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

1970

(RING ONE)

REVISED PLANS | **ADDITIONAL PLANS** | **MINOR AMENDMENTS** | **ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS**

App No. f/2000/3025 **(Planaps) /** **(Ludhouse)** **Date Rec.** 16/11/11

Location: 7 Belvedere Walk

Parish Winnersh

Applicant: MR Edwards

Description of attached plans Revised plans showing the proposed width of the dev. reduced by 100mm to 1700mm wide.

Drawing No's: 542/03A + 04A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's
1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: 8 + 9 Belvedere Walk. (please send 1st class)

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N **(Delete as required)**

Redate Application ~~Y~~ / N **From**

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER Helen P

Consultations Sent by Admin. on 17.01.B

Yellow - **Part One Copy**
Green - **Officer's Copy**

By HAND 15.01.2001

Architecture ◆ Planning ◆ Interiors

Ian Hunt Associates

15/01/2001

38715

POL	TLS
DC HP	ENF
APP	
CS	
16 JAN 2001	
COPIES TO:	ACK:
	FILE:

Our ref: IRH/542/DOC.04

Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berkshire, RG40 1WW

For the attention of Ms Helen Pollock: Planning Officer

Dear Ms Pollock

Re: Application N° F/2000/3025
Proposed Extension
AT: 7 Belvedere Walk, Winnersh

Further to your comments regarding possible encroachment of the proposed extension on the air space of the adjoining garage, we have after consultation with our client amended the scheme as follows. The overall width of the proposed extension has been reduced by 100mm, from 1800mm to 1700mm wide, resulting in a gap between the extension and the adjoining garage wall of 300mm. We have also amended the verge overhang to around 100mm overall, which is probably a truer reflection of the existing gable end detail which will be replicated on the extension.

We therefore enclose 6 copies of our drawing N°s 542/03A & 04A suitably amended to show these changes, as requested.

If you have any further queries please do not hesitate to contact us.

Yours sincerely

IAN R. HUNT: Director
(For Ian Hunt Associates Limited)

Encl.

Cc: Mr Rex Edwards

PO Box 435 Reading Berkshire RG6 3DR

Directors: Ian R. Hunt AMASI
Terry March
Consultants: Dr. Raymond Ogden Dip. Arch. PhD
George A. Harvey Dip. Arch

Telephone: 0118 986 7990/1
0118 959 1645
Fax: 0118 950 9262
E-Mail: ihd@ihadesigners.freeserve.co.uk

IAN HUNT ASSOCIATES LIMITED Registered in England No. 3935712 trading as Ian Hunt Associates
V.A.T. Registration No. 314 7357 63

Architecture • Planning • Interiors

Ian Hunt Associates

PO Box 435 Reading Berkshire RG6 3DR

PLANNING SERVICES	HPT 40248
POL	FLS
DC HP	SHE
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK:
	FILE:

Our ref: IRH/542/DOC.08

21 February 2001

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

For the attention of Miss H L Pollock, Planning Assistant

Dear Miss Pollock

RE: APPLICATION NO. FP/2000/3025
PROPOSED EXTENSION AT 7, BELVEDERE WALK, WINNERSH, WOKINGHAM

Further to our letter dated 02 February 2001our client has now received, from HM Land Registry, plans confirming the locations of the legal boundaries of his property and that of his neighbour at No 9 Belvedere Walk.

We have enclosed copies of the 2No plans for your information.

The boundaries, marked in red, confirm that the boundary indicated on our plans is correct and that the proposed extension will be constructed wholly within the curtilage of No 7.

We trust this resolves any encroachment issues and enables the application to proceed accordingly.

Yours sincerely

TERRY MARCH
for and on behalf of Ian Hunt Associates

cc. Mr R Edwards

Encl.

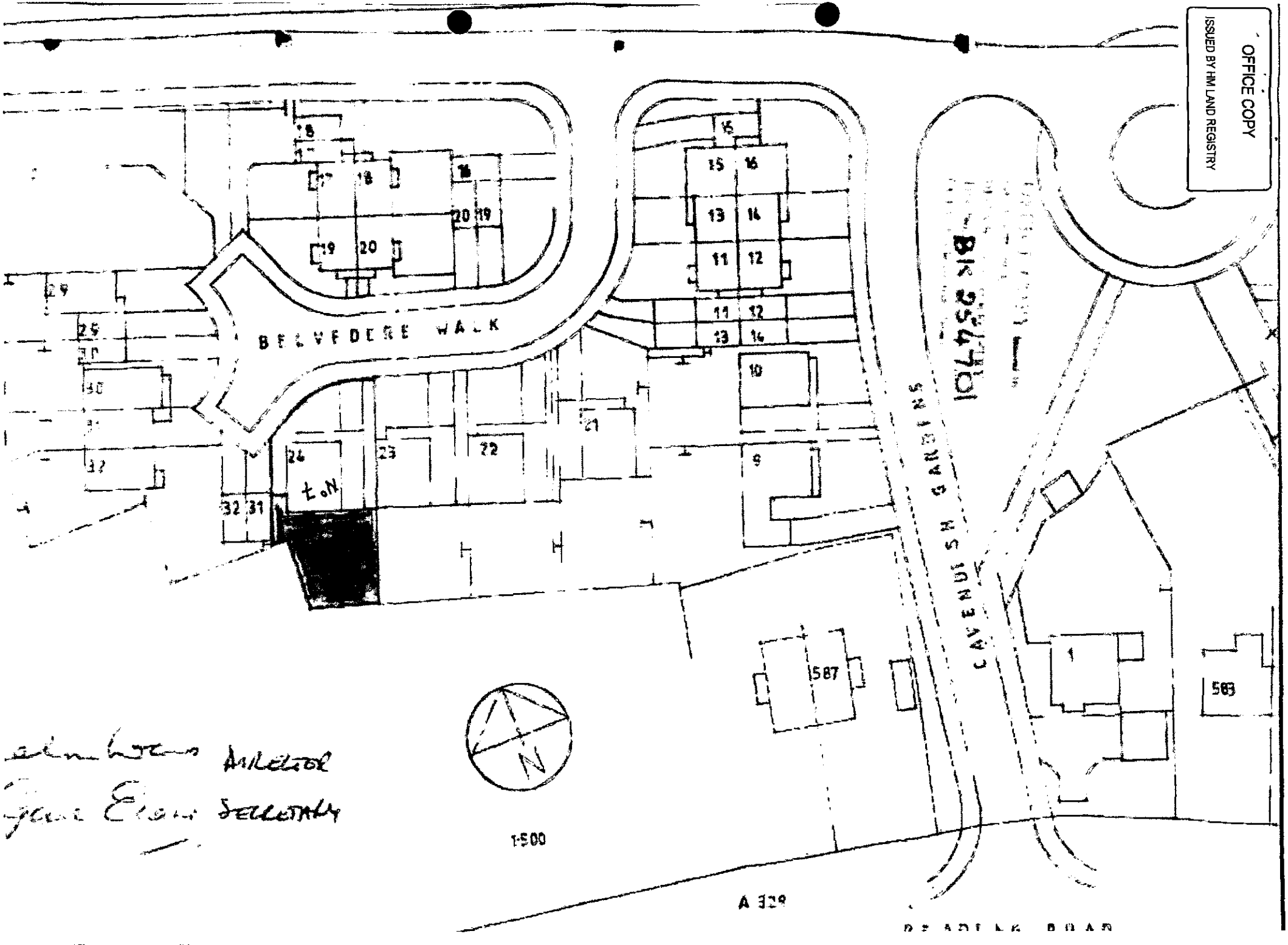
Directors: Ian R. Hunt AMASI
Terry March

Consultants: Dr. Raymond Ogden Dip. Arch. PhD.
George A. Harvey Dip. Arch.

Telephone: 0118 986 7990/1
0118 959 1645
Fax: 0118 950 9262
E-Mail: ihu@ihadesigners.freeserve.co.uk

IAN HUNT ASSOCIATES LIMITED Registered in England No. 3935712 trading as Ian Hunt Associates
V.A.T. Registration No. 314 7357 63

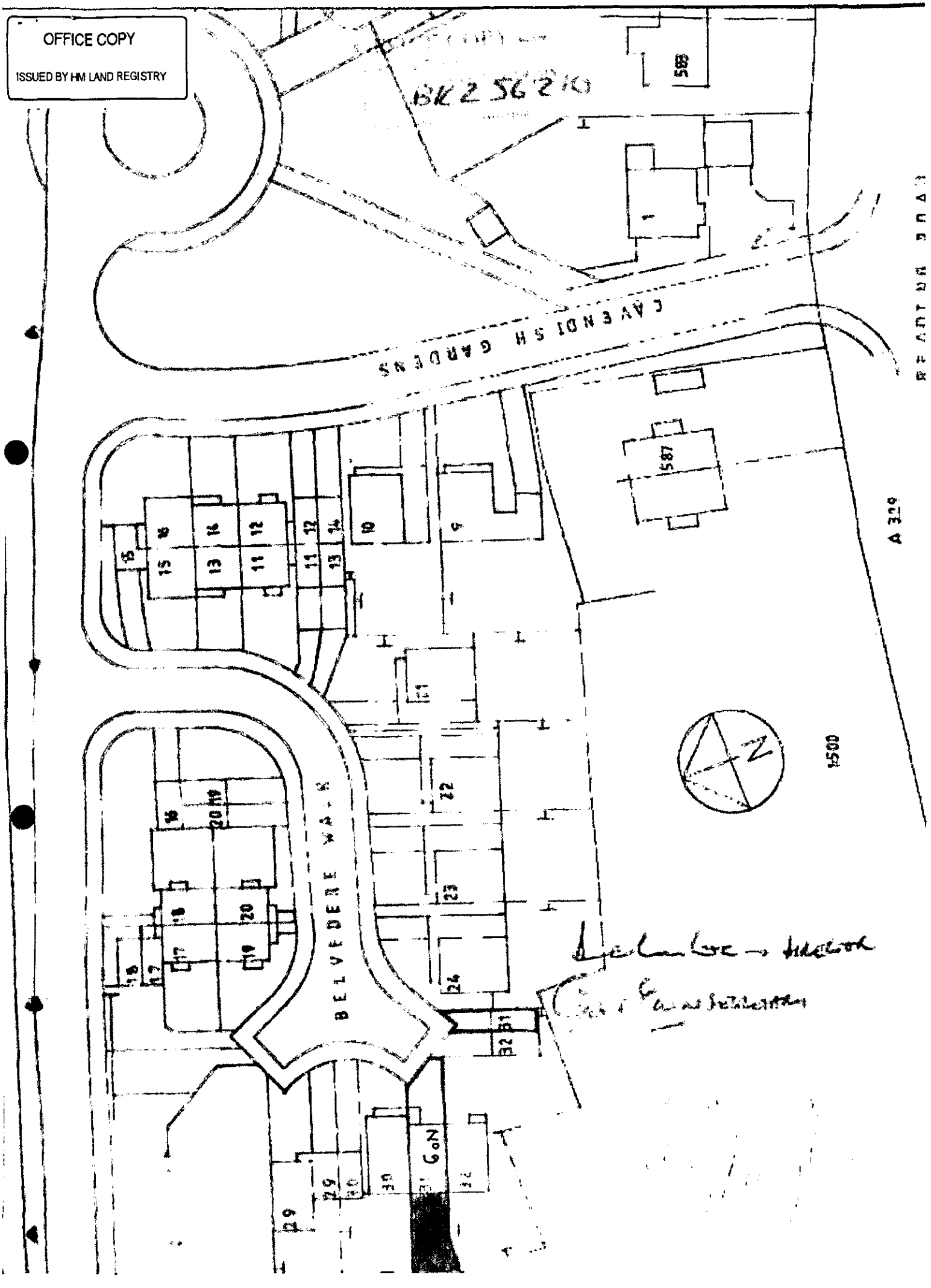
OFFICE COPY
ISSUED BY HM LAND REGISTRY



elm Lowe Director
Jean Elan Secretary

OFFICE COPY

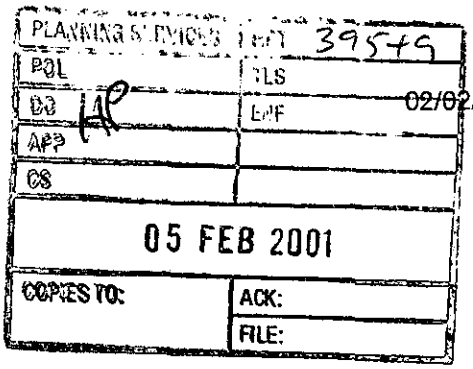
ISSUED BY HM LAND REGISTRY



Architecture • Planning • Interiors

Ian Hunt Associates

PO Box 435 Reading Berkshire RG6 3DR



02/02/2001

Our ref: IRH/542/DOC.06

Wokingham District Council
Environmental Services Dept
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berkshire, RG40 1WW

For the attention of Miss Helen Pollock: Planning Officer

Dear Miss Pollock

Re: Application N° F/2000/3025
Proposed Extension
AT: 7 Belvedere Walk, Winnersh

Further to your letter dated 26th January 2001, and our subsequent telephone conversation, we confirm the following.

The only way in which any kind of encroachment issue will be settled is for the Client to ascertain where the legal boundaries of their property actually are. We have been unable to contact him at this time because he is abroad until 16th February, or there abouts.

We will continue to try to contact him in the meanwhile, and will also write to him to explain the situation. We would suggest that we will not be able to obtain the required confirmation for at least 3 weeks.

If the information received contradicts the assumed boundary indicated on our drawings, where any encroachment issues have already been addressed then we will amend the drawings accordingly, as appropriate.

Yours sincerely

pp IAN R. HUNT: Director
(For Ian Hunt Associates Limited)

cc: Mr Rex Edwards

Directors: Ian R. Hunt AMASI
Terry March
Consultants: Dr. Raymond Ogden Dip. Arch. PhD.
George A. Harvey Dip. Arch.

Telephone: 0118 986 7990/1
0118 959 1645
Fax: 0118 950 9262
E-Mail: iha@ihadesigners.freeserve.co.uk

IAN HUNT ASSOCIATES LIMITED Registered in England No. 3935712 trading as Ian Hunt Associates
V.A.T. Registration No. 314 7357 63

Recd 2.35pm 26.1.01

PLANNING SERVICES	HPT
PD1	TLS
DC	ENF
APP	
CS ORS	HP
29 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

Enviromental Services Depertment
Planning Services
Wokingham & District Council
Shute End
WOKINGHAM
Berks
RG40 1WR

26th January 2001

Your Ref: Helen Pollock/F/2000/3025

Dear Miss Pollock

Site Address: 7 Belvedere Walk Winnersh Wokingham

With reference to your letter dated 17th January 2001 I note the revised plans to show a reduction of 100mm to the proposed width of the development

I am still opposed to this and my comments remain unchanged as per my letter dated 10th January 2001

But I would like to add that as discussed at our meeting yesterday 25th January 2001 that the footings of the proposed development will seriously undermine the footings of my garage and I will no longer have any access to the outside wall of my garage for maintenance thereto

I also reiterate that the dividing wall is a party wall as per the H M Land Registry

yours faithfully

M Dodd

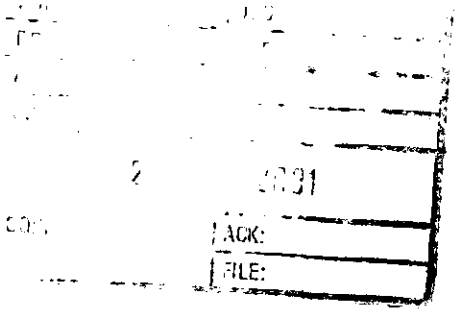
9 Belvedere Walk
Winnersh
Wokingham
Berks
RG41 5TQ

0118 9793703

Our ref: SP\2001\002911\001
Your ref: F/2000/3025

Date: 19th January 2001

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Helen Pollock

Dear Sir/Madam

TWO STOREY SIDE EXTENSION PLUS CONSERVATORY
7 BELVEDERE WALK, WINNERSH, WOKINGHAM

Thank you for your letter dated 21 December 2000 which was received on 27 December 2000. You are asked to quote the following reference in any correspondence: SU77SE/8/30.

The Environment Agency has no objection, in principle, to the proposed development provided the following condition is imposed on any planning permission granted:

PLANNING CONDITION

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

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

Grid Reference	*Distance from site*	*Landfill name*
SU 772 712	Approx 130 metres	Reading Road

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Environment Protection: Contact Nick Weddell on 01276 454405

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.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Ian Hunt Associates Ltd, Ibex House, 85 Southampton Street, Reading RG1 2QU

Helen Pollock

From: Andy Glencross
Sent: 18 January 2001 12:46
To: Helen Pollock
Subject: Planning Application F/2000/3025

Hi Helen

My comments on the above application are as follows : -

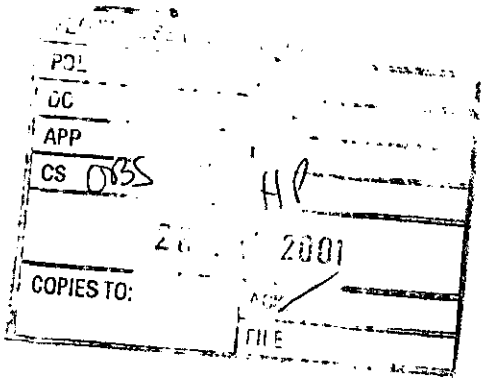
This site is on the very edge of the newt consultation zone and I have no evidence that newts are likely to be using this site.

There appear to be no ecological grounds to object to this planning application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)



Enviromental Services Department
Wokingham District Council
Shute End
WOKINGHAM
Berks
RG40 1WR

25th January 2001

Your Ref: Helen Pollock /F/2000/3025

Dear Miss Pollock

Application Number: F/2000/3025

Site Address: 7 Belvedere Walk Winnersh Wokingham

I am in receipt of your letter dated 17th January 2001 and I note the revised plans to drawings nos 542/03A &/04A

My comments remain unchanged as stated in my letter dated 10th January 2001

Yours faithfully

D Lee
8 Belvedere Walk
Winnersh Wokingham
Berks
RG41 5TQ

0118 9771912

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/3025

Applicant : Mr R Edwards C/O Ian Hunt Associates Ltd.

Location : 7, Belvedere Walk, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling and single storey *rear extension to form conservatory.*

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application <u>will have expired on</u>: <u>07/02/2001.</u> 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 :

Andy Glencross : No objection

E.A : No objection but request Cond. about Soakaways

neighbours : objections from 8 + 9 (See letters)

Winnersh P.C : No comments.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene

Application Number: F/2000/3025

Appraisal:

The proposed development is a two-storey side extension to form an extended living and dining area at ground floor level and two extended bedrooms at first floor level and a single storey rear extension to form a conservatory.

The property is a mid 1980's detached house with an integral garage. The two-storey section of the proposal stands 7.5m to the existing ridgeline and has a pitched roof. It is 1.7m wide and 7.6m long. The conservatory stands 3.2m to the ridge and 2.3m to the eves and is 2.25m deep and 4.75m wide.

The proposed extension would be 300mm from the boundary with the garage and driveway of No.9 Belvedere Walk. A 1.7m fence and 2.5m conifers enclose the garden to the rear.

1. Impact upon neighbouring properties

The proposed development is at least 13+m from all neighbouring properties has no windows in the side elevation and only one small first floor window to both the front and rear elevations, which would cause no overlooking. The owner of No.9 has expressed concern over the possibility of encroachment on to his property and that should the extension go ahead he may no be able to fully open the passenger door of his car whilst parked on the driveway, however the applicant has confirmed in a letter dated 21st February 2001 that the proposal would be wholly within the curtilage of his dwelling and that no encroachment would occur, therefore if the occupier of No.9 was unable to open his passenger door he would have required to encroach on to the land of No.7 and this can not be considered as a planning issue. An objection from No.8 has also been raised that this property may suffer a loss of light and the proposal would be overbearing, however as No.8 is 13.5m from the proposal it is not considered this would be an issue. It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

The proposed extension is designed to be in-keeping with the existing dwelling and would be constructed of materials matching the existing. It has been suggested that the proposal may detract from the open plan nature of Belvedere Walk, however the proposal would no protrude forward of the existing front building line. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/3025
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R007	
2	C014	R014	
3	C044	R044	'first floor level or above of the building'
4	———	———	'No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.'
		Reason	'To prevent pollution of groundwater'
	INFORMATIVES		
1	N02		'Drawing Numbers 542/03 + 542/04 Revision A' '16/01/01' 'The overall width of the proposed extension reduced by 100mm. from 1800mm to 1700mm'
	N06		

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2.
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
MINERALS LOCAL PLAN POLICIES:

6/3/01

Intend to extend right to boundary of garage with nº 9.

NO overlooking windows anywhere to rear.

nº 8 + 9 will face from side but no windows Proposed.

RECORD OF SITE VISIT

SITE ADDRESS: 7 Belvedere Walk
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/3025

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - On tree in front garden.

2. DESCRIPTION OF SURROUNDINGS Residential - modern

3. DESCRIPTION OF SITE/BUILDING detached dwelling with attached garage

4. RELATIONSHIP TO ADJOINING PROPERTIES garage of n° 9 right up to boundary.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 1 garage + 1 driveway.

LEVELS N/A

BOUNDARY TREATMENT 2.5m conifers to rear. 1.5-1.8m fence to side (6)

OTHERS

Applicationo	Name & Address
F/2000/3025	M Dodd 9 Belverdere Walk Winnersh RG41 5TQ
F/2000/3025	D Lee 8 Belverdere Walk Winnersh RG41 5TQ

App. F/2000/3025
Letters sent
13-03-01.

Received by Wokingham District Council

Application No: F/2000/3025

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

Location:
7, Belvedere Walk, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the *Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End,* Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. 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 normally be possible for an individual reply 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

21 December 2000

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

Tel: 0118 974 6480

Date: **21 December 2000**

My ref: F/2000/3025

CONFIDENTIAL

Councillor 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

Dear Councillor

Application Number: F/2000/3025
7, Belvedere Walk, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

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 **Helen Pollock** *on* ***0118 974 6480***.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3025**
7, Belvedere Walk, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6480

Date: **21 December 2000**

My ref: F/2000/3025

CONFIDENTIAL

Councillor 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/2000/3025
7, Belvedere Walk, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.

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Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2000/3025**
7, Belvedere Walk, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: 0118 974 6480

Date: **21 December 2000**

My ref: F/2000/3025

CONFIDENTIAL

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/2000/3025
7, Belvedere Walk, Winnersh, Wokingham.
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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

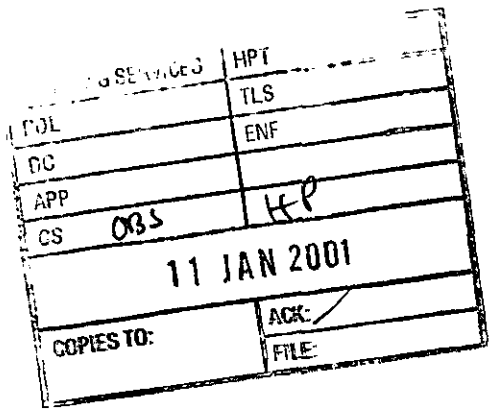
LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2000/3025**
7, Belvedere Walk, Winnersh, Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

Rec'd 4.45 PM 10.1.01

Wokingham District Council
Environmental Services Depertment
Shute End
WOKINGHAM
Berks
RG40 1WR



10th January 2001

Your Ref: Helen Pollock F/2000/3025

Dear Miss Pollock

Re: 7 Belvedere Walk Winnersh Wokingham Berks RG41 5TQ

I wish to object to the proposed application of the above property and would like to make the following comments

I have been a resident on this estate since it was built some thirteen years ago and it was built as an opened planned concept and according to the deeds of the houses it does not allow any brick/wooden additions to be made

My property No.8 is situated at the end of a cul-de-sac of Belvedere Walk and totally faces the side elevation of No.7 The proposed extension to the side of No.7 will further restrict daylight/sunlight, of which there is not much at the moment, to my lounge, main bedroom and front garden
I would consider this to be overbearing and overshadowing

My wife is a semi-invalid who is restricted to sitting in the lounge for long periods at a time. Her outlook at the present moment is of a blank wall and if a wall is erected some six feet closer this would be somewhat detrimental to her view

None of the other properties have had extensions to front and side so I would consider this to be completely out of character with the rest of the estate

As far as I am concerned this would decrease the value of my property and whilst I object to the proposed two storey side and front extensions I have no objections to the the proposed rear application

I enclose copies of the revelant details of the deeds

yours faithfully

D E Lee

8 Belvedere Walk
Winnersh
Wokingham
Berks
RG41 5TQ

0118 9771912

TITLE NUMBER : BK256210

HM Land Registry

Edition date : 24 July 1998

Entry No.	A. PROPERTY REGISTER containing the description of the registered land and the estate comprised in the Title
	WOKINGHAM
1.	The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 9 Belvedere Walk, Winnersh.
2.	The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 14 August 1987 referred to in the Charges Register. NOTE:-The beneficial rights excepted and reserved by the Transfer dated 22 March 1985 referred to are rights of drainage, rights in respect of water, gas, electricity and telephone supply services and all easements and quasi easements over properties fronting Reading Road and adjoining the South West corner of the Cavendish Gardens Development.
3.	The Transfer dated 14 August 1987 referred to above contains provisions as to light or air and boundary structures.

Entry No.	B. PROPRIETORSHIP REGISTER stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof TITLE ABSOLUTE
1.	(24 July 1998) Proprietor: MAURICE DODD of 9 Belvedere Walk, Winnersh Berks.
2.	(24 July 1998) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

Entry No.	C. CHARGES REGISTER containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith
1.	A Conveyance of the land tinted pink and blue on the filed plan and other land dated 12 December 1925 made between (1) Eleanor Mary May (Vendor) and (2) Albert Ball (Purchaser) contains the following covenants:- COVENANT by Purchaser with Vendor that the Purchaser his heirs or assigns would not erect any building on said piece of land nearer than 40 feet to Road and no wooden building intended or to be used as a dwellinghouse

Estate and/or any adjoining or neighbouring land and anything therein or thereupon free from the stipulations contained in the Third Schedule hereto or any stipulations and in such parcels and in such manner as the Transferor shall think fit and the right to vary any covenants and/or stipulations entered into by the transferee of any plot on the Estate and/or on any adjoining or neighbouring land.

THE THIRD SCHEDULE

(i) Not at any time to permit or suffer any buildings other than one dwellinghouse with garage and appropriate outbuildings to stand upon the land hereby transferred nor to use or permit to be used such dwellinghouse otherwise than for the purpose of a private residence in the occupation of one household only wherein no business of any kind is carried on.

(ii) Not to erect any building or addition to any building nor to make any alteration to the elevation or architectural design of any building on the land hereby transferred without first obtaining the approval of the Transferor in writing of the siting plans and elevations thereof.

(iii) Not to erect or permit to be erected any external aerial on any part of the land hereby transferred nor on any building or buildings now or hereafter thereon.

(iv) Not to do or permit or suffer to be done on the land hereby transferred or in any building or buildings now or hereafter thereon any act or thing which shall or may be or become a nuisance or annoyance to the owner or occupier for the time being of any other part of the Estate or any other adjoining or neighbouring land.

(v) Not to keep any pigs poultry or other noisy or offensive animals or birds on any part of the land hereby transferred nor to permit any part of the Estate that is not hereby transferred to be fouled by dogs or other animals coming from the land hereby transferred.

(vi) Not to use or permit or suffer to be used the land hereby transferred or any part thereof nor any building now or hereafter thereon for the purpose of any business whatsoever.

(vii) Not to use or permit or suffer to be used the land hereby transferred or any part thereof nor any building now or hereafter thereon nor any road and/or footpath within the Estate as the site for the parking of any caravan trailer boat unroadworthy or untaxed motor vehicle or (save when the same shall be required in connection with the temporary carrying out of work on the land hereby transferred or anything therein or thereupon) any trade van or lorry.

(viii) Not to use or permit or suffer to be used the land hereby transferred or any part thereof nor any building other than any garage now or hereafter thereon nor any road and/or footpath within the Estate as the site for the overnight parking of any motor or other vehicle.

(ix) Not to carry out or permit or suffer to be carried out any maintenance of and/or repairs to any motor or other vehicle otherwise than within any garage now or hereafter on the land hereby transferred.

(x) Not to use any part of the land hereby transferred that does not comprise buildings driveways and/or pathways otherwise than as lawns with appropriate flower-beds shrubs and/or trees.

(xi) Not without the consent in writing of the Transferor to fell severely lop trim or in any way damage any trees now or hereafter on the land hereby transferred except such trees which shall be or become unsafe or have died.

4. THE Transferor hereby covenants with the Transferee that the Transferor will at its own cost construct the roads and footpaths leading from the land hereby transferred to the public highway known as Reading Road and will maintain the same until they shall be taken over and become repairable by the local highway authority and that until then the Transferor will keep the Transferee and those deriving title under him indemnified from and against all charges and demands in respect thereof.

5. IT is hereby agreed and declared that :-

(1) The Transferee shall not be or become entitled to :-

(i) Any right of light or air or other right or rights which would or might in any way prejudicially affect the free and unrestricted user by the Transferor or any person firm or company deriving title under the Transferor of any part of the Estate and/or any adjoining or neighbouring land of the Transferor for building or other purposes;

(ii) Any right of access to or egress from the land hereby transferred over any part of the Estate and/or any adjoining or neighbouring land of the Transferor other than such rights as are expressly hereby granted.

(2) Any walls dividing the dwellinghouse and/or garage erected on the land hereby transferred from any adjoining dwellinghouse and/or garage shall be party walls and the respective owners of the severed parts thereof shall contribute equally to all necessary repairs thereto.

(3) In this deed where the context so admits the masculine gender shall include the feminine and where two or more persons are included in the expression "the Transferee" the covenants expressed to be made by the Transferee shall be deemed to be made by such persons jointly and severally.

THE FIRST SCHEDULE

(i) A right of way (in common with the Transferor and all others now or hereafter to become entitled to a similar right) for all purposes connected with the use and enjoyment of the land hereby transferred with or without vehicles over and along the roads and on foot only over and along the footpaths leading from the land hereby transferred to the public highway known as Reading Road.

(ii) Subject to payment of the proportionate part of the cost referred to in paragraph (xiv) of the Third Schedule hereto the right (in common with the Transferor and all others now or hereafter to become entitled to a similar right) to use for all proper purposes connected therewith all soil and surface water sewers drains and ancillary equipment water and gas pipes and electricity and telephone cables serving or intended to serve the land hereby transferred and/or the buildings thereon now laid or constructed or to be laid or constructed within the period of eighty years from 1st July 1985 (which shall be the perpetuity period applicable to this deed) in under on and/or over those parts of the Estate that are not hereby transferred and any replacements thereof.

(iii) Subject to the giving of reasonable notice to the occupiers for the time being thereof and to the persons so entering causing as little damage and disturbance as possible and forthwith making good all damage actually caused the right to enter those parts of the Estate that are not hereby transferred for the purpose of and to inspect cleanse maintain repair renew and/or relay the sewers drains ancillary equipment pipes and/or cables hereinbefore mentioned.

(iv) The right to use any eaves overhangs fascias spouts gutters and pipes that may be affixed to or form part of any building on the land hereby transferred and the

(xii) Not to hang out or permit to be hung out washing on any part of the land hereby transferred otherwise than within a building (and then only so that the same cannot be seen from outside such building) and/or on the part thereof that is coloured blue on the plan annexed hereto.

(xiii) Not to display or permit or suffer to be displayed on the land hereby transferred any advertisements or advertisement boards save for one appropriately-sited For Sale board.

(xiv) To pay a proportionate part according to the number of plots served thereby of the costs of inspecting repairing renewing cleansing and maintaining all sewers drains ancillary equipment pipes and cables that serve the dwellinghouse and/or any other building or buildings now or hereafter on the land hereby transferred and any other part or parts of the Estate.

(xv) To maintain the external decoration and appearance of the buildings on the land hereby transferred in good order and condition and (save for doors) not to paint or treat any external woodwork otherwise than with Dulux Woodcare Rosewood stain or similar.

(xvi) To keep the gardens forming part of the land hereby transferred neat and tidy and properly cultivated and not to erect any walls or fences thereon save for replacements of any such that are now thereon.

(xvii) To maintain at all times suitable walls or fences of a type approved by the Transferor along the boundaries of the land hereby transferred indicated by inwards-facing "T" marks on the plan annexed hereto.

(xviii) To maintain at all times any screen walls and/or fences that are now within the land hereby transferred.

(xix) If the Transferor shall at the request of the Transferee or those deriving title under him incur or be about to incur any costs and/or expenses in enforcing or endeavouring to enforce the observance and/or performance of any covenant entered into by any person firm or company to indemnify the Transferor against all such costs and expenses and if required by the Transferor to give security in respect thereof Provided always that nothing herein contained shall be deemed in any way to impose any obligation whatsoever upon the Transferor to enforce the observance and/or performance of any such covenant.

THE COMMON SEAL of THE TRANSFEROR was hereunto affixed in the presence of:-

Director

Secretary

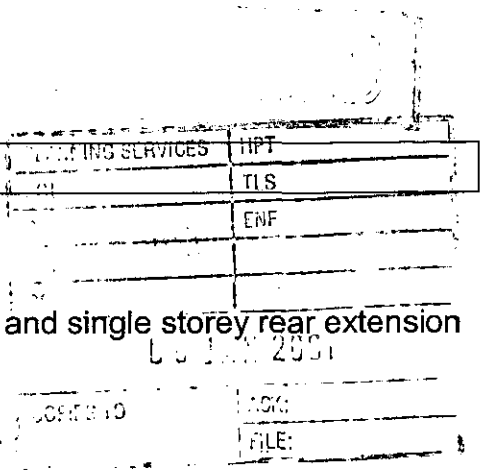
SIGNED SEALED AND DELIVERED by THE TRANSFEREE in the presence of:-

Gail Wood

HP

FROM: Helen Pollock

DATE: 21 December 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/3025

Proposal: Proposed two storey side extension to dwelling and single storey rear extension to form conservatory..

Site Address: 7, Belvedere Walk, Winnersh, Wokingham.

Applicant: Mr R Edwards C/O Ian Hunt Associates Ltd.

Your observations are required in respect of this application **by 14/01/2001** .

No comments

SIGNED: _____ DATE: 04.01.01

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 DEC	Map No. 53 Site 2.05
Officer: HP / Application No. F/2000/3025	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 7 BELVEDERE Wall.

Parish: WINNERSH Ward: Winnersh 21.12.2000 TB

Applicant: MR R EDWARDS

Fee Received 95-00 (S) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency 250 m landfill site consultation

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... No pre-apps .....
.....
Dinton Pastures (re Newts) .....

NEIGHBOURS:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

Recd 11.45AM 13/12/00

Architecture ◆ Planning ◆ Interiors

13.DEC.[illegible]

Ian Hunt Associates

PO Box 435 Reading Berkshire RG6 3DR

12/12/2000

Our ref: IRH/542/DOC.01

Wokingham District Council
Environmental Services Department
Planning Services
Civic Offices, P O Box 157
Shute End
WOKINGHAM, RG40 1WR

For the attention of the: Planning Officer

Dear Sir/Madam

Re: PROPOSED EXTENSION AT:
7 BELVEDERE WALK, WINNERSH

We enclose six copies of the completed Planning Application and the relevant drawings for the above project, for your attention. We also enclose a cheque for £95.00 to cover the Planning Fee, for which we would require a receipt.

Yours faithfully

IAN R HUNT: DIRECTOR
(for Ian Hunt Associates Limited)

Encl.

Cc: Mr Rex Edwards

Directors: Ian R. Hunt AMASI
Terry March

Consultants: Dr. Raymond Ogden Dip. Arch. PhD.
George A. Harvey Dip. Arch.

Telephone: 0118 986 7990/1
0118 959 1645
Fax: 0118 950 9262
E-Mail: iha@ihadesigners.freeserve.co.uk

IAN HUNT ASSOCIATES LIMITED Registered in England No. 3935712 trading as Ian Hunt Associates
V.A.T. Registration No. 314 7357 63

ADDRESS 7 Belvedere Walk PARISH Winnersh

PLOT No. 24 ORD. SHEET No. SU 7771 53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21173	Oxford House Props.	O/L.	5.4.84	Issued C/A
21757	"	O/L.	20.8.84	C/A
22618	"	Det. House & Garage	8.1.85	C/A
BR 24587	"	"	6.6.85	App.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 168 on Dev.

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

Householder planning application form

13 DEC [illegible] 2005

WOKINGHAM DISTRICT COUNCIL

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 R. EDWARDS
	Address and postcode	7. BELVEDERE WALK WINNERSH WOKINGHAM, BERKSHIRE RG41 5TQ
	Phone number	0118 9627507
2	Agent's Name	IAN HUNT ASSOCIATES LIMITED
	Address and postcode	IBEX HOUSE 85, SOUTHAMPTON STREET READING, BERKSHIRE RG1 2QU
	Phone number	0118 9 867990/1
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.*	7. BELVEDERE WALK WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION AND NEW CONSERVATORY TO REAR

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.– NONE	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BUFF FACING BRICKS AND RED FEATURE BRICK BANDS, BROWN MINI-STONEWOLD TILES, ALL 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: NO CHANGE
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 R. EDWARDS

Date 11/12/00

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



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Development Control Section, Environmental Services, Wokingham District Council.
18 December 2000 Scale: 1 : 1250

N
W E
S