APPLICATION NO:
F/2001/3548

LOCATION:
29 Danywern Drive, Winnersh Wokingham.

APPLICANT:
J White C/O R F Hood

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/05/2001

CASE OFFICER: **Farah Humayun**

D2

1364

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

J White
C/O R F Hood
12 Kirkfell Close
TILEHURST
Berkshire
RG31 6QL

Application Number: F/2001/3548

Parish: **WINNERSH**

Location: **29 Danywern Drive, Winnersh, Wokingham**

Proposal: **Proposed two storey 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. 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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor window in the east elevation and the first floor window in the south elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. The windows shall be top-opening only, and be permanently so retained thereafter.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. Prior to completion of the development hereby permitted the driveway must be widened to a minimum of 4.8 metres for ease of access and egress. The footway crossing must be extended to accommodate this.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Reason
7. In the interests of highway safety and convenience.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

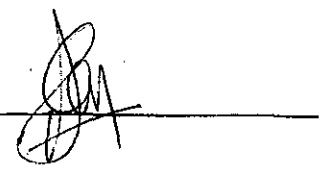
Informative

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

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

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3548,	FH.
BUILDING CONTROL NUMBER.	BR 2001/1642	Howard
~~APPLICANT~~/AGENT	R F Hood.	
ADDRESS OF SITE	29. Danycoed Drive WINNERSH	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/651/1	P/651/1
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	16/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2001/3548	Mrs R M Wicks 'Janbar' Reynards Close Winnersh WOKINGHAM Berkshire RG4 5NT

App APPROVED
Letter sent 16/05/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3548

Applicant : J White C/O R F Hood.

Location : 29, Danywern Drive, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	28/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/03/01

Date Registered : 06/03/2001

Earliest Date for Decision : 14/04/2001

Latest Consultation Date/Site Notice Expiry Date : 14/04/2001

This application will have expired on: 01/05/2001. 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 :

ENVIRONMENT AGENCY - Add informative.
HIGHWAYS - Rec. approval subject to conditions.
NEIGHBOUR - Objection(s). Concerned of overlooking issue.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2001/3548

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. two-storey side extension to dwelling. The proposal has a pitched roof design with front and rear facing. The prop. ridge height continues the ridge height of the existing dwelling. The proposal has two side facing windows.

The neighbouring property of NO 31 is a bungalow. The property is sited on a large plot with a distance of 3.5 m to the boundary. There are no side facing windows. Therefore considering upon the side facing windows being obscurely glazed it is considered the prop. dev will not have an adverse impact upon the res. amenity of neigh prop.

The neighbouring property to the rear is also a bungalow. However there is a distance of approx 12 m to the rear boundary therefore it considered there will not be a significant overlooking impact.

IMPACT UPON THE STREET SCENE

The property is located on the junction between Danywern Drive and Reynards Close. The east side elevation is visible in the street scene. However it is not considered the proposal will have form an obtrusive feature in the street scene or be out of character in the wider area.

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

Application Number F/2001/3548
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATION OF THE EXTENSION
4	C045	R045	THE FIRST FLOOR WINDOW IN THE EAST ELEVATION
			AND FIRST FLOOR WINDOW SOUTH ELEVATION
			OF THE DEVELOPMENT HEREBY PERMITTED
			SHALL NOT AT ANY TIME BE GLAZED OTHER
			THAN WITH OBSCURED GLASS. THE WINDOWS
			SHALL BE TOP-OPENING ONLY, AND BE
			PERMANENTLY SO RETAINED THEREAFTER.
5	C049	R049	
6	C122	R122	
7		R128.	PRIOR TO COMPLETION OF THE DEVELOPMENT
			HEREBY PERMITTED THE DRIVEWAY MUST BE
			WIDENED TO A MINIMUM OF 4.8 METRES
			~~AND THE~~ FOR SAFE OF ACCESS AND EGRESS.
			THE FOOTWAY CROSSING MUST BE EXTENDED
			TO ACCOMODATE THIS.

Informative for approvals	NO7
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOD3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 30/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 29 Danywern Drive Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3548

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? N.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

DETACHED TWO STOREY WITH ATT GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 31 - BUNGALOW, DETACHED. - DET GARAGE ON BOUNDARY - NO SIDE WINDOWS.
No 29 - SIDE FACING WINDOW TO SIDE OF GARAGE. EXPOSED SIDE ELEVATION.
PROPERTY - BUNGALOW TO REAR - NO DIRECT OVERLOOKING

5. SITE CONSTRAINTS

TREES CONIFERS SCREEN FRONT

ACCESS/PARKING 2/3 CARS

LEVELS LEVEL

BOUNDARY TREATMENT - LOW FENCING TO BOUNDARY ~~EXPOSED~~
1.2 M BRICKWALL TO BOUNDARY WITH HIGHWAY.

OTHERS

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 21 March 2001

Application Number: F/2001/3548

Proposal: Proposed two storey side extension to dwelling.

Parish: WINNERSH PARISH

Site Address:
29, Danywern Drive, Winnersh, Wokingham.

Applicant:
J White C/O R F Hood.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ C049, R049.

2/ C122, R122.

3/ The driveway is to be widened to a minimum of 4.8 metres and the associated crossing extended to accomodate this.

R: IHS&C.

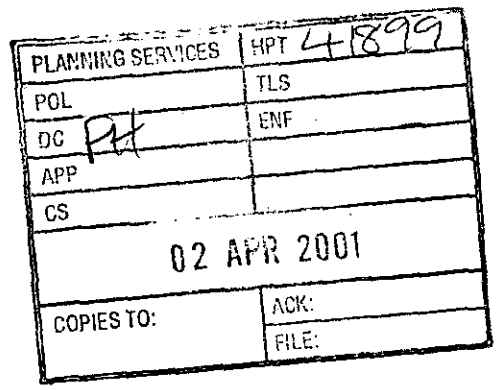
NOT

Signed: _____ **Print name:** Adam Coggins 26/05/01

Our ref: SP\2001\003437\001
Your ref: F/2001/3548
Date: 29th March 2001

ENVIRONMENT AGENCY

FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

PROPOSAL: 2 Storey Side Extension
LOCATION: 29 Danywern Drive, Winnersh, Wokingham

Thank you for your letter dated 21 March 2001, which was received on 23 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/4/34**. The Environment Agency has no objection to the proposed development.

Planning Informatives

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

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

Advice To Planning Authority

Land Drainage: Contact Amanda Reed On 01276 454331

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.

Cont/d..

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

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

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

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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

Yours faithfully

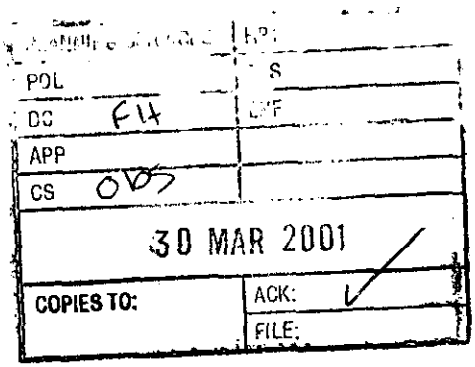
M. ROSE

Matt Rose
Development Planning Team

CC: R.F. Hood. 12 Kirkfell Close, Tilehurst, Reading, RG31 6QL

'Janber'
Reynards Close
Winnersh
WOKINGHAM
Berks
RG41 5NT

BDS



28 March 2001

Your Ref Farah Humayun F/2001/3548

Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berks
RG40 1WR

Dear Sirs

Application Number F/2001/3548
29 Danywern Drive, Winnersh, Wokingham
Proposed two storey side extension to dwelling

Thank you for your letter dated 21 March regarding the above proposal.

I would like to point out that the location plan is inaccurate since it does not show my property which has been built on the rear gardens of 29 and 31 Danywern Drive. Please ensure that an amended location plan is requested so that the plot size is not misleading, and that the correct ownership is shown. The property should also be outlined in red. In the light of this it might seem an inaccurate overdevelopment of area for a small piece of land.

If you are minded to approve the application, please condition that the first floor ensuite bathroom (south elevation) window is obscure glazed and top opening only, and that the first floor dresser window (east elevation) is obscure glazed.

Yours faithfully

R.M. Wicks.

R M Wicks (Mrs)

I would add that my property is a bungalow and would be very overlooked.

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

Tel: 0118 974 6482

Date: **21 March 2001**

My ref: F/2001/3548

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/2001/3548
29, Danywern Drive, Winnersh, Wokingham.
Proposed two storey side 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3548**
29, Danywern Drive, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: 0118 974 6482

Date: **21 March 2001**

My ref: F/2001/3548

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
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Development Control Manager

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Proposed two storey side extension to dwelling.
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6482

Date: **21 March 2001**

My ref: F/2001/3548

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3548**
29, Danywern Drive, Winnersh, Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2001/3548

Proposal:
Proposed two storey side extension to dwelling.

Location:
29, Danywern Drive, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2001. 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 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 MAR 2001
Officer: FH	Application No. F/2001/3548

Map No. 60 Site 005

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 29 DANYWERN DRIVE

Parish: WINNERSH Ward: Winnersh

Applicant: J WHITE

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement (5) 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 : 21.3.01 B 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 ✓ .....

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 .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for neighbour notification .....
.....
.....
.....
.....
.....
.....
.....
.....

20 090 029

ADDRESS 29 DANYWERN DRIVE PARISH WINNERSH

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

BUILDER J. George & Son

Plan No.	Applicant	Description of Development	Date of Decision	Decision
381/48	Mrs. Fellingham	Detached House	12.10.48	App. App
462/53	"	Garage & Shed	14.7.53	App. N/A
9/72	"	outline Bungalow & garage in part curtilage	20.1.72	N/A. Refus
19497	JANBER [illegible]	"	2.6.83	N/A C/A
BR 21608	G. ROSE & SONS	DET. BUNG. & GARAGE (FR. REYNARDS CLOSE)	20.10.83	APP. N/A
20296	MRS S. FELLINGHAM	BRICK WALL "	20.10.83	N/A C/A
20390	C. ROSE & SONS	DET. BUNG. & GARAGE (FR. REYNARDS CLOSE)	17.11.83	N/A C/A
97/66076/F	C. WHITE	1/ST. EXTENSION	5.9.97	C/A
FP97/6692	"	"	4.8.97	C/A
98/68764/F	"	S/St/F Ext - Bay window	26.1.99	C/

DATE OF COMPLETION September 1949

FP98/8259 C. White Bay window ext. 11.12.98 APP