F/2001/3633

LOCATION:
358 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr J Underwood C/O Building Services

PROPOSAL:
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.

EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2001

CASE OFFICER: **George Allpress**

APPROVED

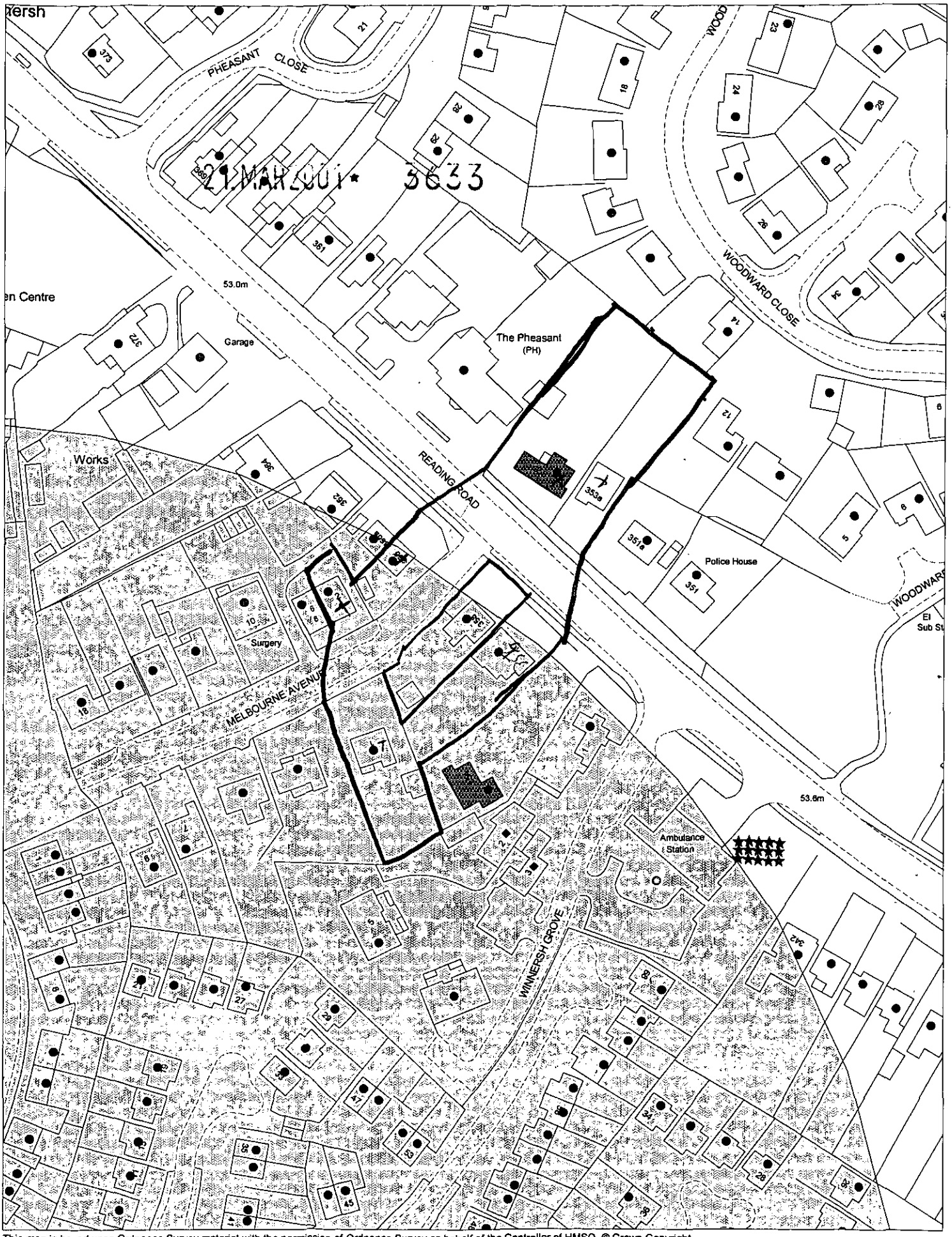
14/5 - Reminder Party
Cut of [illegible]
21/5 - 11.10 AM
Mrs [illegible]
on [illegible] - [illegible]
[illegible] for [illegible]

RAILEX
Marbleboard

EASIFILE EP7

D2

47



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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2001

Scale: 1 : 1250

SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3633

LOCATION:
358 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr J Underwood C/O Building Services

PROPOSAL:
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.

EARLIEST DATE FOR DECISION: **29/04/2001**

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CASE OFFICER: **George Allpress**

APPROVED

SOUTHPORT U.K.
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358 Reading Road, Winnersh Wokingham.

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EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/05/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Underwood
C/O Building Services
5 Latimer
Bracknell
RG12 7LG

Application Number: F/2001/3633

Parish: **WINNERSH**

Location: **358, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.**

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 side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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 LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 24/05/2001

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.

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 23 November, 2001
My ref. BC/DC/2001/3633

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr J Underwood
c/o Building Services
5 Latimer
Bracknell
RG12 7LG

Dear Sirs

PLANNING PERMISSION 2001/3633
SITE: 358 READING ROAD, WINNERSH, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3633 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

MICHAEL THORPE
Principal Development Control Officer

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	3633.
BUILDING CONTROL NUMBER	FX 2001/2124 Central.
APPLICANT/AGENT	Building Services
ADDRESS OF SITE	358 Reading Road WINNERSH
DESCRIPTION OF PROPOSED WORK	first floor front ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	837/1A	837/1A
ELEVATIONS	-"	-"
FLOOR PLANS	-"	-"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	24/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	2/1/01	

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	

Received by Wokingham District Council

Application No: F/2001/3633

Proposal:
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.

Location:
358, Reading Road, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2001. 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

05 April 2001

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

Tel: 0118 974 6442

Date: **05 April 2001**

My ref: F/2001/3633

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/2001/3633
358, Reading Road, Winnersh, Wokingham.
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3633**
358, Reading Road, Winnersh, Wokingham.
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.
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 6442

Date: **05 April 2001**

My ref: F/2001/3633

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2001/3633**
358, Reading Road, Winnersh, Wokingham.
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.
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 6442

Date: **05 April 2001**

My ref: F/2001/3633

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/2001/3633
358, Reading Road, Winnersh, Wokingham.
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3633**
358, Reading Road, Winnersh, Wokingham.
Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

Application Number: F/2001/3633

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the first floor side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The London Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

John Murden
24/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 358 Reading Road, Winnersh, Wokingham.

APPLICATION NUMBER: F/2001/3633

OFFICER: George Allpress

DATE OF SITE VISIT: 26/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached houses and bungalows.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.356 to the east, no.360 to the west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension although see tree obs.
ACCESS/PARKING	Garage plus hardstanding at rear.
LEVELS	Level
BOUNDARY TREATMENT	Fencing
OTHERS	None

WORK SHEET FOR: George Allpress

Application Number: F/2001/3633

Applicant: Mr J Underwood C/O Building Services

Location: 358 Reading Road, Winnersh, Wokingham.

Proposal: Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of existing garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		12/04/01

Date of Neighbour Notifications : 5/04/01

Date of Site Visit : 26/04/01

Date Registered : 21/03/2001

Earliest Date for Decision : 29/04/2001

Latest Consultation Date/Site Notice Expiry Date : 29/04/2001
03/05/01 (GA)

This application will have expired on: 16/05/2001. 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 :
Highways - proposed development is unacceptable to the highway authority. The proposed access is located too close to the junction with Reading Road which could result in conflicting turning movements that would be detrimental to highway safety. The highway authority would look more favourable on this application if the parking was provided to the rear of the property.

Winnersh Parish Council - no comments.

Consultant Landscape Architect - (in summery) objects to the application as submitted as the front parking provision would jeopardise the long term survival of a tree of amenity value.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3633

Appraisal :

The application property is a detached bungalow within an existing settlement.

The application in effect proposes conversion of the property into a two storey dwelling.

There are no policy objections to enlargement of the dwelling. In design terms the location is one of mixed architectural styles and the proposed enlargement would not result in a building which is out of character in this setting. Therefore no harm to the street scene.

In terms of amenity, the additional floor would be formed within the building line shared with the adjacent no.356 to the east, would not breach normally applied daylight angles or result in an overbearing impact to that dwelling. Adjacent the site to the west is Melbourne Avenue, a private unmade road. The nearest dwelling in that direction is no.360 and sufficiently separated to ensure against material harm to their amenity.

The applicant has chosen to amend the application by deleting the front parking arrangement. Thereby meeting highway concerns and the objections of the Landscape Architect.

Highways agree that the existing parking arrangements are sufficient to meet off street parking requirements. ~~THE PROPOSAL~~

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 2nd May 2001

Location:	358 Reading Road, Winnersh
Proposal:	Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of existing garage
Application Number:	F/2001/3633

In response to your consultation dated 5th April 2001 for the above application, the tree and landscape comments are as follows:

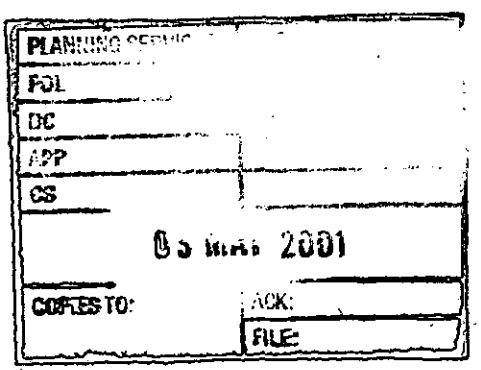
The proposed driveway shown on the applicants drawing 837/1 would adversely affect the existing Birch Tree growing adjacent to The Reading Road by root loss during construction works and by covering part of the rooting area with an impervious surface. The A329 Reading Road is designated a Green Route (Policy WBE12) and consequently any diminution of trees is to avoided.

The applicant should be required to revise the proposals (reduce the width of the driveway to allow a minimum of 3m from the trunk of the tree) in accordance with BS 5837 : 1991 -Trees in Relation to Construction and provide for approval protective fence details to ensure the successful retention of this tree. The applicant should also be required to plant 3 new trees along the frontage of a suitable species to accord with policy WBE12. The new planting should be Extra Heavy Standards 16-18cm girth at time of planting.

The applicant has not shown the group of existing cherries adjacent to Melbourne Avenue which lie very close to the proposed garage. These should be included within the proposals drawing and the applicant should confirm which trees are to be retained.

The new planting proposals should be shown on a separate drawing and include: the proposed species (genus and species), size a time of planting, tree pit and back fill details, staking details and aftercare proposals.

ROBERT PETROW
Consultant Landscape Architect



See Part 1 for plans RP

11 APR 2001

To:
Neil Etherington
Senior Arboricultural Officer

From: George Allpress

Date: 05 April 2001

Application Number: F/2001/3633

Proposal: Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage..

Site Address:
358, Reading Road, Winnersh, ~~Wokingham.~~ 4

Applicant:
Mr J Underwood C/O Building Services.

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

Silver Birch
tree — pull drive away from it
— impact on group of
4 No. Cherry tree.

R-2714



FROM: George Allpress

DATE: 05 April 2001

- 6 APR 2001

DELEGATED

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/3633

Proposal: Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage..

Site Address: 358, Reading Road, Winnersh, Wokingham.

Applicant: Mr J Underwood C/O Building Services.

Your observations are required in respect of this application **by 29/04/2001** .

No comments

SIGNED: _____ DATE: 18-04-01

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 05 April 2001

Application Number: F/2001/3633

Proposal: Proposed first floor front extension to dwelling, single storey side extension to form garage and formation of new access, demolition of exisiting garage.

Parish: WINNERSH PARISH

Site Address:
358, Reading Road, Winnersh, Wokingham.

Applicant:
Mr J Underwood C/O Building Services.

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).

Comment

As proposed, the development is unacceptable to the highway authority.

The proposed access is located too close to the junction with Reading Road which could result in conflicting turning movements that would be detrimental to highway safety.

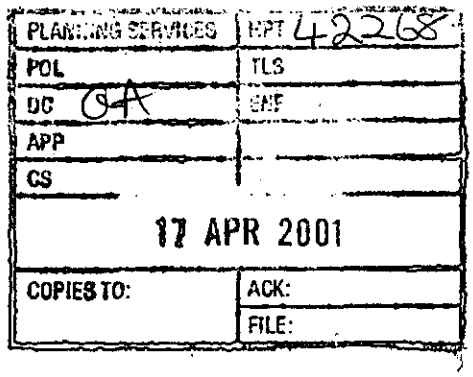
The highway authority would look more favourably on this application if the parking was provided to the rear of the property.

Signed: _____ **Print name:** Adam Coggins 18/04/01

Our ref: SP\2001\003511\001
Your ref: F/2001/3633
Date: 10th April 2001

ENVIRONMENT AGENCY

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



Dear Sir

PROPOSAL: 1st Floor Extension To Dwelling, 1 Storey Side Extension To Form Garage, With New Access
LOCATION: 358 Reading Road, Winnersh, Wokingham

Thank you for your letter dated 05 April 2001, which was received on 09 April 2001. You are asked to quote the following reference in any correspondence: **SU77SE/4/35.** 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 454323 for further details.

Advice To Planning Authority

Waste

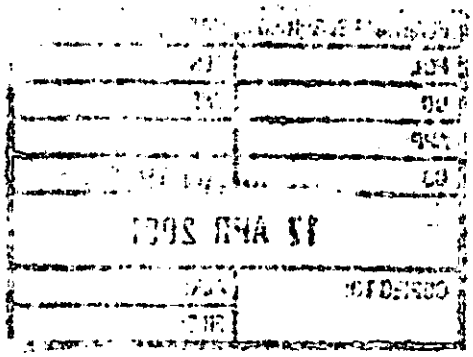
According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 782 703	217m	Sandstone Close, Winnersh	Inert Waste

In view of the distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

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



Land Drainage

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

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

Advice To Applicant

Groundwater Protection

Surface water from hard standing areas and access roads 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: Building Services, 5 Latimer, Bracknell, RG12 7LG

G.A.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001./3633 relates.

Address of site 358 READING ROAD, WINNERSH, WOKINGHAM, BERKS.

Signed Aelwood

Date 12/4/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

1

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 MAR 2001

Officer: GA | Application No. F/2001/3633

Map No. 60. Site ...0:05.....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING, SINGLE STOREY SIDE EXTENSION TO FORM GARAGE AND FORMATION OF NEW ACCESS. DEMOLITION OF EXISTING GARAGE

Location: 358 READING ROAD

Parish: WINNERSH Ward: WINNERSH 05.04.01.

Applicant: MR J UNDERWOOD

Fee Received 95-00 (1) 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 : 05:04:01 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 Land fill

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 notice.....
.....
.....
.....
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.....
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.....
.....

Environmental Services

For office use only.
Application number: 21.MAR2001 * 3633

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	JOHN UNDERWOOD
	Address and postcode	358 READING ROAD WINNERSH RG41 5EJ
	Phone number	
2	Agent's Name	BUILDING SERVICES
	Address and postcode	5 LATIMER BRACKNELL RG12 7LG
	Phone number	01344 456494
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.	358 READING ROAD WINNERSH
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT GARAGE. ERECT FIRST FLOOR EXTENSION. ALTER ACCESS
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BROWN PLAIN TILE ROOF RED PLAIN TILE WALLS RENDERED WALL WITH FLAT ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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: White

on behalf of J UNDERWOOD

Date 19-3-01

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

ADDRESS 358 READING ROAD PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
DD/516/73	Mr D A Chamberlain	Addition Kitchen	14 8 73	App N/A
BR 1970	" "	Double Garage	23.1.75	App N/A
02027	" "	" "	20.3.75	N/A C/A
BR 10719	MR M Copp	Addition at Rear	1.5.79	App N/A
10587	"	Porch Extension	4.5.79	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE