SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0455

LOCATION:
Toutley Hall Bungalow Old Forest Road, Winnersh Wokingham.

APPLICANT:
Mr J Sharp C/O Mr D Skeet

PROPOSAL:
Proposed erection of detached garage/store.

EARLIEST DATE FOR DECISION: **27/02/2000**

APPLICATION EXPIRY DATE: **23/03/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Sharp
C/O Mr D Skeet
38 Addiscombe Road
Crowthorne
Berkshire

Application Number: F/2000/0455

Parish:	**WINNERSH**
Location:	**Toutley Hall Bungalow, Old Forest Road, Winnersh, Wokingham.**
Proposal:	**Proposed erection of detached garage/store. (Retrospective)**

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 area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason

1. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 30th May 2000.

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.

"TOUTLEY HALL BUNGALOW," E

ADDRESS Old FOREST ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. 60 SU 7970

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/491/69	Mr. O. Hitti	Conversion of roof space to 2 bedrooms & insert dormer windows	30.10.69	App. N/
1791/73	" "	Outline appl. to demolish exist. bungalow & erect 2 hses.	14.12.73	- C/
BR 5554	"	porch	4.10.76	APP N/
28437	" O/L.	3 HOUSES & OLM. H. BUNGALOW	4.11.87	Re
FP/93/1393	"	S/St. Lt.	21.4.93	APP
96/64458/F	MR. SHARP	S/St. & 1st FLOOR HTS.	19.11.96	C/A
97/64482/F	"	S/St. R. - Cons. + Alts + Pitd Rf	3.3.98	C/
FP 97/6262/B	"	S/St. Lt. / Mr R. Dormer LOFT CONV	~~22.5.97~~	~~APP~~
		GARAGE	~~6.8.97~~	~~APP~~

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

N DRAINAGE

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0455

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33606 - Wokingham

Dear Councillor

Application Number: F/2000/0455
Toutley Hall Bungalow , Old Forest Road, Winnersh, Wokingham.
Proposed erection of detached garage/store.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 22/5/00

Yours faithfully

John Hutson

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0455**
Toutley Hall Bungalow , Old Forest Road, Winnersh, Wokingham.
Proposed erection of detached garage/store.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0455

CONFIDENTIAL

Councillor R 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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0455
Toutley Hall Bungalow , Old Forest Road, Winnersh, Wokingham.
Proposed erection of detached garage/store.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 22/5/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0455**
Toutley Hall Bungalow , Old Forest Road, Winnersh, Wokingham.
Proposed erection of detached garage/store.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 10/5/00

My ref: F/2000/0455

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/2000/0455
Toutley Hall Bungalow, Old Forest Road, Winnersh, Wokingham.
Proposed erection of detached garage/store.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 22/5/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/0455**
Toutley Hall Bungalow, Old Forest Road, Winnersh, Wokingham.
Proposed erection of detached garage/store.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0455

Applicant : Mr J Sharp C/O Mr D Skeet.

Location : Toutley Hall Bungalow , Old Forest Road, Winnersh, Wokingham.

Proposal : Proposed erection of detached garage/store.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 7/2/00

Date Registered : 27/01/2000

Earliest Date for Decision : 27/02/2000

Latest Consultation Date/Site Notice Expiry Date : 27/02/2000

Application Expiry Date: 23/03/2000

Consultation Responses :

Highways – condition

Planning Issues :

Effect on street scenes & neighbouring properties.
DPBE1
Identified settlement

Application Number: F/2000/0455

Appraisal :

This application is for the erection of a detached garage.

Street scene.
The proposal is ~~to~~ sited to the rear of the dwelling and so the applicants house will partially obscure the garage from the street scene so minimising the impact.

Neighbours.
The garage lies to the east of the neighbouring property and is approx. 8m from the rear footprint of the home. The proposal is approx 6.2m high with a gable end. A 1.8m deciduous hedge is on the boundary partially obscuring some of the bulk of the structure from the neighbour. It is sufficiently far away from this neighbour to minimise any impact on them in terms of overbearing, sunlight and daylight issues.

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

Application Number F/2000/0455
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Retrospective.
1.	SC23	SR08	Parking, garaging & turning
~~2.~~	~~SC46~~	~~SR09~~	~~Existing trees, hedgerows and shrubs on the south-west boundary [illegible]~~

RECORD OF SITE VISIT

SITE ADDRESS: Toutley Hall Bungalow Old Forest Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0455

OFFICER: Joss Miller

DATE OF SITE VISIT: 7/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes .

2. DESCRIPTION OF SURROUNDINGS

fields on one side ; house on other

3. DESCRIPTION OF SITE/BUILDING

Detached house of brick and tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

fields on one side and track.
Thicks on other side.

5. SITE CONSTRAINTS

TREES ✓ several young trees - structure already built.

ACCESS/PARKING OK.

LEVELS —

BOUNDARY TREATMENT 1.8m deciduous hedge,

OTHERS with higher shrubery further towards rear garden.

FROM: Joss Miller

DATE: 03 February 2000

DELEGATED

Winnersh Parish Council Consultation Sheet

Application Number: F/2000/0455

Proposal: Proposed erection of detached garage/store..

Site Address: Toutley Hall Bungalow , Old Forest Road, Winnersh, Wokingham.

Applicant: Mr J Sharp C/O Mr D Skeet.

Your observations are required in respect of this application **by 27/02/2000**.

PLANN - 7 FEB 2000
POL
DC
APP
CS
18 FEB 2000
COPIES TO:
FILE:

The Committee made the following **COMMENT:**

1 The proposed structure seems very large as a garage/store

SIGNED: _____ DATE: 16.02.00

CLERK TO Winnersh Parish Council

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 03 February 2000

Application Number: F/2000/0455

Proposal: Proposed erection of detached garage/store..

Site Address:
Toutley Hall Bungalow , Old Forest Road, Winnersh, Wokingham.

Applicant:
Mr J Sharp C/O Mr D Skeet.

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).

SC 23 - Parking - insert "Parking + turning"

SR06

9.2.00

Signed: _____ **Print name:** _____

Received by Wokingham District Council

Application No: F/2000/0455

Proposal:
Proposed erection of detached garage/store.

Location:
Toutley Hall Bungalow , Old Forest 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/02/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 27 JAN 2000	
Officer: JM	Application No. F/2000/0455

Map No. 60 Site 0:09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE/STORE

Location: TOUTLEY HALL BUNGALOW FOREST RD

Parish: ~~WOKINGHAM~~ WINNERSH Ward: Winnersh 3·2·2000

Applicant: MR J SHARP

Fee Received 95-00 (2) 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	Roof lights not shown on floor plan.	2·2·2000	
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 : 3.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: Wokingham.
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N + "Twigs", Forest Road, Winnersh. ✓ .....

Environmental Services

For office use only.
Application number: 27 JAN 2006 * 0455

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 Address and postcode Phone number	MR J. SHARP. TOUTLEY HALL BUNGALOW FOREST ROAD WOKINGHAM BERKS. —
2	Agent's Name Address and postcode Phone number	MR D. SKEET. 33 ADDISCOMBE ROAD CROWTHORNE BERKS. 01344 761067
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.	TOUTLEY HALL BUNGALOW FOREST ROAD WOKINGHAM.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED GARAGE / STORE
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.	TILES & BRICKS 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: N/A	Proposed: N/A
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

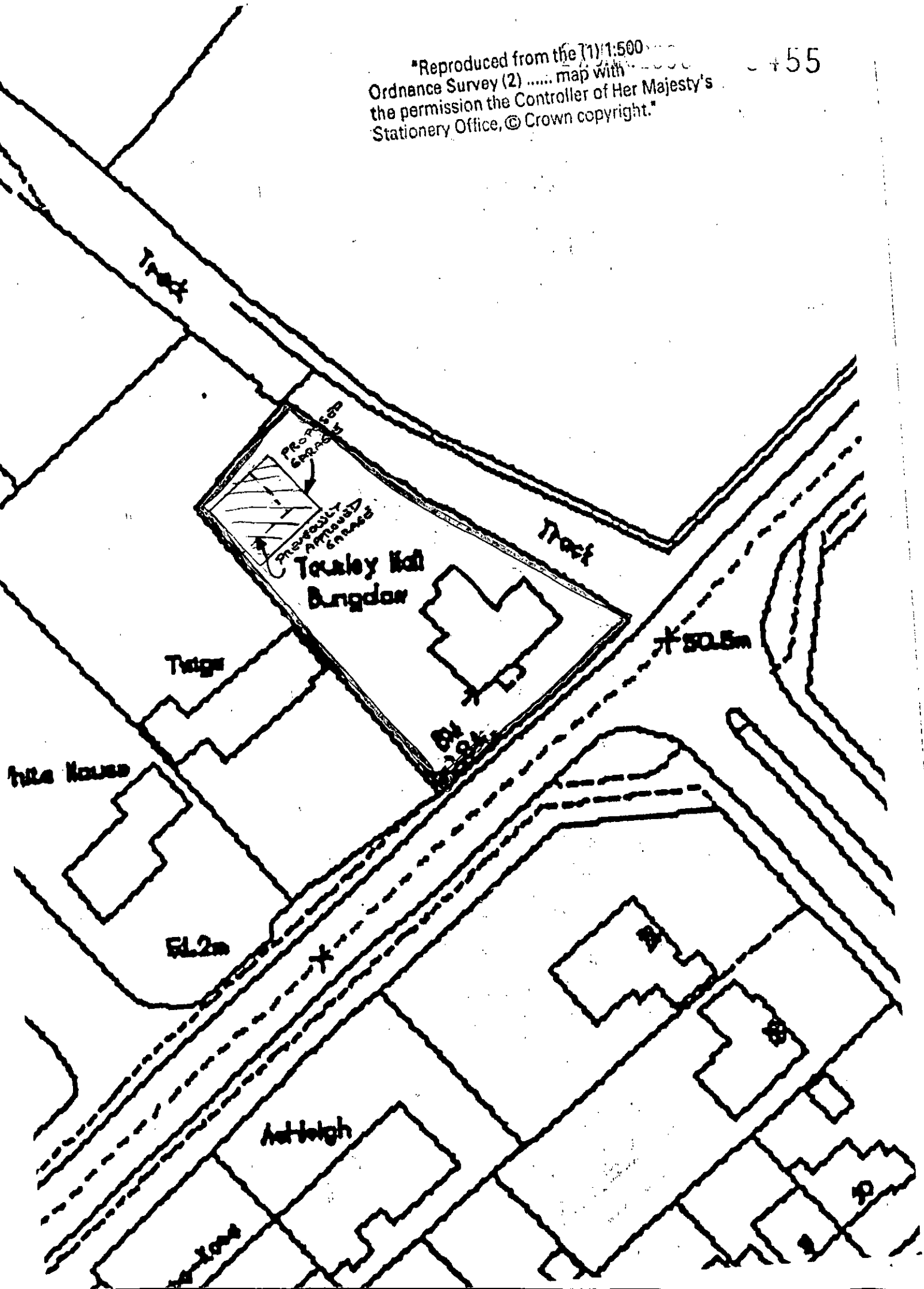
None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR J. SINAR

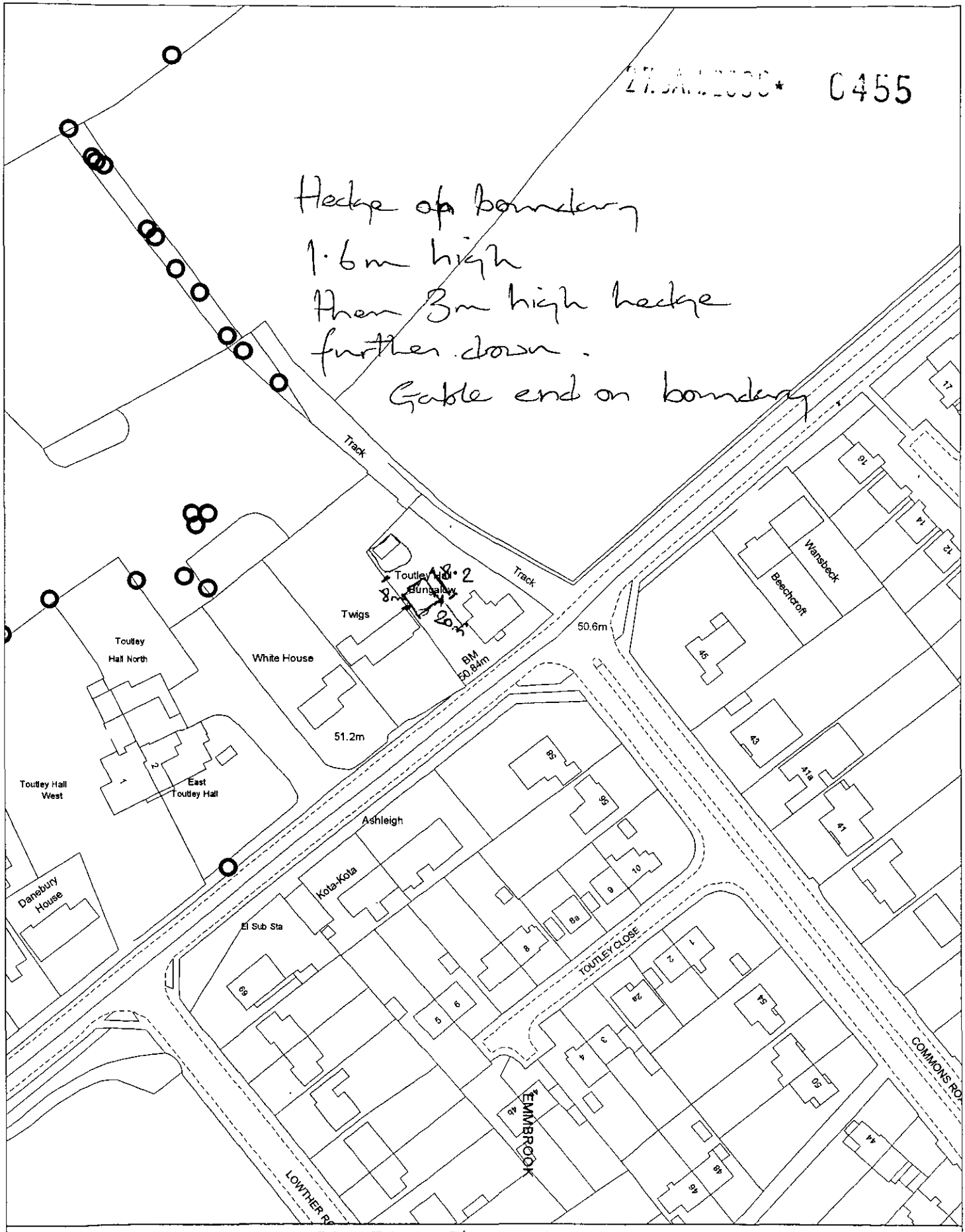
Date 22/1/00

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

"Reproduced from the (1) 1:500 ... Ordnance Survey (2) ..... map with ... the permission the Controller of Her Majesty's Stationery Office, © Crown copyright."



27 JAN 2000* 0455

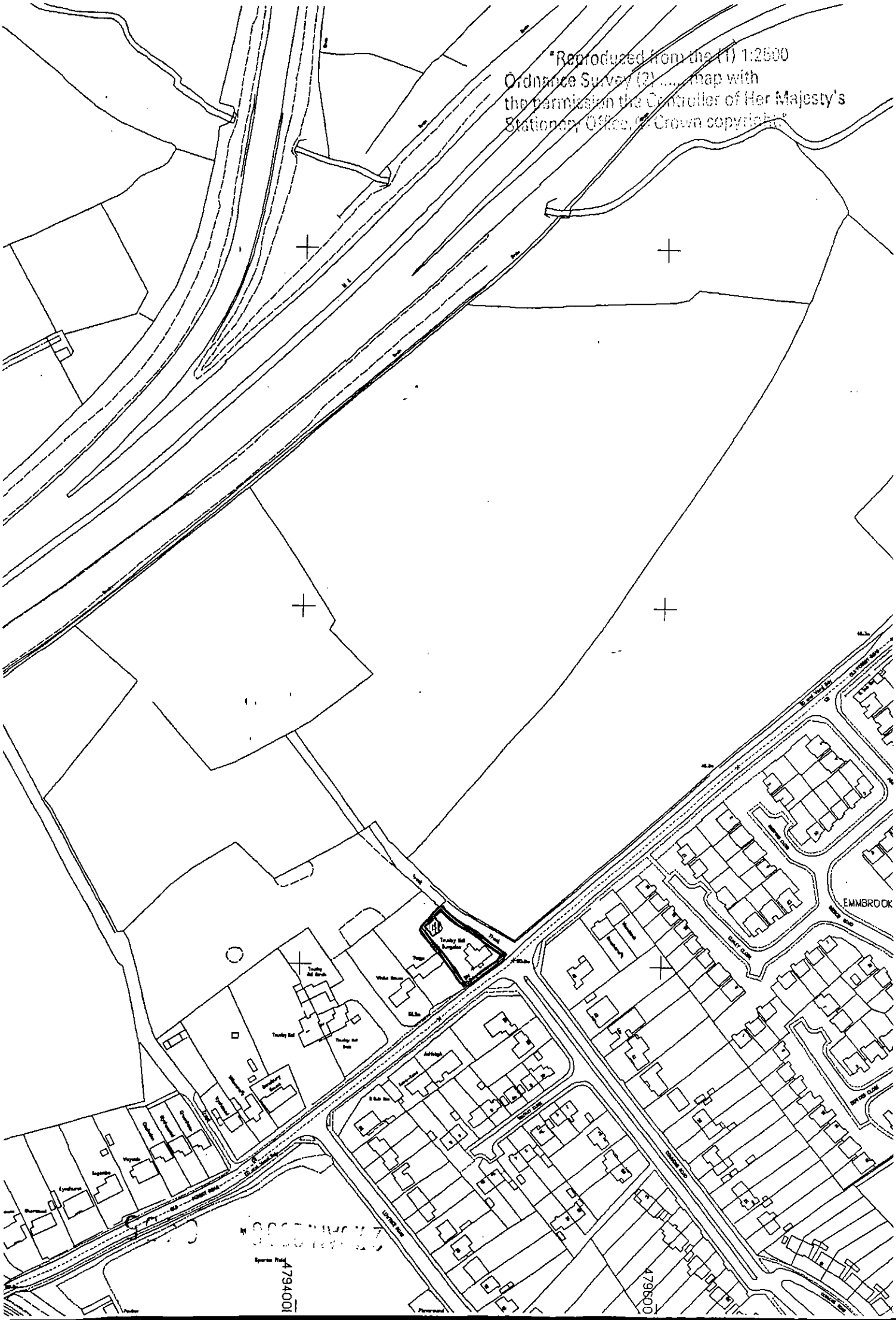


Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 1 February 2000

N
W E
S


"Reproduced from the (1) 1:2500
Ordnance Survey (2) ..... map with
the permission the Controller of Her Majesty's
Stationery Office, (c) Crown copyright."
EMMBROOK
479400
479600