APPLICATION NO:

F/2001/3257

LOCATION:
90 Crockhamwell Road, Woodley Reading.

APPLICANT:
Mr Maidlow

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage).

EARLIEST DATE FOR DECISION: **26/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/03/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Maidlow
90, Crockhamwell Road
Woodley
Reading
RG5 3JZ

Application Number: F/2001/3257

Parish: **WOODLEY**

Location: **90, Crockhamwell Road, Woodley, Reading.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing 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 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.

Condition
6. Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.

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.

Reason
6. In the interests of highway safety and to ensure compliance with Local Plan policies.

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.

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. This permission relates to the application as amended with revised plans drawing number SM/1 submitted to the Local Planning Authority on 12th March 2001, incorporating half hip roof and does not approve the proposals as originally submitted.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

Notice checked by: C Hunter

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.

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3257

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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/2001/3257
90, Crockhamwell Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing 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/2001/3257**
90, Crockhamwell Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

Received by Wokingham District Council

Application No: F/2001/3257

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage).

Location:
90, Crockhamwell Road, Woodley, Reading.

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 26/02/2001. 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

02 February 2001

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3257

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2001/3257
90, Crockhamwell Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage).

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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/2001/3257**
90, Crockhamwell Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

Tel: (0118) 974 6463 (Direct Line)
Email: Matthew.Porter@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 26 March 2004
My ref: F/2001/3257

Mr S. Maidlow
90 Crockhamwell Road
Woodley
Reading
Berkshire
RG5 3JZ

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 S. Maidlow,

RE: PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSIONS (REMOVAL OF EXISTING GARAGE) AT 90 CROCKHAMWELL ROAD, WOODLEY

I refer to your letter received on the 25th March 2004 with reference to the above.

I can confirm the intention shown on the revised drawing No SM/10 to substitute the supporting brick piers of the front porch for four gallows brackets, can be considered as a minor amendment and a new planning application is not required.

I hope this is of assistance.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer
(Team Leader for Householder Team)

90 Crockhamwell Road
Woodley
Reading
Berkshire
RG5 3JZ

Tel: 0118 969 7926
Mob: 07787 512 151

MP - Minor Amendment?

PLANNING SERVICES	HPT 7800
POL	TLS
DC MP	ENF
APP	
CS	
26 MAR 2004	
COPIES TO	AGK
	FILE

25 March 2004

My ref: AP/Wokingham DC-01

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

Dear Sir / Madam,

Planning Permission: 2001/3257
Site: 90 Crockhamwell Road

Further to the approval of the above Planning Application for the above property, I wish to make a minor amendment to the construction of the front porch.

The approved Planning Permission shows a porch to the entire width of the property supported on four brick piers. Having looked at this in more detail, the proposals appear somewhat 'bulky' whilst restricting parking on the driveway. My proposal, therefore, is to substitute the brick piers for four gallows brackets, thus supporting the porch back to the house. This would require less construction while providing more parking on the driveway.

In speaking with Ms Elaine Vashi, I understand that the revised proposals would actually be preferable in terms of planning, although I should contact the Planning Department to seek formal approval, hence this letter.

For your information, I attach a revised section of the porch, drawing No SM/10, illustrating the revised proposal. In addition, I will provide all structural calculations for Building Control purposes, following your anticipated approval.

I trust the attached meets with your approval, however, should you have any queries please do not hesitate to contact me.

Yours faithfully,

Simon Maidlow
Enc

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 MAR 2004	
COPIES TO	ACK
	FILE

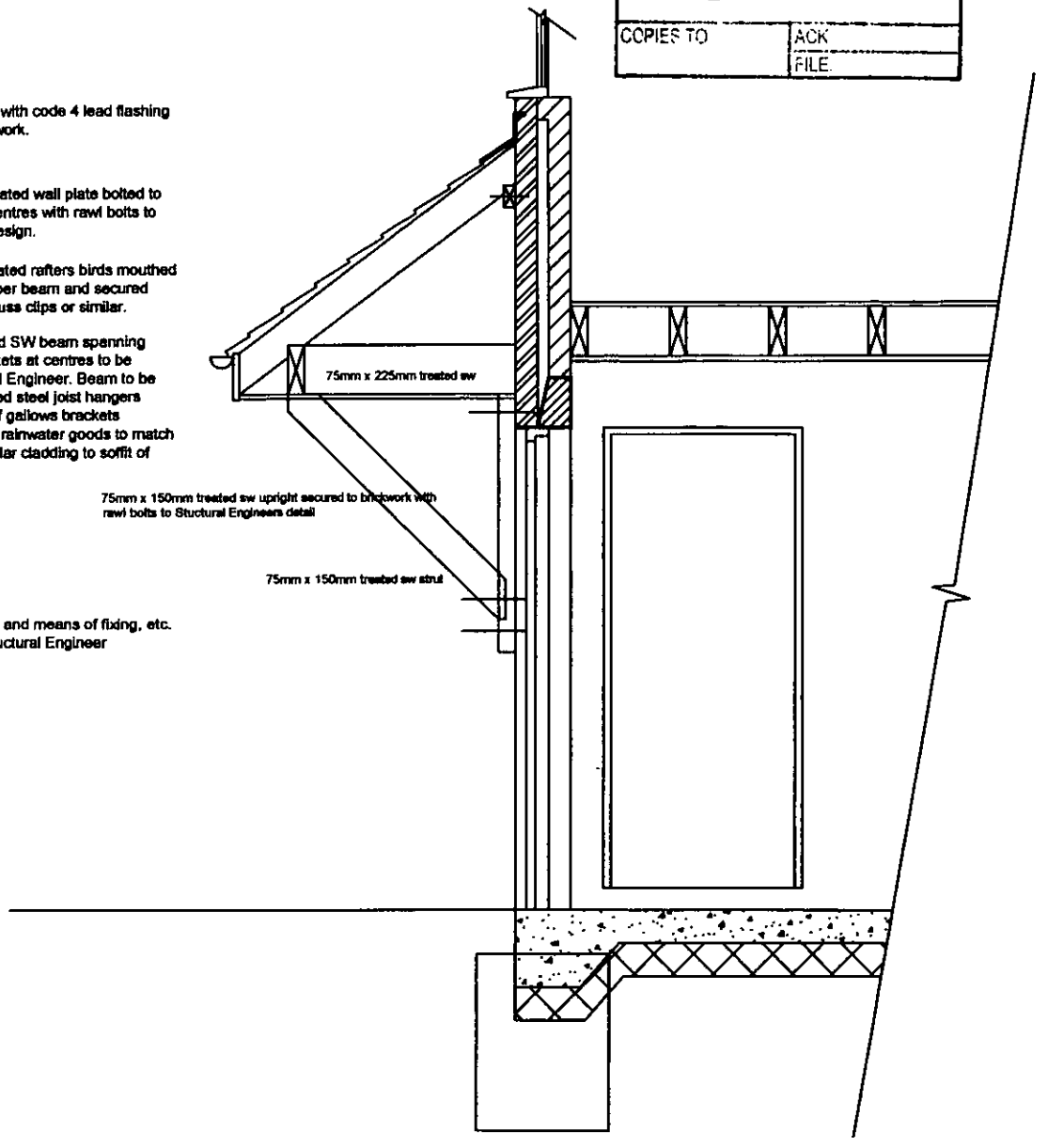
Tiling as per main roof with code 4 lead flashing at abutment with brickwork.

50mm x 100mm sw treated wall plate bolted to brickwork at 900mm centres with rawl bolts to Strucutral Engineers design.

50mm x 150mm sw treated rafters birds mouthed over wall plate and timber beam and secured with galvanised steel truss clips or similar.

225mm x 75mm treated SW beam spanning between gallows brackets at centres to be confirmed by Structural Engineer. Beam to be supported on galvanised steel joist hangers secured to top chord of gallows brackets Treated sw fascia with rainwater goods to match main roof. T&G or similar cladding to soffit of porch.

NOTE: All timber sizes and means of fixing, etc. to be confirmed by Structural Engineer



Propsed Two Storey Extension &
Single Storey Extension:
90 Crockhamwell Road
Woodley
Reading

Section Through Proposed Front Canopy

Scale 1:20 Drwg No. SM/10
Date: 23/03/04

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3257 GA
BUILDING CONTROL NUMBER.	FP 2001/2112 North
APPLICANT/~~AGENT~~	Mr + Mrs Maddox
ADDRESS OF SITE	90 Cockhamwell Road Hoodley
DESCRIPTION OF PROPOSED WORK	2 storey side ext & s/s rear ext. (removal of existing garage)

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

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/8/01	

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	

3257

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 11 October, 2001
My ref. BC/DC/2001/3257

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs S G Maidlow
90 Crockhamwell Road
Woodley
Reading
RG5 3JZ

Dear Mr & Mrs Maidlow

PLANNING PERMISSION 2001/3257
SITE: 90 CROCKHAMWELL ROAD, WOODLEY

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 2001/3257 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 you 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 sincerely

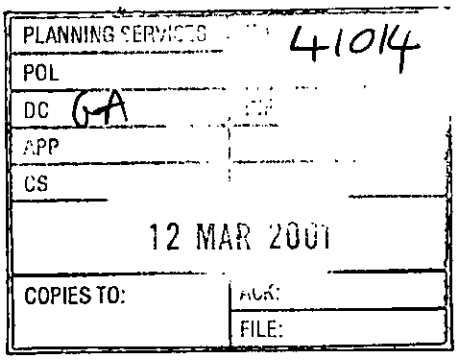
GEORGE ALLPRESS
Planning Assistant

Mr S G Maidlow
90 Crockhamwell Road
Woodley
Reading
Berkshire
RG5 3JZ

9 March 2001

My ref: r:\my files\wokdc-04

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



Dear Mr Allpress,

Application N° F\2001\3257 - 90 Crockhamwell Road, Woodley, Reading, Berkshire, RG5 3JZ

Further to our meeting and your subsequent site visit to the above, please find attached 6 copies of the revised drawing as discussed.

You will note that the extension now incorporates a hip end and lowered by 300mm from the sketch proposal, the upper storey has been stepped in by 450mm from the boundary and the dormers reduced to only one to the rear all as requested. In addition you will observe that the spacing from the proposed external wall to the boundary has increased to ensure that no part of the building will overhang the neighbouring property.

I trust the attached reflects your desired changes, however, if you require any further information please do not hesitate to contact me on 0118 9323 088 daytimes or 0118 969 7926 (answer machine).

I look forward to hearing from you with regard to the above.

Yours sincerely

S. Maidlow

Simon G Maidlow

Encs.

1327

WOKINGHAM DISTRICT COUNCIL

To George

Date 20/2 Time 9.55

WHILE YOU WERE OUT

Name Simon Maidlow

Of

Phone No. 0118 932 3088 — work or 969 7926 (home) Ext.

Phoned	✓	Please call back	early morning is best time (up to about 9.30)
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: /3257

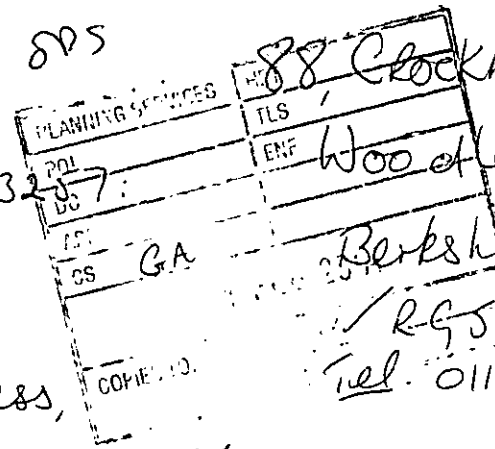
90, Crockhamwell Road

21/2 - 11.40 - advised Mr Maidlow to revise - i.e. stay in off boundary by 1.0 m at gnd - pass full plot width at gnd with 1.5 m recess at 1st floor and to hip off rear. He's to submit sketch for my consideration for resc. meals.

Signed Jan

805

88, Clockhamwell Rd.
Woodley
Berkshire.
RG5 3JZ
Tel. 01189693809.



Re. Plan No F/2004/3207.

Dear Mr Allpress,

I, wonder if you would help me regarding the above Planning application to my neighbours house No 90, Clockhamwell Road, I have viewed the plans at Woodley library and I don't wish to be unneighbourly but I feel the proposed extension is very large with a very steep pitch to the front of house, also it will block a great deal of light.

I wonder if you would be happy to view the plot with me at your convience and consider my concerns.

Yours sincerly
Lynda Holworthy.

PLANNING SERVICES	HPT 39677
POL	TLS
DC RA	ENF
APP	
CS	
08 FEB 2001	
COPIES TO:	ACK:
	FILE:

Mr S G Maidlow
90 Crockhamwell Road
Woodley
Reading
Berkshire
RG5 3JZ

7 February 2001

My ref: r:\my files\wokdc-03

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

Dear Mr Allpress

Application N° F\2001\3257 - 90 Crockhamwell Road, Woodley, Reading, Berkshire, RG5 3JZ

Further to your letter dated 2 February I am writing to confirm that no part of the proposed development, including foundations and roof overhang, will not encroach onto, over or under the neighbouring property.

In addition please find attached six copies of a block drawing illustrating that there is provision for 4 parking spaces (2.4m x 4.8m) in the proposed development, including the garage parking area integral to the house, as requested.

I trust the attached is in order, however, if you require any further information please do not hesitate to contact me on 0118 9323 088 daytimes or 0118 969 7926 (answer machine).

I look forward to hearing from you.

Yours sincerely

S. Maidlow

ADDITIONAL PLAN

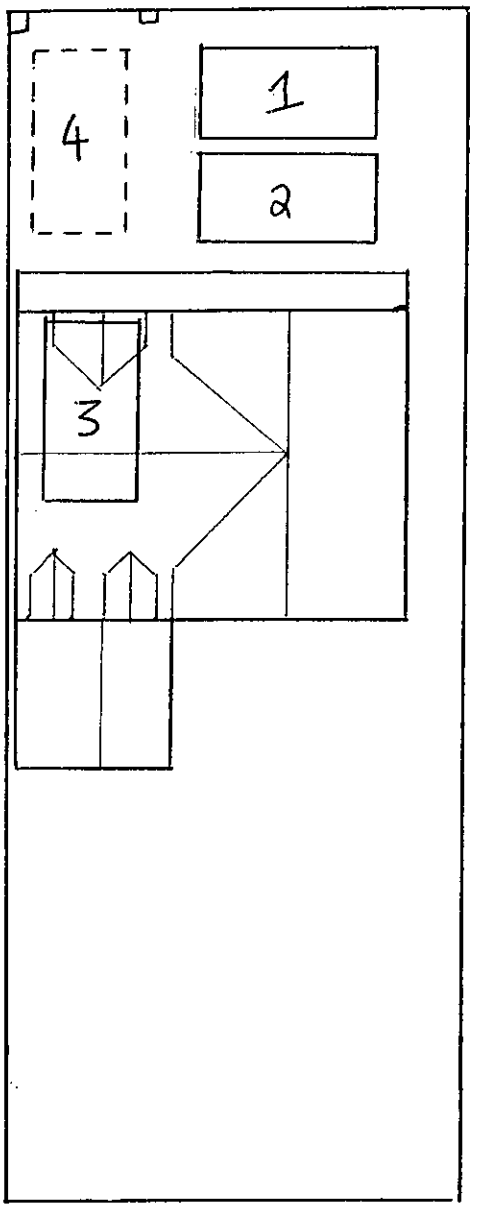
Simon G Maidlow

Encs.

90 CROCKHAMWELL ROAD, WOODLEY, READING, RG5 3JZ

APPLICATION NUMBER: F/2001/3257

DRAWING: BLOCK PLAN INDICATING 4 PARKING SPACES.



ADDITIONAL PLAN

FROM: George Allpress

DATE: 02 February 2001

DELEGATED

PLANNING ...	39724
POL	
DC	ENF
APP	
CS	
09 FEB 2001	
COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3257

Proposal: Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage)..

Site Address: 90, Crockhamwell Road, Woodley, Reading.

Applicant: Mr Maidlow .

Your observations are required in respect of this application **by 26/02/2001** .

The committee had no objections to this proposal but particularly asked that any neighbours' comments be taken into account.

SIGNED: [signature] DATE: 7.02.01

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 02 February 2001

Application Number: F/2001/3257

Proposal: Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage).

Parish: WOODLEY TOWN

Site Address:
90, Crockhamwell Road, Woodley, Reading.

Applicant:
Mr Maidlow .

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) Driveway to be widened to 4.8 metres minimum and the associated crossing extended to accommodate this.
Reason: interests of highway safety + convenience.

(2) C049, R049

(3) C122, R122

NO7

Signed: _____ **Print name:** Adam Coggins 6/2/01

WORK SHEET FOR: George Allpress

Application Number: F/2001/3257

Applicant: Mr Maidlow

Location: 90 Crockhamwell Road, Woodley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension (Removal of existing garage).

Site Notice Displayed? :	YES	NO	DATE
	✓yes		09/02/01

Date of Neighbour Notifications : 02/02/01

Date of Site Visit : 15/02/01

Date Registered : 29/01/2001

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/02/2001
02/03/01 (GA)

This application will have expired on: 26/03/2001. 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 - recommend approval subject to appropriate conditions.

Woodley Town Council - The Committee had no objections to this proposal but particularly asked that any neighbours' comments be taken into account.

The occupant of no.88 Crockhamwell Road, the neighbouring dwelling to the south, objects commenting: the proposed extension is very large with a steep pitch to the front of the house and will block out a great deal of light.

The application has been revised since this representation has been received. A part hip roof has been introduced to reduce bulk and massing to the street scene and on the boundary. Re-consultation is not considered necessary as a reduction is proposed and the application is nearing time expiry.

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/2000/3257
Appraisal :

The application property is a detached house which is situated on the east side of Crockhamwell Road. A neighbourhood shopping centre is close by but this part of the street is wholly residential in character. The character of the street comprises a mixture of semi-detached and detached houses of various shapes, sizes and styles.

The application property has a gable front with the ridge of the roof running from front to rear. The property has a detached single storey garage on its south side, that facing no.88. The garage is built close to the shared boundary. An approximately 0.9 metre wide side passage separates the garage from the dwelling. The relationship is replicated on the neighbouring property.

The application proposes a two storey side extension over the site of the garage. The extension would continue the roof line from the existing and finish with a two storey gable with half hip roof facing the neighbour no.88. A 4.0 metre deep single storey rear extension would continue beyond the side extension and the existing rear elevation.

The propose extension is substantial in its scale, would infill almost the entire plot width of the application property on this side and may in most circumstances be considered to detract from the street scene. Moreover, if repeated on the neighbouring dwelling a degree of a terracing between the two properties would result. However, this location is one of houses of mixed and varied styles and whilst the nearest extended dwelling, no94, has maintained a gap to its boundary, other detached properties on this street have been extended up to their boundary on one side such as that proposed, namely nos. 31, 32 and 60. A gap of about 1.3 metres to the boundary would be maintained on the north side of the house. Therefore in the context of this location the proposal is considered acceptable in terms of it impact to the street scene.

Neighbour amenity is not considered to be adversely affected. The only dwelling affected is no.88 and this property has a single storey garage abutting that of the application property and a combined separation that would ensure no overbearing impact to that dwelling. No.88 has no habitable room windows facing the application site. No.88 does have two windows facing the site but neither are to habitable rooms. Moreover, the applicant has agreed to amend the proposal to incorporate a part hipped roof to minimise impact.

The rear extension at 4.0 metres deep is considered acceptable given no.88 adjacent has a garage between boundary and house, i.e. habitable rooms.

The proposal demonstrates compliance with parking standards.

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

Application Number: F/2001/3257
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 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
6			Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.
			Reason:
			In the interests of highway safety and to ensure compliance with Local Plan policies.
			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.
2	N06		WITHIN CURTILAGE
3	N02		REVISED PLANS
....			....plans drawing nos. SM/1 ....received 12/3/2001.... INCORPORATING HALF HIP ROOF

Ian Mitchell
19/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 90 Crockhamwell Road, Woodley, Reading.

APPLICATION NUMBER: F/2001/3257

OFFICER: George Allpress

DATE OF SITE VISIT: 15/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by modern detached and semi-detached houses.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES No.88 to the south - no other dwelling impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage plus front garden parking for three cars.
LEVELS	Level
BOUNDARY TREATMENT	Dwarf wall and hedge to front timber fencing to rear.
OTHERS	None

1792 [redacted]/2001/3257 GA [redacted]

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

Address of site 90 CROCKHAMWELL ROAD

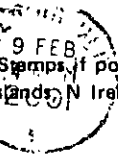
WOODLEY, READING, BERKS, RG5 3JZ

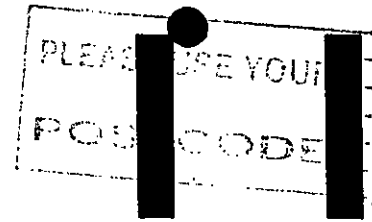
Signed [signature]

Date 9/2/01

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

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 JAN 2001	Map No. 47 Site .....
Officer: GA | Application No. F/2001/3257	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 (REMOVAL OF EXISTING GARAGE)

Location: 90 CROCKHAM WELL ROAD

Parish: WOODLEY Ward: Bulmershe. 2.2.01

Applicant: MR MADLOW

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

Enforcement Section to be notified (2) ☐ 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	1:200 Parking layout needed.	2.2.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 2.2.01 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 ✓ .....

Encroachment ✓

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 and see map

29.JAN.2001* 3257

Mr S G Maidlow
90 Crockhamwell Road
Woodley
Reading
Berkshire
RG5 3JZ

26 January 2001

My ref: r:\my files\wokdc-02

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

Dear Sir / Madam

Full Planning Permission Submission for 90 Crockhamwell Road, Woodley, Reading, Berkshire, RG5 3JZ

Please find attached six copies of the following documentation for the application of full planning permission for an extension to the above property:

- Householder Planning Application Form
- Land Registry extract with site location outlined in red with north sign
- Drawing SM/1 with all elevations and block site plan of proposed extension

In addition to the above I also enclose a cheque for £95.

I trust the attached is in order, however, if you require any further information please do not hesitate to contact me on 0118 9323 088 daytimes or 0118 969 7926 (answer machine).

I look forward to hearing from you.

Yours faithfully

S. Maidlow

Simon G Maidlow

PC 23 431 090

ADDRESS 90 CROCKHAMWELL ROAD PARISH WOODLEY

PLOT No. 224 ORD. SHEET No. SU.7672(17)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01260/59	G. Wimpey & Co Ltd	Outline Residential Development	8-3-60	N/A. C/A.
72/60	"	Road & Sewers	12-4-60	App. C/A.
148/60	"	Detached House	8-9-60	App C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 29 JAN 2001 * 3257

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 & MRS S. MAIDLOW 90 CROCKHAMWELL ROAD WOODLEY, READING, BERKSHIRE, RG5 3JZ 0118 969 7926
2	Agent's Name Address and postcode Phone number	N/A
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.	90 CROCKHAMWELL ROAD, WOODLEY, READING, BERKSHIRE, RG5 3JZ
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION TO REPLACE GARAGE.
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.	CONCRETE ROOF TILES, UPVC GUTTERS FASCIAS AND WINDOWS, FACING BRICKWORK 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: 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: S. Maidlow

on behalf of MR + MRS MAIDLOW

Date 26/1/01

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

CONDITION MONITORING RECORD SHEET

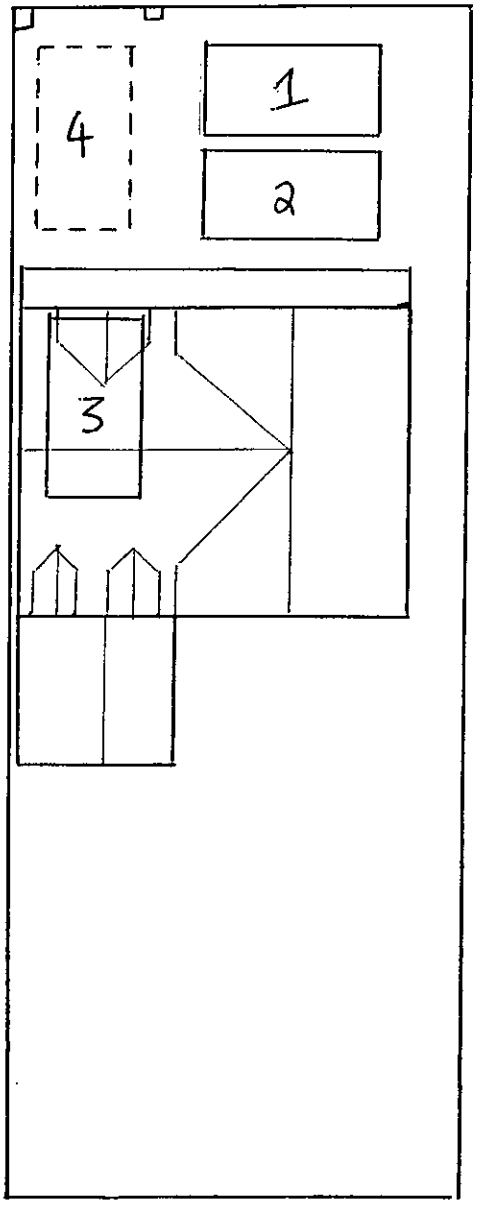
APPLICATION NO: **F/2001/3257**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

90 CROCKHAMWELL ROAD, WOODLEY, READING, RG5 3JZ

APPLICATION NUMBER: F/2001/3257

DRAWING: BLOCK PLAN INDICATING 4 PARKING SPACES.



APPROVED

ADDITIONAL PLAN

29.JAN.2001* 73257



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Development Control Section, Environmental Services, Wokingham District Council.

31 January 2001

Scale: 1 : 1250

N W E S