.60 C1

APPLICATION NO:
F/2000/0498

LOCATION:
27 Walmer Road, Woodley Reading.

APPLICANT:
Mr & Mrs A Mcdonald C/O Daniels And Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/03/2000**

APPLICATION EXPIRY DATE: **31/03/2000**

CASE OFFICER: ~~**Natalie Brown**~~

AT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Mcdonald
C/O Daniels And Associates
28 Broad Street
WOKINGHAM
Berkshire
RG40 1AB

Application Number: F/2000/0498

Parish: **WOODLEY**

Location: **27 Walmer Road, Woodley, Reading**

Proposal: **Proposed single 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The shower room window facing No. 26 Telford Crescent and bathroom window facing No. 29 Walmer Road in the proposed development shall not at any time be glazed other than with obscure glass.

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) no windows or similar openings shall be constructed in the north side and south side roof elevations of the extension.

Condition
5. The area shown on the permitted drawings for vehicle parking and garaging 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. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

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

Informative
1. The Engineer 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.

Head of Planning and Transportation
Date: 05 April 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.

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 6/4 Time 10.30

WHILE YOU WERE OUT

Name Mr Pittenbrough

Of 14, Telford Crescent.

Phone No. 969 7128 Ext.

Phoned	✓	Please call back	✓ 9am.
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2000/0498. phoned back 13/4/00 he was under the influence of alcohol!
27, Walmer Road, Woodley.
He thinks that No27, above is No31 Walmer Road. I have visited the site 11/4/00 + it checks out that 27, Walmer Rd is indeed No27, Walmer Rd, I also called round to his house, no reply.

Signed Jan

ADDRESS 14 TELFORD CRESCENT PARISH WOODLEY

PLOT No. 101 ORD. SHEET No. SU 7674 (3

BUILDER New Ideal Homesteads Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
141/48	Ham River Grit Co	Gravel Excavation	23.1.48	N/A. Cl
A26/48	Thames Grit & Aggregates Ltd	" "	8.2.49	N/A. Cl
630/54	Ham River Grit Co	" "	9.10.54	N/A. Cl
216/65	Mr. D. Piancia	Outline {Residential Development}	29.10.65	N/A. Ref
178/67	New Ideal Homesteads Ltd	Semi/Det. Bungalow	18.1.68	N/A. Cl
67/68	" Supersedes 178/67	{Recast & Semi/Det. Bungalow}	11.4.68	App. Cl
BR4137	MR A B. PITTENDRIGH	CAR PORT	13.2.76	App N/

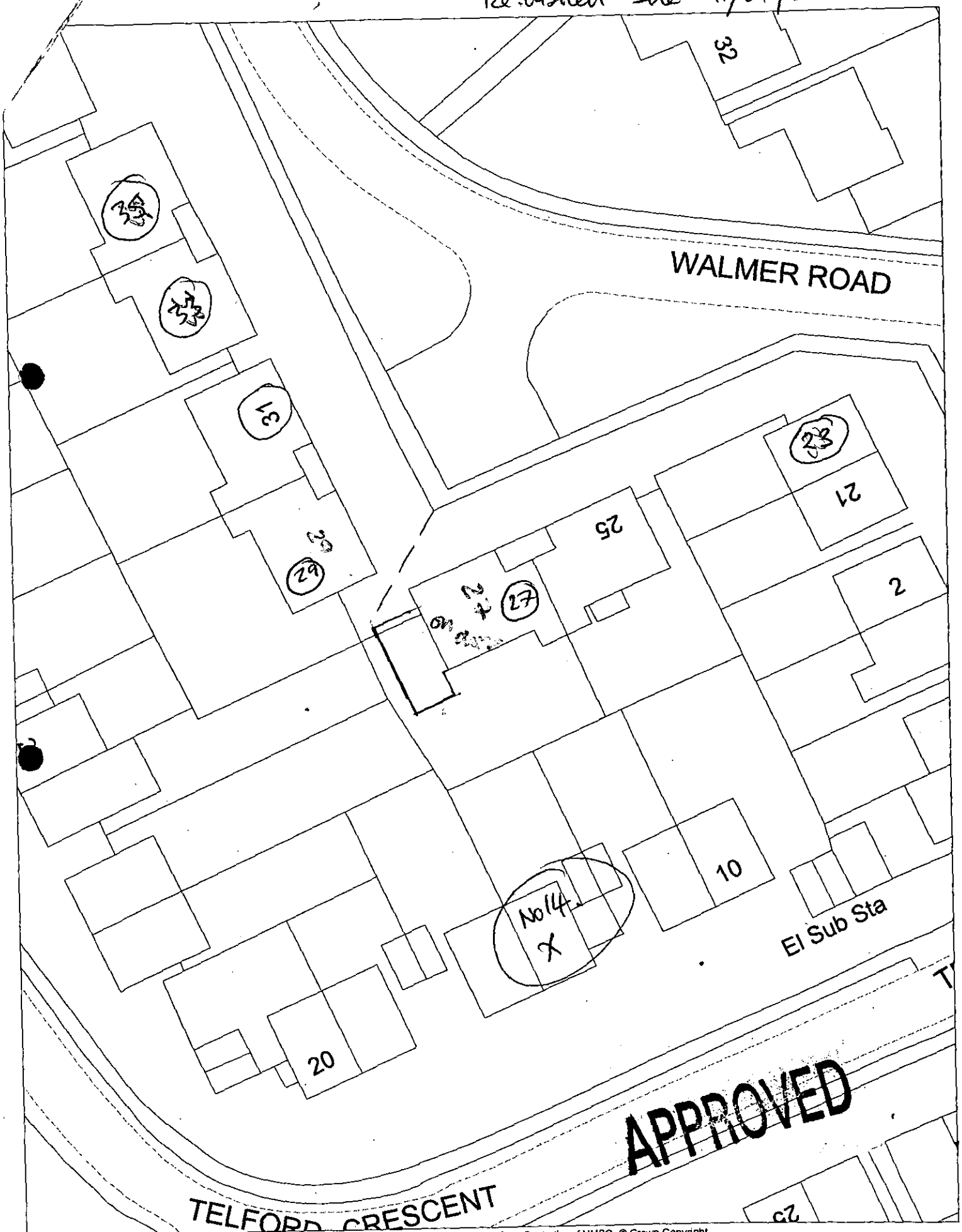
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Numbering systems checked out.
Re-mailed site 11/04/2000.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

N
W E

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0498	AT
BUILDING CONTROL NUMBER.	BN2001/1112	Nick.
APPLICANT/~~AGENT~~	Mr A. McDonald.	
ADDRESS OF SITE	27 Walmer Road Croydon	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec.d 27/4/01	D4106 3
ELEVATIONS	rec.d 27/4/01	D4106 1
FLOOR PLANS	— "	D4106 2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	1/6/01	

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	

Application Number F/2000/0498
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC20	SR10	'Shower room' facing No26 Telford Crescent. and 'Bathroom' facing No 29, Walmer Road
4	SC08	SR10	[redacted] "In the north side and south side roof elevations of the extension"
5	SC23	SR06	"Parking and Garaging"
	IN08		

RECORD OF SITE VISIT

SITE ADDRESS: 27 Walmer Road
Woodley Reading.

APPLICATION NUMBER: F/2000/0498

OFFICER: ~~Natalie Brown~~ Andrew Thorley
DATE OF SITE VISIT: 14/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on small board in front garden

2. DESCRIPTION OF SURROUNDINGS

residential, semi-detached bungalows with integral garages.

3. DESCRIPTION OF SITE/BUILDING

red/yellow brick
semi detached bungalow, on corner plot, white UPVC window + door frames, concrete pantile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See site plan, corner plot and open plan gardens facing Walmer Road.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING As existing

LEVELS —

BOUNDARY TREATMENT — 1.8m brick wall with No 29.

OTHERS — 1.8m dark brown fence with concrete posts with No. 25.
— 1.8m close boarded fence with Nos 12, 14, 16, 24 + 26 Telford Crescent.

Tel: (0118) 974 6492

Date: 20th March 2000

My ref: F/2000/0498

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

CONFIDENTIAL

Councillor T McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/0498
27 , Walmer Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

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 ~~Natalie Brown~~ Andrew Thorley on (0118) 974 ~~6492~~ 6487.
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 30th March 2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0498**
27 , Walmer Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T McCann

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 6492

Date: 20th March 2000

My ref: F/2000/0498

CONFIDENTIAL

Councillor L Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/0498
27 , Walmer Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

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 ~~Natalie Brown~~ Andrew Thorley on (0118) 974 ~~6492~~ 6487.
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 30th March 2000

Yours faithfully

Chris Lee
Head of Planning and Transportation

LISTING FORM
Case officer: ~~Natalie Brown~~ Andrew Thorley Application Number: **F/2000/0498**
27 , Walmer Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor L Ferris

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 6492

Date: 20th March 2000

My ref: F/2000/0498

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

CONFIDENTIAL

Councillor T Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/0498
27 , Walmer Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

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 ~~Natalie Brown~~ Andrew Thorley on (0118) 974 ~~0492~~ 6487.
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 30th March 2000

Yours faithfully

Chris Lee

Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0498**
27 , Walmer Road, Woodley, Reading.
Proposed single storey side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor T Dredge

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 : ~~Natalie Brown~~ Andrew Thorley

Application Number : F/2000/0498

Applicant : Mr & Mrs A Mcdonald C/O Daniels And Associates.

Location : 27 , Walmer Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 14/03/2000

Date Registered : 04/02/2000

Earliest Date for Decision : 05/03/2000

Latest Consultation Date/Site Notice Expiry Date : 05/03/2000

Application Expiry Date: 31/03/2000

Consultation Responses : letter of objection stating following points:
Woodley PC : Of cramped appearance, an over development and unneighbourly.

NEIGHBOURS/SN : — none received

Highways : — Parking provision requested (see letter from agent 01/03/2000) and received.

Planning Issues : (D'd Sec'd) . WDLP/WOS2
LALP/LBE1/LBE2.

1. Impact on streetscene / visual amenity
2. Impact on amenities of neighbouring properties
3. Highways.

Application Number: F/2000/0498

Appraisal :

A) Impact on streetscene / visual amenity

The proposed development is for a single storey side extension, forming an extra bedroom, a study a bathroom and a shower room. It measures 5.3m (approx) wide by 8.8m long, 2.2m to eaves height, and 5m to the ridge. It will be set back from the b'line of No 27 by 3.4m, the existing wall which forms a screen between No 27 and No 29 will be removed. The extension therefore would be visible from the road, but this will have no significant impact - no detrimental impact on streetscene.

B) Impact on amenities of neighbouring properties.

No 25, to the east - adj property, windows in rear elevation only, due to 1.8m high fence, position and distance away, the occupiers will not be overlooked or overshadowed.
No 29 to the north - adj property, windows in front elevation, due to position and orientation it is considered that the amenity of the occupiers of this property would not be adversely affected.

I have taken into account the views expressed by Woodley Town Council: the proposal being of a) cramped appearance b) overdevelopment and c) unneighbourly. Although the proposal may appear cramped, overall I do not think it will have a visual impact on the street scene. I feel that I have justified the views in the above report.

C) Highway - Proposal would increase number of bedrooms from 3-4, adequate on site parking provided.

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

LISTING FORM Andrew Thorley

Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0498**

27 , Walmer Road, Woodley, Reading.

Proposed single storey side extension to dwelling.

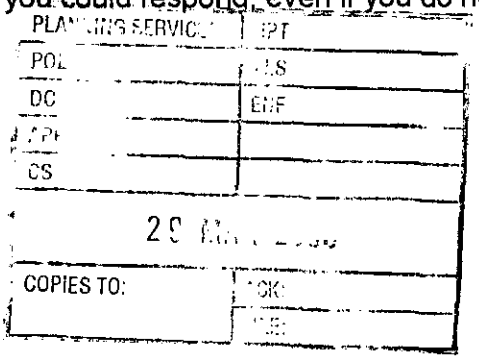
Transfer: Yes ☐ No ☑

Reason for Transfer: NA

Signed: _____ Date: 23/3/00

Councillor T Dredge

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



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 FEB 2000

Officer: NAB | Application No. F/2000/0698

Map No. 37 Site 0.05

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 27 WALMER ROAD

Parish: WOODLEY Ward: Coronation

10.2.2000

Applicant: MR/MRS McDONALD

phoned 4/2 cheque returned 4/2

Fee Received 11-62 Required 95-00 Additional ..... Refund .....

received 9/2.

(1)

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	parking layout.	10.2.	✓
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 : 10.2.2000 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): 18/2

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
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:

.....

.....

.....

NEIGHBOURS:

..... 12, 14, 16, 24 + 26 Telford Crescent, Woodley ✓ 18/2

.....

.....

.....

.....

.....

.....

.....

.....

Date: 03 March 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0498

Location: 27, Walmer Road, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr & Mrs A Mcdonald C/O Daniels And Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking requirements for three vehicles within the curtilage of the property. Drawing no D4106.

Comments are required by 13/03/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on extension 6480.

Sc 23- Parking & Garaging (SR06)
IN08.

N.S. Tiller
9-3-00

Date: 03 March 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0498

Location: 27, Walmer Road, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling.

Applicant: Mr & Mrs A Mcdonald C/O Daniels And Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking requirements for three vehicles within the curtilage of the property. Drawing no D4106.

Comments are required by 13/03/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on extension 6480.

(RING ONE)

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

App No. F/2000/0498 (Planaps) / (Ludhouse) Date Rec. 02/03/2000

Location: 27 Walmer Road Woodley

Parish Woodley

Applicant: Daniels + Associates 28, Broad Street, Wokingham.

Description of attached plans: Additional Plans to show parking requirements for three vehicles within the curtilage of the property.

Drawing No's: D4106

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

Date for Responses: 10 DAYS

FURTHER ACTION

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

Redate Application Y (N) From _____

New Site Notice Y (N)

New Description _____

CASE OFFICER: AT

Consultations Sent by Admin. on: 03.03.R.

Yellow - Part One Copy
Green - Officer's Copy

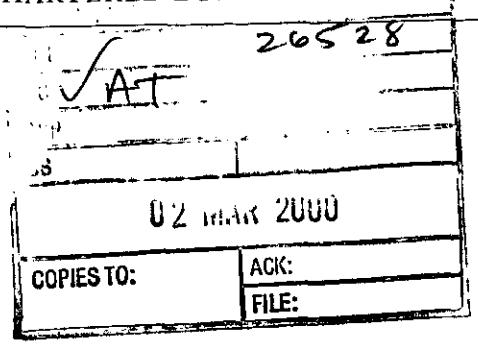
Recd 1·30pm 1·3·00

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

Our Ref: MJD/TJM/D4106



The Planning Officer,
Wokingham District Council,
Environmental Services Department,
Shute End,
WOKINGHAM,
Berkshire. RG40 1WR.

1st March, 2000.

0498

Dear Sir,

Re: **Application No. F/2000/0498 - 27, Walmer Road, Woodley.**

Further to my recent telephone conversation with your office, I now enclose six copies of a plan showing the parking provision in connection with the proposed extension at the above.

Yours faithfully,

Michael J. Daniels, FRICS, FBEng., MaPS, MRSH.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 18 February 2000

Application Number: F/2000/0498

Proposal: Proposed single storey side extension to dwelling..

Site Address:
27 , Walmer Road, Woodley, Reading.

Applicant:
Mr & Mrs A Mcdonald C/O Daniels And Associates.

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

PLEASE REQUEST ADDITIONAL PLAN TO SHOW PARKING FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. ONE ACCEPTED IN GARAGE, SPACES ON DRIVE TO BE 2.4 x 4.8m.

Signed: N.S. Trotter **Print name:** N TROTTER

24-2-00

Development not Specifically Included in List of Uses

2.6 Where a type of development is proposed that is not included in these standards, the parking requirement will be assessed, taking into account the information submitted with the application, characteristics of the site and locality, public transport accessibility, and relevant experience of similar developments.

2.7 **Minimum Size of Parking Spaces**

(a) Car space 4.8m x 2.4m.
(b) Garage space 5m x 2.5m (internal).
(c) Where the space is a garage drive, the distance from the face of the garage to the highway boundary shall be a minimum 6m, or a minimum 7m from the face of the garage to the carriageway edge on accessways.
(d) Lorry space 16m x 3.5m. This may be relaxed where the unit of development is unlikely to attract long vehicles.

Layout of Parking Spaces

2.8 The layout of car parking spaces will comply with the *Housing Development Note VII, Parking in New Housing Schemes parts 1 and 2* published by the Department of the Environment HMSO in 1977.

2.9 Manoeuvring space for lorries will be considered for each site individually, account being taken of operational requirements and the class of development applied for. Design geometry should have regard to the advice contained in *Designing for Deliveries* (Freight Transport Association Ltd 1978).

Review of Standards

2.10 The assessment of space required for the parking of vehicles at home and places of business and leisure are continually reviewed in the light of the findings of parking studies, and to meet changing circumstances.

DEFINITIONS

A) Gross Floor Area (gfa): The total floor area calculated from the external dimensions of all the buildings on the site.

B) Public Floor Area (pfa): The area to which the general public normally has access but excluding toilets and washrooms

TABLE 1: RESIDENTIAL

Type of Dwelling	Nature of Parking Facility	Standard (Maximum No. of Spaces)
1 bedroom units and bedsits.	a) All spaces assigned to dwelling. b) One space assigned, remainder communal. c) All spaces communal.	2.0 per unit. 1.75 per unit. 1.5 per unit.
Other dwelling units (2 or more bedrooms).	a) All spaces assigned to dwelling. b) One space assigned, remainder communal. c) All spaces communal.	2.0 per unit. 2.0 per unit. 1.75 per unit. One additional parking space shall be provided per bedroom per dwelling, for each bedroom in excess of three bedrooms.
Elderly persons (frail and dependant) and nursing homes.	All spaces communal.	0.25 per resident, plus 1.0 for each permanent staff member, plus 2.0 for warden accommodation/each residential unit.
Sheltered and other accommodation specifically designed for, and occupied by, elderly persons.	All spaces communal.	County Council Standard: 0.75 per unit depending on nature of scheme proposed, plus 2.0 for warden accommodation/each residential unit. WDC standard: 1-1.5 per unit.

Notes:

The pedestrian route between the nearest parking space and the dwelling entrance should normally be shorter and more convenient to use than would be the case if parking were on the carriageway or accessway.

Table 1 does not include full provision for off-street visitor parking, and when the road layout makes it undesirable for on-street parking to occur, additional off-street parking will be required at a ratio of one parking space per four dwellings.

FROM: Natalie Brown

DATE: 10 February 2000

DELEGATED

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
09 MAR 2000
COPIES TO: | ACK:
FILE:

Woodley Town Council Consultation Sheet

Application Number: F/2000/0498

Proposal: Proposed single storey side extension to dwelling.

Site Address: 27 , Walmer Road, Woodley, Reading.

Applicant: Mr & Mrs A Mcdonald C/O Daniels And Associates.

Your observations are required in respect of this application **by 05/03/2000** .

The committee considered that this proposal was:

- of cramped appearance
- an overdevelopment
- unneighbourly

SIGNED: Drew Keeva DATE: 8.3.00.

CLERK TO Woodley Town Council

ADDRESS 27 WALMER ROAD PARISH WOODLEY

PLOT No. 125 GRD. SHEET No. SU 7674(37)

BUILDER New Ideal Homesteads Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
141/48	Ham River Grit Co	Gravel Excavation	23.4.48	N/A. C/A.
426/48	Thames Grit & Aggregates Ltd	" "	8.2.49	N/A. C/A.
630/57	Ham River Grit Co	" "	9.10.57	N/A. C/A.
O/216/65	Mr. R. Piancia	Outline {Residential Development	29.10.65	N/A. Refuse
178/67	New Ideal Homesteads Ltd	Detached Bungalow	18.1.68	N/A. C/A.
67/68	" supersedes 178/67	{Road & Sewer details Detached Bungalow	11.7.68	App. C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

04.FEB.2000* 0498

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. and Mrs. A. McDonald, 27, Walmer Road, Woodley, Berkshire RG5 4PN
	Agent's Name Address and postcode Phone number	Daniels and Associates, 28 Broad Street, Wokinghaj, Berks. RG40 1AB 0118 979 0313
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.	27, Walmer Road, Woodley
4	Give brief details of the proposal for example, two storey side extension. About the application	Single-storey side extension
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.	Brick walls to match existing. Roof tiles 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: [signature]

on behalf of: Mr. and Mrs. A.McDonald

Date: 3.2.00

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
15 March 2000 Scale: 1 : 500

N
W E
S