[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/0933

LOCATION:
12 Halstead Close, Woodley Reading.

APPLICANT:
Mr N Haines

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/04/2000**

APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Haines
12, Halstead Close
Woodley
Reading
RG5 4LD

Application Number: F/2000/0933

Parish: **WOODLEY**

Location: **12, Halstead Close, Woodley, Reading.**

Proposal: **Proposed single storey rear 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. 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 east side elevation adjoining 13 Halstead Close.

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. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 25 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS	
PLANNING APPLICATION NUMBER	0933 EXC
BUILDING CONTROL NUMBER.	BN 2000/0938 NCK
APPLICANT/~~AGENT~~	Ms N. Haines
ADDRESS OF SITE	12. Halstead Close Goodleigh
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	Rec'd 19/5/00	Rec'd 14/3/00
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/5/00.	

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	

WOKINGHAM DISTRICT COUNCIL

Application Number F/2000/0933
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03	SC08	SR05	east side elevation, adjoining 13 Halstead Close

John Nutten 25/4/00.

RECORD OF SITE VISIT

WOKINGHAM DISTRICT COUNCIL

SITE ADDRESS: 12 Halstead Close
Woodley Reading.

APPLICATION NUMBER: F/2000/0933

OFFICER: Emy Circuit

DATE OF SITE VISIT: 28 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? post in front lawn

2. DESCRIPTION OF SURROUNDINGS Residential with P.O.S. to the rear, one- and two-storey, open plan frontages.

3. DESCRIPTION OF SITE/BUILDING
2-storey end terrace, separated from next block by side path, existing lean to sunroom to be replaced garden roughly north facing

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 13 has lean to conservatory, c 3m deep + set in slightly from the boundary.

5. SITE CONSTRAINTS

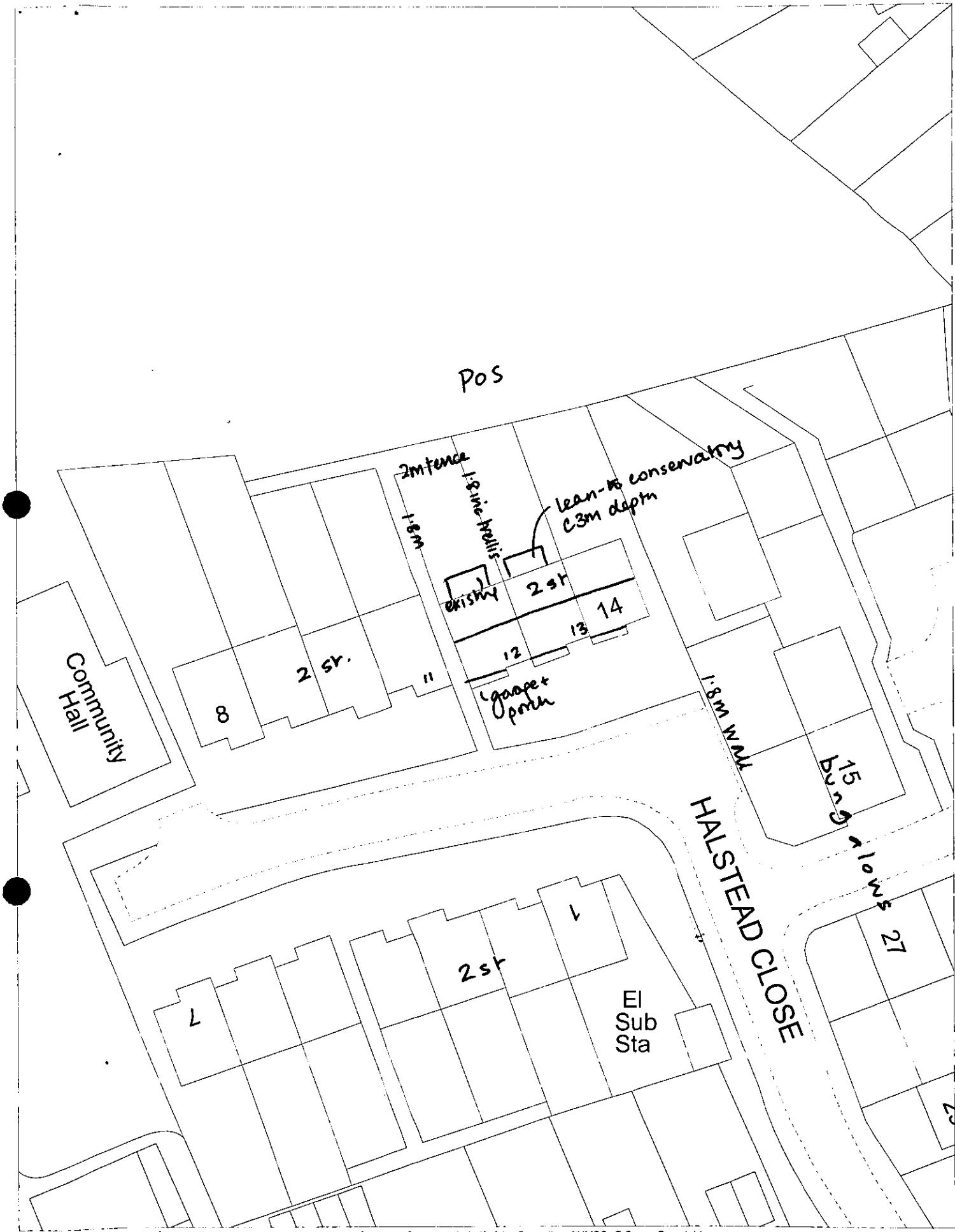
TREES ✓

ACCESS/PARKING no change

LEVELS ✓

BOUNDARY TREATMENT 1·8+ 2m fencing at rear.

OTHERS ✓



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0933

Applicant : Mr N Haines .

Location : 12, Halstead Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 28 March 2000

Date Registered : 14/03/2000

Earliest Date for Decision : 16/04/2000

Latest Consultation Date/Site Notice Expiry Date : 16/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :

Woodley TC - "no comment"

Planning Issues :

Identified Settlement
POS at rear
neighbours/street scene.

Application Number: F/2000/0933
12 Halstead Close, Woodley

Appraisal: The proposal is for a single-storey lean-to extension to replace an existing sun lounge, which has a very shallow pitch to the roof. The extension would adjoin the boundary with 12 Halstead Close, have a depth of 2.75 metres and a width of 5.5 metres, leaving 1.1 metres to the boundary with the side access path. The eaves height would be 2.2 metres and the maximum height of the roof 3.7 metres. The increased height of the replacement extension would not have an adverse effect on the amenities of 13 Halstead Close, which has a conservatory projecting about 3 metres to the rear, or 11 Halstead Close, which is set back by about 1.5 metres in relation to No 12. The extension would not be visible from the street.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0933

Proposal:
Proposed single storey rear extension to dwelling.

Location:
12, Halstead Close, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2000. 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

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

Tel: (0118) 974 6479

Date: **23 March 2000**

My ref: F/2000/0933

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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/2000/0933
12, Halstead Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0933**
12, Halstead Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: (0118) 974 6479

Date: **23 March 2000**

My ref: F/2000/0933

CONFIDENTIAL

Councillor 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
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Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6479

Date: **23 March 2000**

My ref: F/2000/0933

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

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12, Halstead Close, Woodley, Reading.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 MAR 2000
Officer: EXC	Application No. F/2000/0933

Map No. 42 Site ...0:03....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION to DWELLING

Location: 12 HALSTEAD CLOSE

Parish: WOODLEY Ward: Coronation
23.3.2000

Applicant: MR N HAINES

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

Enforcement Section (13) 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	? Encroachment at boundary (Foundations)? May need to serve notice & complete Cert B.	23.3	27/3
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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	: .....
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 + 1, 2, 11 & 13 Halstead Close. .....

.....

.....

.....

.....

.....

.....

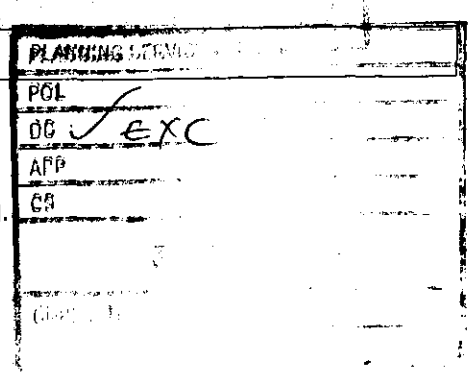
.....

.....

FROM: Emy Circuit

DATE: 23 March 2000

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/0933

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 12, Halstead Close, Woodley, Reading.

Applicant: Mr N Haines .

Your observations are required in respect of this application **by 16/04/2000** .

The committee made no comment on this application.

SIGNED: Sue Keen DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

25 - 3 - 2000

Tel 0118 9540645

Mr Neil Haines
12 Halstead Close
Woodley
Reading RG5 4LD

Ref No F/2000/0933

Dear Emy Circuit

I am writing to confirm that no part of the development encroaches onto, over or under neighbouring property

Yours faithfully

Haines

27621

EXC

P.C 23 870 842

ADDRESS 12 HALSTEAD CLOSE PARISH WOODLEY

PLOT No. 12 ORD. SHEET No. SU7673 42

BUILDER J L Hicks Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/155/65	Mr. B. J. Simmons	Outline - Use of land for storage & sale of timber products	8.7.65	N/A - Refuse
O/307/66	Mr. Z. Madejski	Outline - Board Depot	22.12.66	N/A - Refuse
O/123/68	J. L. Hicks	" "	11.7.68	N/A - Refuse
O/30/69	"	" "	10.7.69	N/A - Refuse
O/103/70	"	" "	23.6.70	N/A - Refuse
932/71	"	Terraced House	28.10.71	N/A - CIA
BR 368	MR. R. NEWMAN	Sun Lounge	11.4.74	APP N/A

DATE OF COMPLETION

MINISTRY DECISION O/103/70 Appeal dismissed. 14-1-71.

SPECIAL ORDERS Section 18.

DRAINAGE

Environmental Services

For office use only.
Application number: 14 MAR 2000* 0933

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.

WOKINGHAM DISTRICT COUNCIL

1	Your name Address and postcode Phone number	MR NEIL HAINES. 12 HALSTEAD CLOSE WOODLEY READING BERKS RG5 4LD 01189540645
	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.	As ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGE STOREY BACK EXTENSION PITCHED ROOF
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.	RED BRICK AND ROOF TILES TO MATCH EXISTING UPVC DOOR AND WINDOW
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: 4	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

Date 14-3-00

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

14.MAR2000* 0933



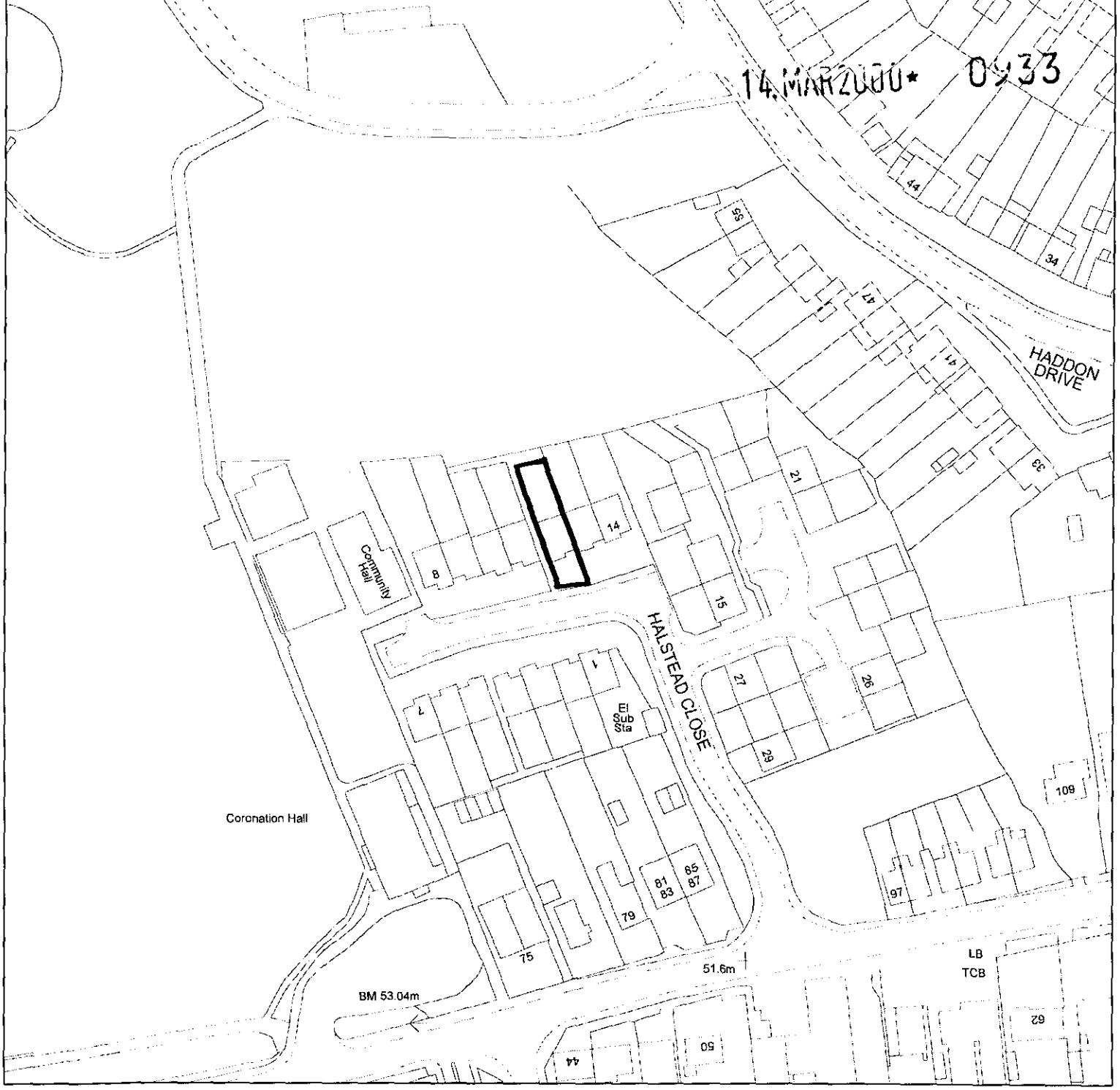
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

10 metre intervals

EAGLE hardcopy facility - Normal Map.
The plot is centred on (476380 , 173455), which is in SU7673SW. Printed on 28 February 2000 at 9:50:50 by ADOVEY.

Comments:
12 HALSTEAD CLOSE. 1:500

ARRIVED



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100 metre intervals

EAGLE hardcopy facility - Normal Map.
The plot is centred on (476380 , 173455), which is in SU7673SW. Printed on 28 February 2000 at 9:56:52 by ADOVEY.

Comments:
12 HALSTEAD CLOSE. 1:1250



Site Plan, Scale: 1 to 1250

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Date: 21 March 2000

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