APPLICATION NO:
F/2000/0535

LOCATION:
15 Silver Fox Crescent, Woodley Reading.

APPLICANT:
Mr R Millard

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/03/2000**

APPLICATION EXPIRY DATE: **05/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Millard
15 Silver Fox Crescent
Woodley
Berks
RG5 3JA

Application Number: F/2000/0535

Parish: **WOODLEY**

Location: **15, Silver Fox Crescent, 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.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 13 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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0535 AT
BUILDING CONTROL NUMBER.	BN 2000/0892 Paul
APPLICANT/~~AGENT~~	Reginald Millard
ADDRESS OF SITE	15. Silver Fox Crescent WOODLEY
DESCRIPTION OF PROPOSED WORK	S/S rear ext.

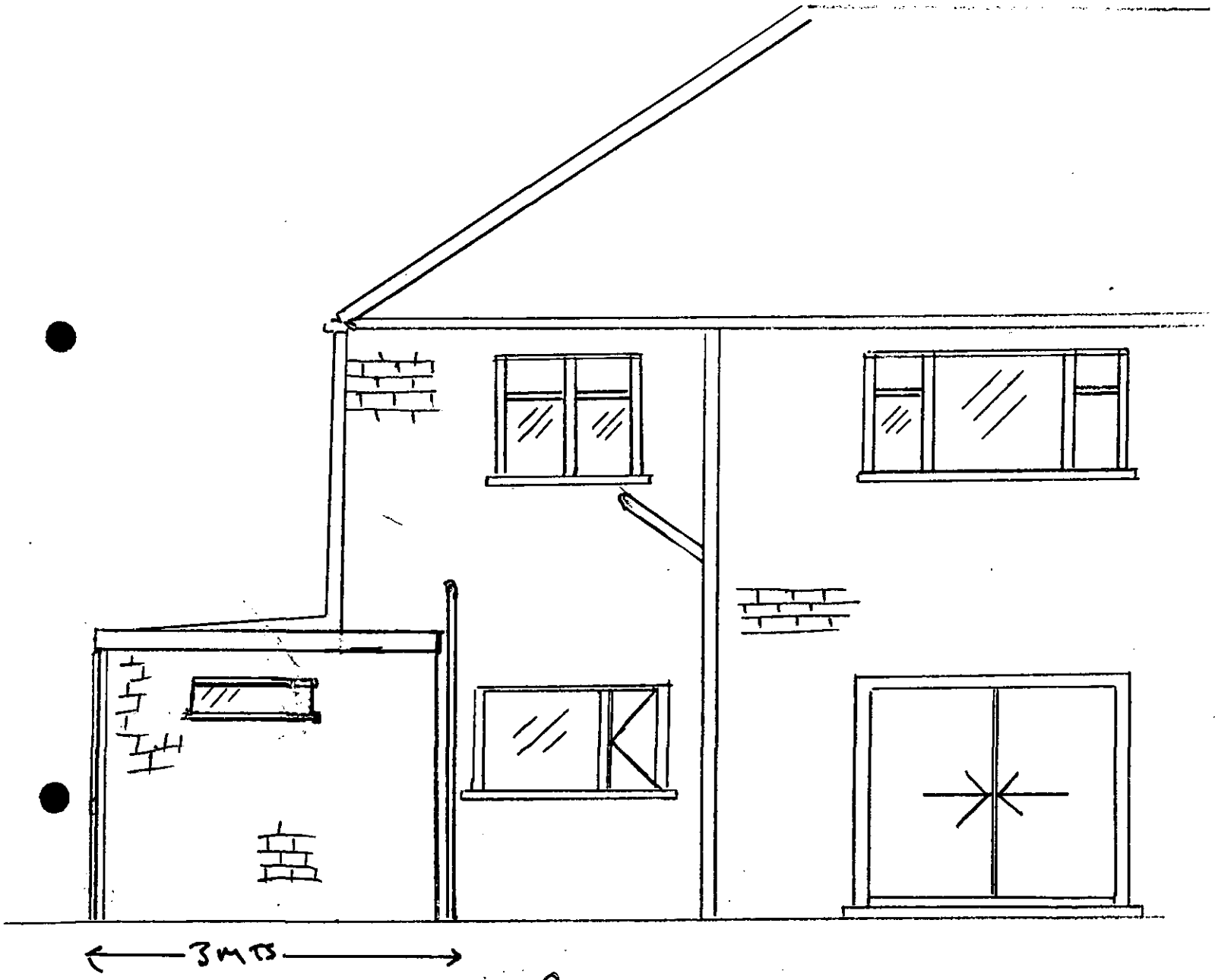
DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 27/1/00	rec'd 9/2/00
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	13/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	19/4/00.	

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	

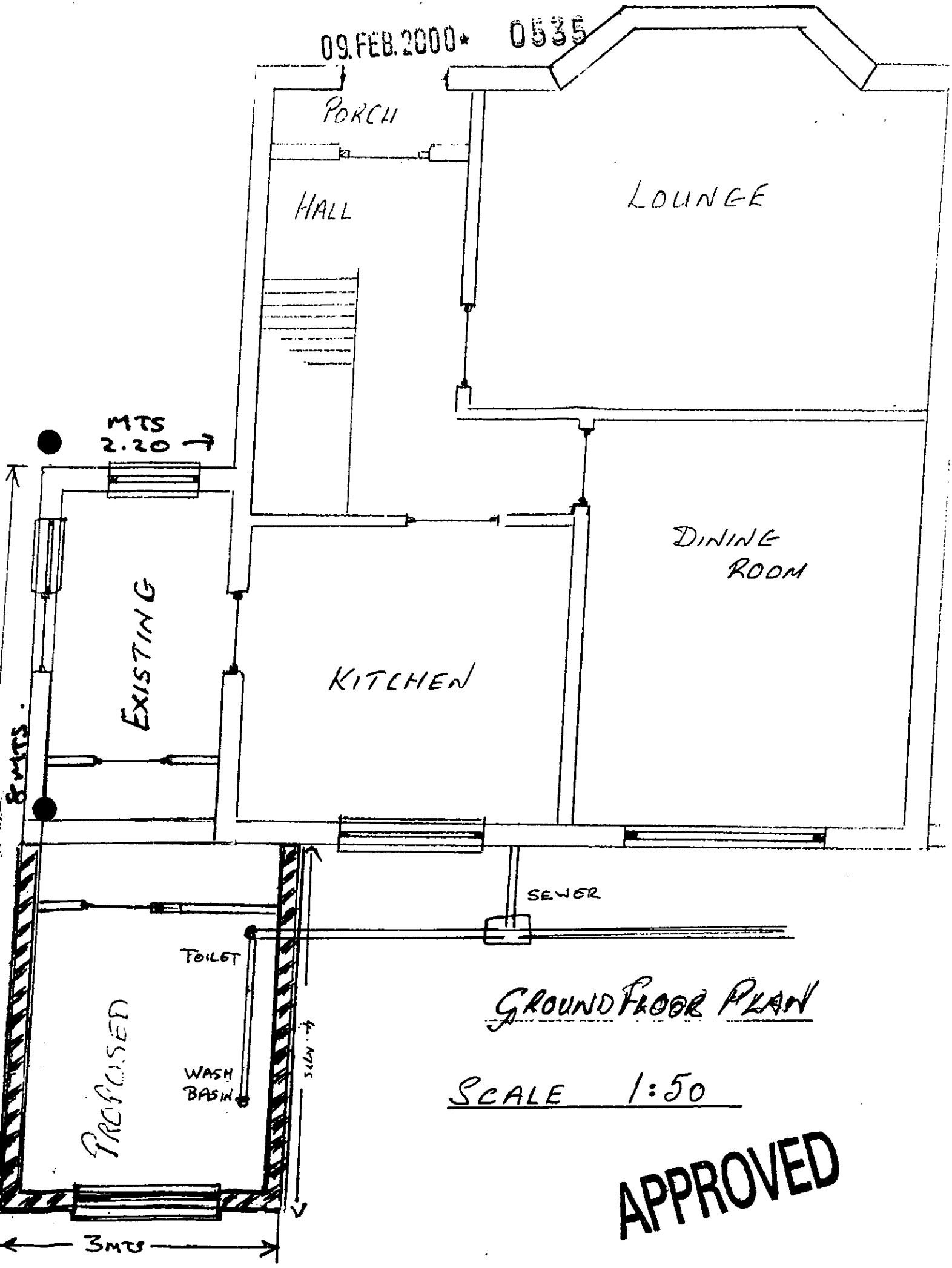
09.FEB.2000* 0535



PROPOSED.
REAR ELEVATION

SCALE 1:50

APPROVED

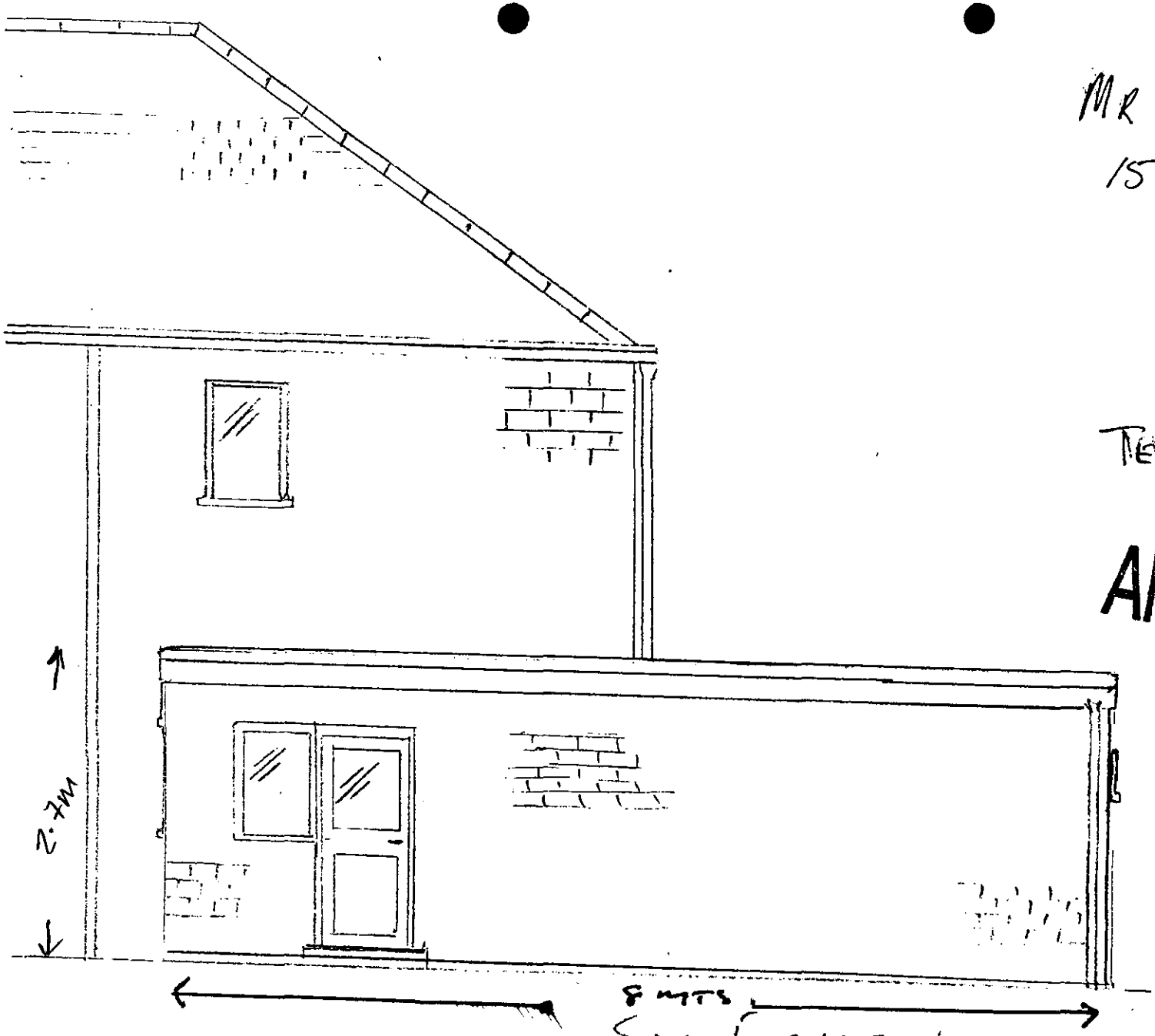


GROUND FLOOR PLAN

SCALE 1:50

APPROVED

09.FEB.2000* 0535



SIDE ELEVATION

SCALE 1:50

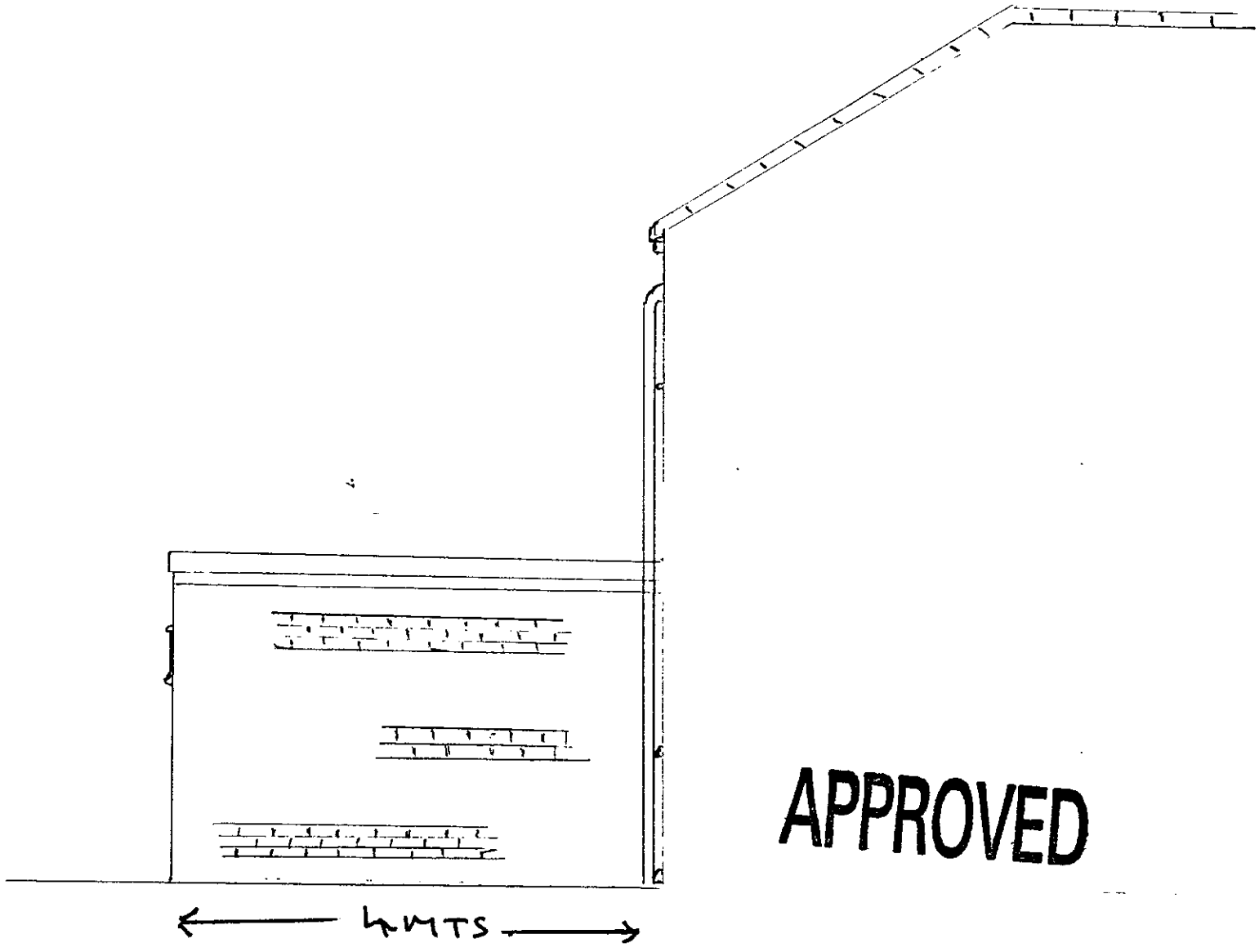
MR R MILLARD
15 SILVER FOX CRESCENT
WOODLEY
RG5 3JA

TEL: 9690458

APPROVED

19/4/00

09.FEB.2000* 0535

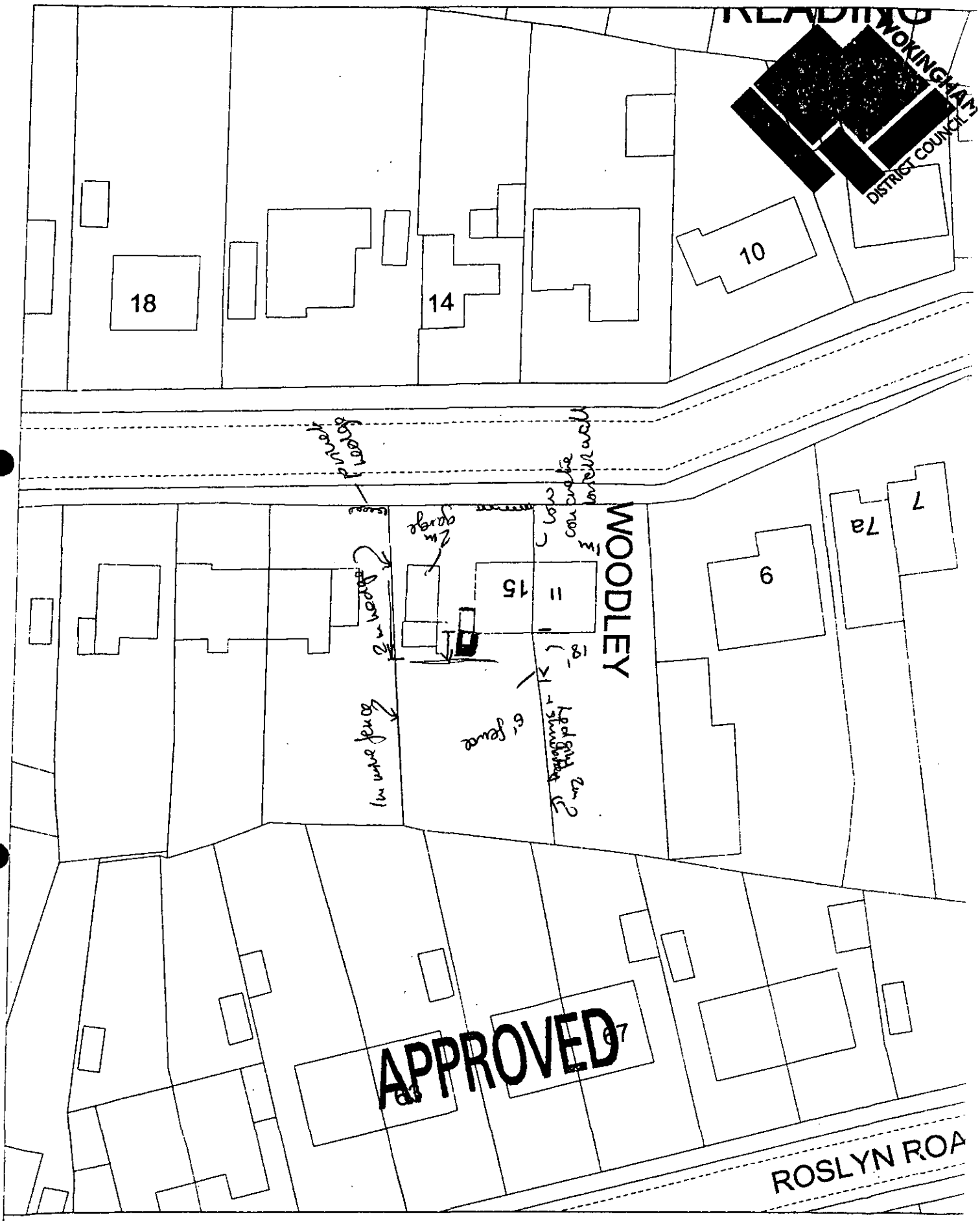


APPROVED

SIDE ELVATION SCALE 1:50

VIEW FROM EAST / NEXT DOOR.

19/4/00

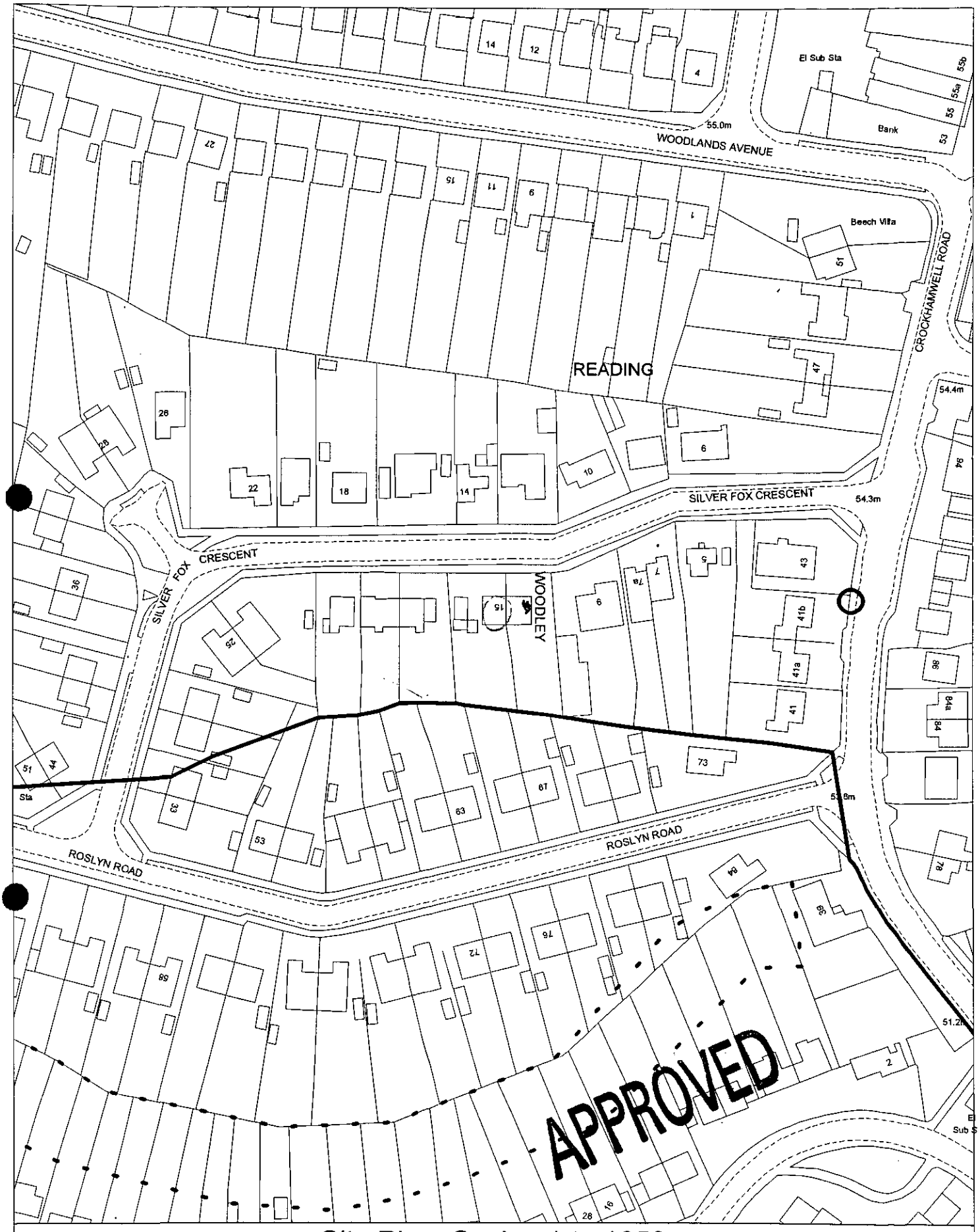


Site Plan, Scale: 1 to 500

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

09 FEB 2000 0535

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: 20 September 1999



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



Site Plan, Scale: 1 to 2500

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

09 FEB 2000 * 0535

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: 20 September 1999

Received by Wokingham District Council

Application No: F/2000/0535

Proposal:
Proposed single storey rear extension to dwelling.

Location:
15 , Silver Fox Crescent, 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2000. 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

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0535

CONFIDENTIAL

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

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/2000/0535
15 , Silver Fox Crescent, Woodley, Reading.
Proposed single storey rear 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 10/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: ~~Natalie Brown~~ Andrew Thorley Application Number: **F/2000/0535**
15 , Silver Fox Crescent, Woodley, Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C Lawley

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: 29/3/2000

My ref: F/2000/0535

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 K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2000/0535
15, Silver Fox Crescent, Woodley, Reading.
Proposed single storey rear extension to dwelling..

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

Andrew Tookey 6437

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ on **(0118) 974 ~~6492~~**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

? yet to receive

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0535

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 E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2000/0535
15, Silver Fox Crescent, Woodley, Reading.
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers. Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~Natalie Brown~~ on **(0118) 974 6~~4~~92.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

? yet to receive.

WORK SHEET FOR : ~~Natalie Brown~~ Andrew Thorley

Application Number : F/2000/0535

Applicant : Mr R Millard .

Location : 15, Silver Fox Crescent, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/03/00

Date of Neighbour Notifications : ✓

Date of Site Visit : 21/03/2000

Date Registered : 09/02/2000

Earliest Date for Decision : 16/03/2000

Latest Consultation Date/Site Notice Expiry Date : 16/03/2000

Application Expiry Date: 05/04/2000

Consultation Responses :

Woodley PC: No Comments

Neighbours: None received

Planning Issues : (10d set) WDLP / WOS 2 / WBE1

1) Impact on streetscene / visual amenity

2) Impact on amenities of neighbouring properties.

Application Number: F/2000/0535

Appraisal :

1) Impact on streetscene / visual amenity

The proposed development is for a single storey rear extension of the existing extension in place. It will be 3m wide and protrude 4m from the rear elevation. It will be 2.6m to the eaves with a flat roof. Considered acceptable — no impact on streetscene / visual amenity of the area.

2) Impact on amenities of neighbouring properties

No 11, to the east, semi detached neighbour, windows in rear aspect facing garden. Due to the adjacent 1.8m high boundary fence which ~~stands~~ projects 5.4m to rear & continues with a 2m high hedge, the occupants will not be overshadowed

No. 17 to the west, kitchen windows in flank wall on ground floor facing No 15, are set 6.5m behind a 2m high privet hedge, due to the distance and the fact that the privet hedge extends in line with the proposed ext. there will be no visual intrusion on the occupiers of this property.

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

Application Number F/2000/0535
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'

RECORD OF SITE VISIT

Andrew Thorley

SITE ADDRESS: 15 Silver Fox Crescent Woodley Reading.

APPLICATION NUMBER: F/2000/0535

OFFICER: ~~Natalie Brown~~

DATE OF SITE VISIT: 21/03/2000

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

2. DESCRIPTION OF SURROUNDINGS
residential 2 storey detached + semi detached houses different house styles/designs grass verges, wide pavements

3. DESCRIPTION OF SITE/BUILDING
2 storey semi detached red brick house tiled roof (clays) extended at side with single storey extension wooden + painted white casement windows + door

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 17 set slightly back of No 15.
refer to plan, No 15 in line with No 11,

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING Existing off street parking at front with concrete sectioned garage

LEVELS ✓

BOUNDARY TREATMENT — Front privet hedge, partly open for access for car

OTHERS — No 11, 1.8m lap wooden fence extends to the rear by (18') then 2m hedging + shrubbery
— No 17, 2m high privet hedge/garden fence extends to length of property then continues as 1m wire fence

Tel: (0118) 974 6492

Date: 29/3/2000

My ref: F/2000/0535

CONFIDENTIAL

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

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/2000/0535
15 , Silver Fox Crescent, Woodley, Reading.
Proposed single storey rear 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 10/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: ~~**Natalie Brown**~~ Andrew Thorley Application Number: **F/2000/0535**
15 , Silver Fox Crescent, Woodley, Reading.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 30/3/00

Councillor C Lawley

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

(P) PRE-APP ATTACHED (P)

Start date: ~~26 JAN 2000~~ VALID 09 FEB 2000	Map No. ..... Site ..04..
Officer: NAB | Application No. F/2000/0535	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: 15 SILVER FOX CRESCENT

Parish: WOODLEY Ward: Southlake ✓ 21/02

Applicant: MR R MILLARD

Joint cheque with B/control

Fee Received 95-00 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	- Floor plan does not tie in with rear elevation. width of extension is 2m on one & 3m on the other (looks more like existing elevation). ~~Total length of side extension is~~ shown as 10m but only measures 8m	3/2 ✓	
6	Floor plans			
7	Metric scale disclaimer			09 FEB 2000
8	Encroachment letter			
9	Miscellaneous	Requested description of roof materials	13/03/00 ✓	13/03/00

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21/02/... 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:

.....

.....

..... Pre-app attached.

NEIGHBOURS:

S/N + 65 Roslyn Road. ✓

Building Notice No. BN/2000/0892
Single Storey Rear Extention
15 Silver Fox Cres.
Woodley Reading
RG53JA

To
Mr A Thorly

Mr R Millard

In answer to our telephone conversation yesterday in reference to material beging used on roof.
material we intended to use is black roofing felt to match existing roof of adjoining extention and to comply with Building Regulation
I hope this meets with your requirment

Yours faithfully
R Millard

PLANNING SERVICES
POL
DC AT
APP
CS
15 Silver Fox Cres
COPIES TO:
FILE

27208

FROM: Natalie Brown

DATE: 21 February 2000

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

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0535

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 15 , Silver Fox Crescent, Woodley, Reading.

Applicant: Mr R Millard .

Your observations are required in respect of this application **by 16/03/2000** .

No comments.

SIGNED: Anne Keeson DATE: 8.3.00.

CLERK TO

E

ADDRESS 15 SILVER FOX CRESCENT PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 7572 (46

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/192/59	Mr. H. Kraemer	Garage	9/6/59	App. N/A
535/73	Mr. D. Millard	Det. Ave Garage on land adj.	19.4.73	— Refus
09811	"	S/STORY EXTENSION	15.3.79	N/A C/A
BR10709	"	"	19.4.79	App. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 09.FEB.2000* 0535

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 REGINALD MILLARD 15 SILVER FOX CRES WOODLEY RG53JA 0118 9690458.
2	Agent's Name Address and postcode Phone number	AS ABOVE
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 (1) ABOVE
4	Give brief details of the proposal for example, two storey side extention. About the application	EXTENTION TO CURRENT SINGLE FLOOR EXTENTION FOR A DOWNSTAIRS TOILET AND SHOWER CUBICLE WASH BASIN
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 TO MATCH EXISTING BRICKS AND PAINTWORK TO BE SAME COLOUR
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
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: R Millard

on behalf of

Date 18.9.99.

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