APPLICATION NO:
F/2001/5545

LOCATION:
27 Hawker Way, Woodley Reading.

APPLICANT:
Mr & Mrs Jackman C/O J White

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2002

CASE OFFICER: **Helen Pollock**

64 APPROVED

655

D.O

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jackman
C/O J White
Poachers Pocket
Knights Lane
Ball Hill
Newbury
Berkshire RG20 ONW

Application Number: F/2001/5545

Parish: **WOODLEY**

Location: **27, Hawker Way, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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. Except where stated otherwise on the approved drawings, 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.

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.

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 LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 12/02/2002

Notice checked by: _____

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/5545

Applicant : Mr & Mrs Jackman C/O J White.

Location : 27, Hawker Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 13/02/2002. 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 :

E.A : No objections

Woodley T. C : No Comment

Planning Issues :
1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2001/5545

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 5.1m wide, 3.3m deep and have a pitched roof, 2.3m to the eaves and 3.3m to the ridge.

The property is detached, located on a corner plot and has a 1.8m fence and tall conifers enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

Only a little of the roof of the proposed conservatory would be visible from Hawker Way, as a 1.8m fence and vegetation would largely obscure it. The materials used would match or be in keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/5545
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C051	R051	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 27 Hawker Way
Woodley Reading.

APPLICATION NUMBER: F/2001/5545

OFFICER: Helen Pollock

DATE OF SITE VISIT: 12/02/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on lamp post to front

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

See map

4. RELATIONSHIP TO ADJOINING PROPERTIES

Corner plot

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING TO Standard.

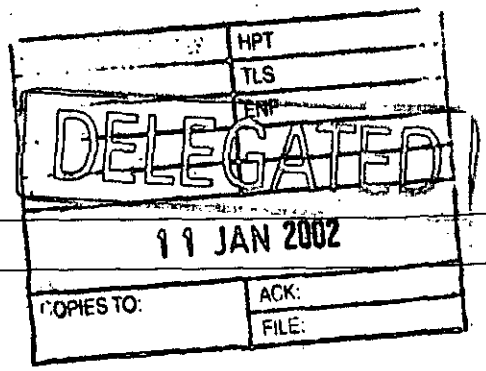
LEVELS N/A

BOUNDARY TREATMENT 1.8m fence enclosure + 4+ m Conifers

OTHERS to rear.

FROM: Helen Pollock

DATE: 28 December 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5545

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 27, Hawker Way, Woodley, Reading.

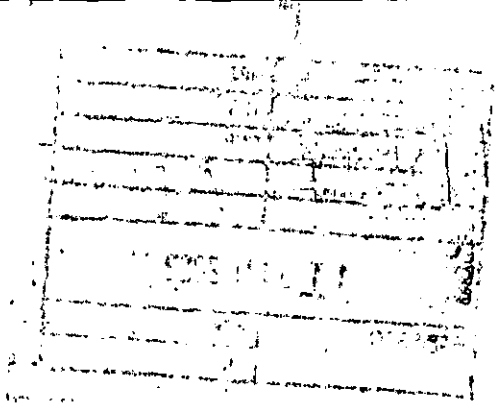
Applicant: Mr & Mrs Jackman C/O J White.

Your observations are required in respect of this application **by 14/01/2002** .

The committee made no comment on this application.

SIGNED: _____ DATE: 10.1.02

Clerk To Woodley Parish/Town Council.



ENVIRONMENT AGENCY

Our Ref : SP/2002/005083-1/1
Your Ref : F/2001/5545

Date : 18 January 2002

PLANNING SERVICES	HPT 52224
POL	TLS
DC HP	ENF
APP	
CS	
24 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Pollock

CONSERVATORY EXTENSION TO DWELLING AT 27 HAWKER WAY, WOODLEY, READING

Thank you for your letter dated 28th December 2001, received on 31st December 2001. Please quote the following reference in any correspondence: **SU77SE/13/8**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution Control

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Clean Roof and Surface Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Mr & Mrs. D.Lotherington

Received by Wokingham District Council

Application No: F/2001/5545

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
27, Hawker Way, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5545 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. 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 be possible for an individual reply to be issued 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

28 December 2001

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

Tel: 0118 974 6480

Date: **28 December 2001**

My ref: F/2001/5545

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/5545
27, Hawker Way, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5545**
27, Hawker Way, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6480

Date: **28 December 2001**

My ref: F/2001/5545

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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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27, Hawker Way, Woodley, Reading.
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: 0118 974 6480

Date: **28 December 2001**

My ref: F/2001/5545

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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
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27, Hawker Way, Woodley, Reading.
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Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/5545**
27, Hawker Way, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

Application Number : F/2001/5545	Map No : 47
Case Officer : HP	Site Area : 0.04
Valid Date : 19.12.01	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling to form conservatory.

Location : 27, Hawker Way, Woodley, Reading.

Parish : WY Ward : LOD 28/12/01 TJ.

Applicant : Mr & Mrs Jackman C/O J White.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 28/12/01

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) - LANDFILL SITE 250m CONSULTATION

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....No pre-app?.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....S/N + see map.....

.....

.....

Environmental Services

For office use only.
Application number: 19.DEC.2001 * 5545

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 JACKMAN 27 HAWKER WAY WOODLEY READING RG5 4PF 01189-699669
2	Agent's Name Address and postcode Phone number	J WHITE Poachers Pocket Knights Lane, Ball Hill Newbury RG20 0NW Tel: 01635-254757
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 extension. About the application	SINGLE STOREY REAR EXTN TO FORM CONSERVATORY
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.	WHITE PVC-U FRAMES ON RED BRICKWORK TO MATCH EX'G.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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

on behalf of MR JACKMAN

Date 18/12/01

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

①

ADDRESS 27 HAWKER WAY PARISH WOODLEY

PLOT No. 70 (WOODLEY AIRFIELD - PHASE I) ORD. SHEET No. SU. 7772 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11/7/62				
M/1/63	ADNEST	MINERAL EXTRACTION	13.11.63	N/A C/A
M/1/64	"	"	11.2.64	N/A C/A
O/119/64	WOODLEY DEVS.	O/APP. RES. DEV. 240 ACRES	28.2.66	N/A REF
SO/73,741/73	ADNEST	" AREA 1: ROAD PATTERN ETC.		
01201	"	" 20 ACRES	5.9.74	N/A REF
04538	"	" & W/HOUSING: 286.3 ACRES		
08308	ADNEST / WIMPEY	" : 138.3 "	30.10.76	N/A C/A
07209.10	"	PERIPHERAL ROAD	W/DRAWN	
09497	"	LINKS FROM "	15.2.79	N/A C/A
12133	BRYANT	DETACHED HOUSE & GARAGE	13.12.79	N/A C/A
AR12151	"	"	29.11.79	APP. N/A
AR 23303	MR A GROOM	CONSERVATORY	6.12.04	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO

DRAINAGE

091074

②

ADDRESS 27 HAWKER WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7772 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR25391	HEARS GROVE	2/ST. EXTENSION	29.10.85	APP N/A
2/1374	"	"	6.11.85	N/A C/A
F/2001/3550	Mr. + Mrs. Jackman	S/St fr. ext.	30.4.01	C/A
F/2001/5545	"	S/St/R ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

19.DEC.2001* 5545



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Development Control Section, Environmental Services, Wokingham District Council.

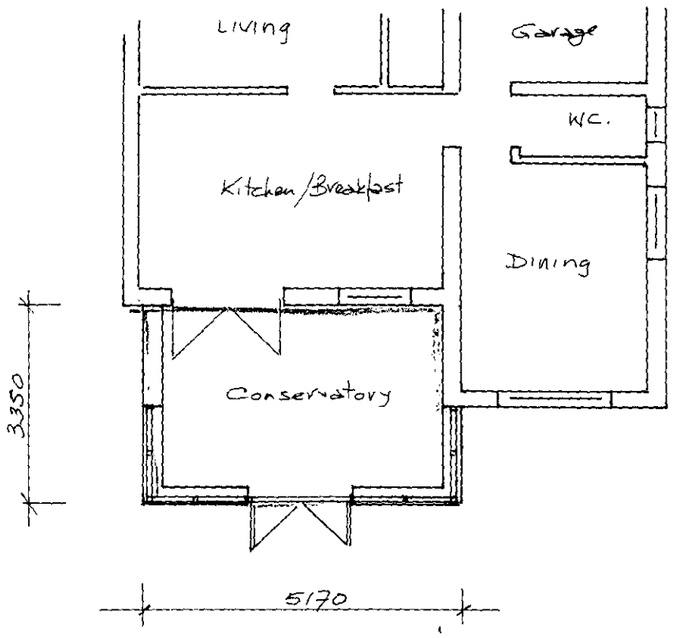
21 December 2001

Scale: 1 : 1250

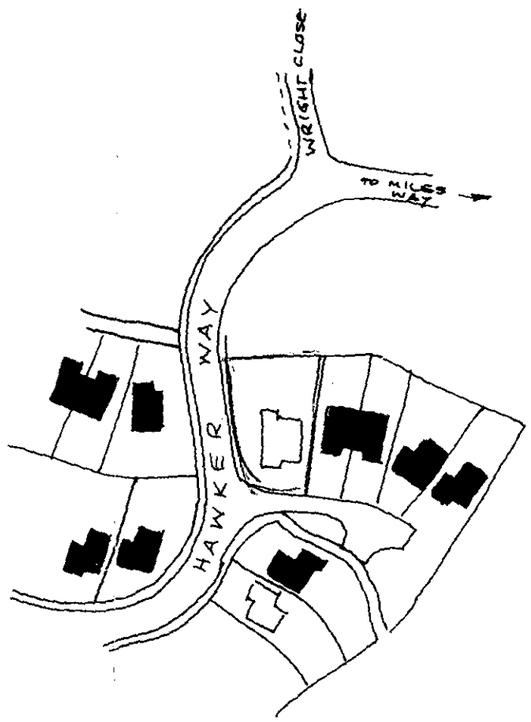
N W E S

DRG. Nº 181201W

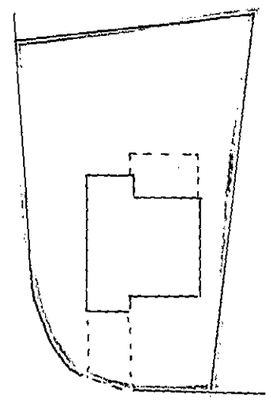
19 DEC. [illegible] 5545



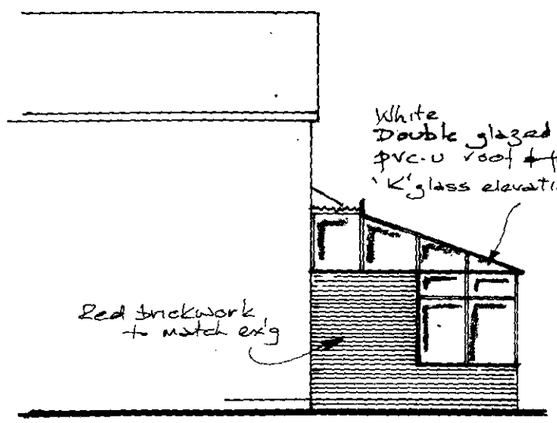
Plan



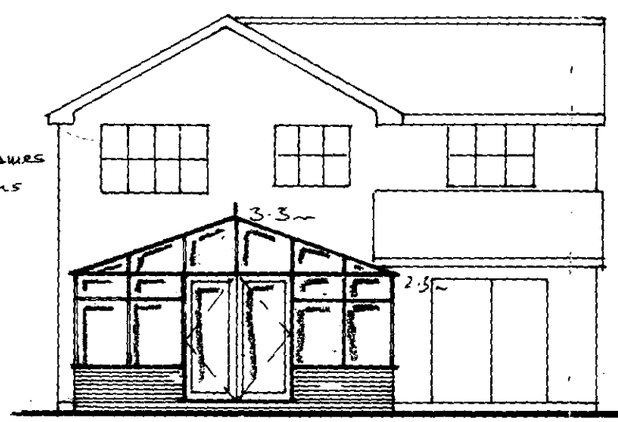
Location Plan 1:1250



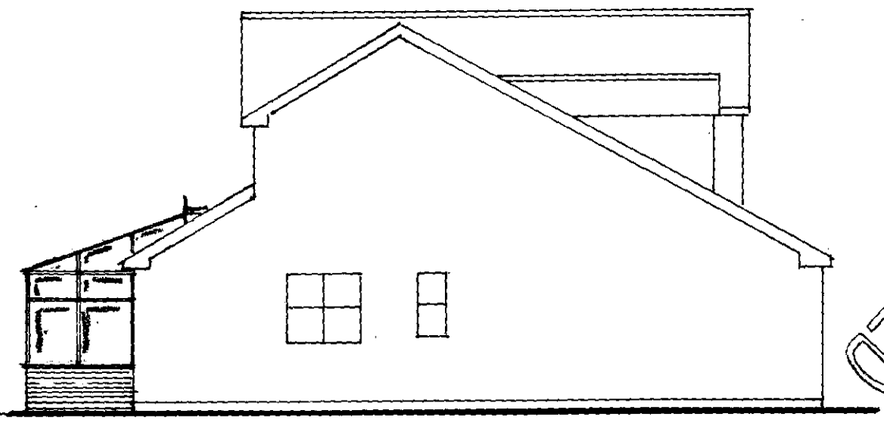
Site Plan 1:500



Side Elevation



Rear Elevation



Side Elevation

APPROVED

PROPOSED CONSERVATORY FOR MR & MRS JACKMAN AT 27 HAWKER WAY WOODLEY READING

SCALE:- 1:100