APPLICATION NO:
F/2000/1560

LOCATION:
4 Hurricane Way, Woodley Reading.

APPLICANT:
Mr Mrs Stiff

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **29/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Stiff
4 Hurricane Way
Woodley
Reading
RG5 4UX

Application Number: F/2000/1560

Parish: **WOODLEY**

Location: **4, Hurricane Way, Woodley, Reading.**

Proposal: **Proposed first floor 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 first floor level or above in any elevation.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing submitted to the Local Planning Authority on 24/07/00 showing the extension with a hipped roof.

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.

Reason
4. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 28/07/2000

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 for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1560	EXE
BUILDING CONTROL NUMBER	A/2000/0665	Nick.
~~APPLICANT~~/AGENT	David Gerken.	
ADDRESS OF SITE	4 Hurricane Way WOODLEY.	
DESCRIPTION OF PROPOSED WORK	First floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	recd 22/8/00	recd 24/7/00
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Note to Nick	DC - hipped roof.	
DATE	1/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED BC	1/8/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1560

Applicant : Mr Mrs Stiff .

Location : 4, Hurricane Way, Woodley, Reading.
Proposal : Proposed first floor rear extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 6 June 2000 .....

Date Registered : 22/05/2000

Earliest Date for Decision : *29/06/2000*

Latest Consultation Date/Site Notice Expiry Date : 29/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

Woodley TC - "no comments"

Planning Issues :

Identified Settlement
neighbours / streetscene

Application Number: F/2000/1560
4 Hurricane Way, Woodley

Appraisal: 4 Hurricane Way is a two-storey semi-detached dwelling. In 1986 planning permission for a two-storey extension, set in slightly from the boundary and with a half-hipped roof, was refused due to the impact on the amenities of the adjoining property (26291). In 1987 building regulations were passed for a single-storey, mono-pitched roof rear extension and planning permission for a very similar extension was granted for 2 Hurricane Way in 1988 (31019) (No 2 has already had one single-storey extension).

The proposal is for a first-floor extension above the previous extension. The roof would be pitched, with the same ridge height as the existing roof. Initially it was proposed that there would be a gable to the rear but, due to concerns regarding the massing of the extension and the impact of this on the adjoining neighbours, revised proposals with a pitched roof have been submitted. 2 Hurricane Way has had a single-storey extension since the previous two-storey extension was approved - the extension would not be deep enough to cause an unacceptable reduction in daylight to the first-floor bathroom in the adjoining property and as no side windows are proposed there would be no unacceptable overlooking. The extension would not project beyond the rear of 6 Hurricane Way and as this property does not have any side windows there would be no significant impact on it.

The design is in keeping with house and its neighbours so the impact on the street scene of Hurricane Way and Shackleton Way would be acceptable.

Recommendation: conditional approval

Application Number F/2000/1560
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	at first-floor level or above in any elevation
04	SC04	SR04	The extension with permission | drawing | 24 July 2000 | a hipped roof

John Ruthven
28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Hurricane Way
Woodley Reading.

APPLICATION NUMBER: F/2000/1560

OFFICER: Emy Circuit

DATE OF SITE VISIT: 6 June 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? tree in front lawn

2. DESCRIPTION OF SURROUNDINGS
residential with community facilities opposite

3. DESCRIPTION OF SITE/BUILDING
two-storey semi - with mono-pitch single-storey section across whole width at rear (extensions)

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 6 rear elevation about level
No 4 similar single storey - extension

5. SITE CONSTRAINTS

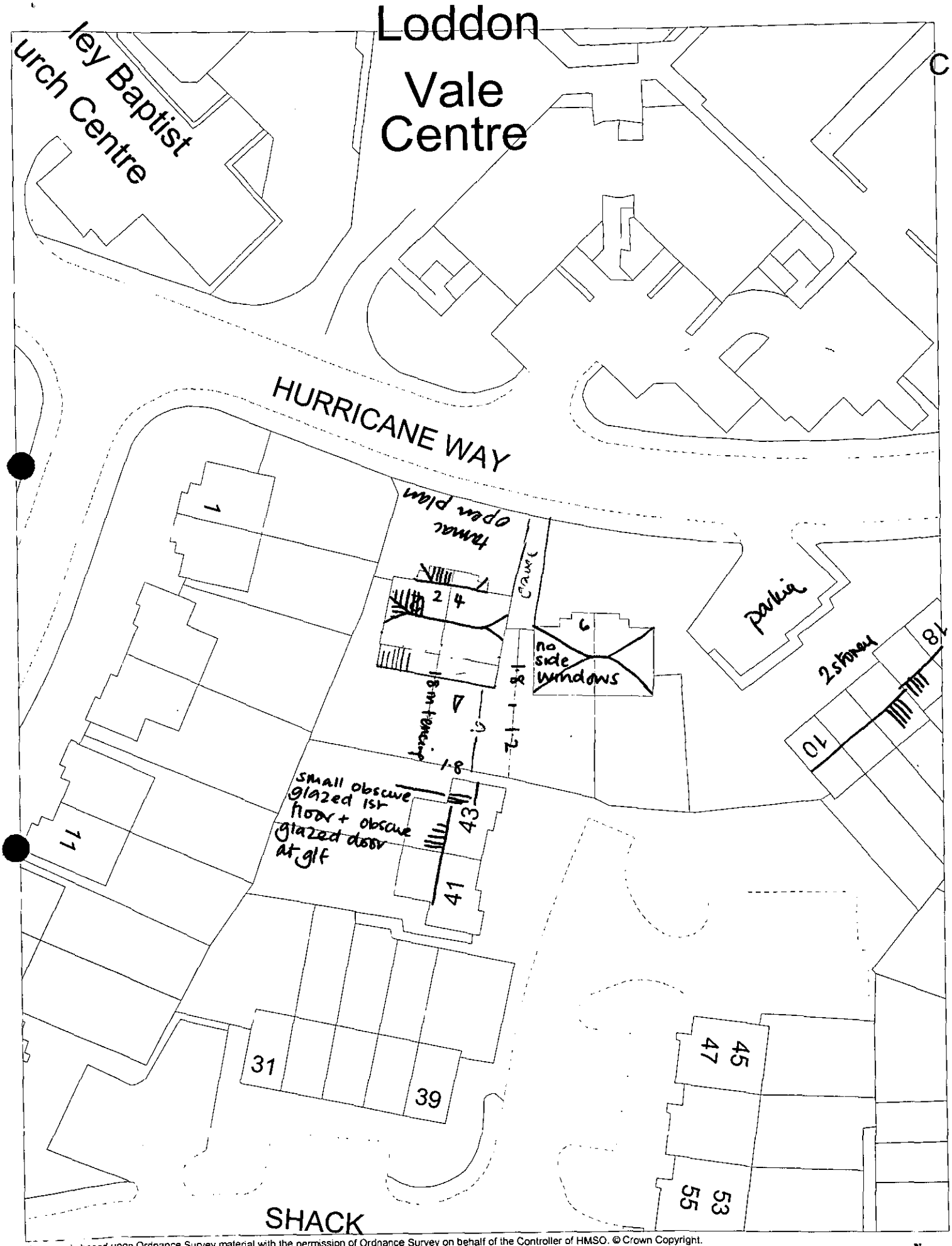
TREES /

ACCESS/PARKING no change - no new bedrooms

LEVELS /

BOUNDARY TREATMENT 1·8m fences enclose rear garden

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.

5 June 2000

Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1560

Proposal:
Proposed first floor rear extension to dwelling

Location:
4, Hurricane 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2000. 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

05 June 2000

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

Tel: (0118) 974 6479

Date: **05 June 2000**

My ref: F/2000/1560

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/2000/1560
4, Hurricane Way, Woodley, Reading.
Proposed first floor 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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1560**
4, Hurricane Way, Woodley, Reading.
Proposed first floor 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 Thair

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

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

Tel: (0118) 974 6479

Date: **05 June 2000**

My ref: F/2000/1560

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1560**
4, Hurricane Way, Woodley, Reading.
Proposed first floor 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 Clifford

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

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

Tel: (0118) 974 6479

Date: **05 June 2000**

My ref: F/2000/1560

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1560
4, Hurricane Way, Woodley, Reading.
Proposed first floor rear extension to dwelling

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1560**
4, Hurricane Way, Woodley, Reading.
Proposed first floor 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 Clacey

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY 2000	Map No. 42 Site 0.03
Officer: E Circuit / Application No. F/2000/1560	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 4 HURRICANE WAY

Parish: WOODLEY Ward: Loddon 5.6.2000.

Applicant: MR/MRS STIFF

Fee Received 95-00 (11) 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			
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 : 5.6.2000 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: .....

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

* landfill area

NEIGHBOURS: S/N + Loddon Vale Centre + 6, Hurricane way
(43 Shackleton Way.
returned address incomplete 7/6, not resent
as site notice displayed.

Date: 28 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1560

Location: 4, Hurricane Way, Woodley, Reading.

Proposal: Proposed first floor rear extension to dwelling

Applicant: Mr & Mrs Stiff.

Case Officer: Emy Circuit

The new plans show the following: A hipped roof to the first floor extension.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/1560 (Planaps) / (Ludhouse) Date Rec. 24 July 2000

Location: 4 Hurricane Way

Parish Woodley

Applicant: Mr and Mrs Stiff

Description of attached plans A hipped roof to the first-floor extension

Drawing No's: /

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: ~~Loddon Vale Centre, 6 Hurricane Way & 43 Shackleton Way~~

Date for Responses ~~[illegible]~~ NFO ONLY

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BJC

Consultations Sent by Admin. on 28.07.00

Yellow - Part One Copy
Green - Officer's Copy

32148

PLANNING SERVICES	
POL	
DC	EXC
APP	
CS	
	24
COPIES TO:	
	FILE:

4 Hurricane Way
Woodley
Reading
Berks
RG5 4UX
24th August

REF
EXC/F/2000/1560

Dear Ms Circuit
Proposed First-Floor Extension to
4 Hurricane Way Woodley
Application F/2000/1560

With reference to your site visit
please find enclosed amended
plans, showing a full hip
roof.

0560

Yours Sincerely
SShH

REVISED PLAN

FROM: Emy Circuit

DATE: 05 June 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1560

Proposal: Proposed first floor rear extension to dwelling.

Site Address: 4, Hurricane Way, Woodley, Reading.

Applicant: Mr Mrs Stiff .

Your observations are required in respect of this application **by 29/06/2000** .

The committee had no comment to make on this application.

30900

PLANNING SERVICES	HPT
POL	TL
	ENF
22 JUN	
COPIES TO:	ACK:
	FILE:

SIGNED: [signature] DATE: 21.6.00

Clerk To Woodley Parish/Town Council.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 21 June 2000
My ref: EXC/F/2000/1560

Mr and Mrs Stiff
4 Hurricane Way
Woodley
READING
RG5 4UX

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 Mr and Mrs Stiff

PROPOSED FIRST-FLOOR EXTENSION TO 4 HURRICANE WAY, WOODLEY – APPLICATION F/2000/1560

I refer to the above planning application.

Following a site visit by the case officer, there are some concerns regarding the impact of the proposals on neighbouring properties. However, there are amendments which could be made to overcome these problems. It is suggested that, either the extension could be set in from the boundary with 2 Hurricane Way by 0.8 metres or the depth of the side wall of the extension, adjacent to the boundary, could be reduced to 1.5 metres, leaving a cut away corner of 1.1 by 1.1 metres. In addition, to reduce the bulk of the extension, the roof of the extension should be hipped.

If you would like to discuss this advice please, contact the case officer, Emy Circuit, on the number above. Also please inform us, during the next ten days, whether wish to submit revised plans. If we have not heard from you by the end of this period the application will be determined as it stands.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

MLT

M L Thorp,
Principal Development Control Officer

Mr & Mrs P Stiff
4 Hurricane Way
Woodley
Reading
RG5 4UX

2 Hurricane Way
Woodley
Reading
RG5 4UX

13 May 2000

Dear Mr & Mrs Stiff,

PROPOSED FIRST FLOOR EXTENSION TO 4 HURRICANE WAY

Thank you for showing us your plans for the proposed extension of your property. We understand that you will be proposing to build on the boundary between our properties. I am writing to confirm that we have no objection to your fascia boards overhanging the boundary by about 6 inches.

Yours sincerely,

Cheryl and Phillip Weale

22 MAY 2000 1560

Environmental Services

For office use only.
Application number: 22.MAY2006* 1560

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	MR & MRS P STIFF
	Address and postcode	4 HURRICANE WAY WOODLEY READING RG5 4UX
	Phone number	01189628565
	Agent's Name	
	Address and postcode	N/A
	Phone number	
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.	4 HURRICANE WAY WOODLEY READING RG5 4UX
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR 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.	RED BRICK TO MATCH EXISTING RECLAIMED & NEW TO MATCH ROOF TILES. WHITE FRAMES	
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: THREE	Proposed: THREE
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
MR & MRS WEALE	2 HURRICANE WAY WOODLEY READING	19 MAY 2000

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 19.5.000

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

ADDRESS 4 HURRICANE WAY PARISH WOODLEY

PLOT No. 100 Area 2B+2C Woodley Airfield ORD. SHEET No. SU 7773

BUILDER 42

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	Adwest	semi-det. hse + gar.	31.3.83	N/A C/A
BR 20606	Bryant	"	12.7.83	APP N/A
26291 2			3 11 86	REF
BRA 1281 5	MR. P STIFF	2/ST. EXTENSION	14-8-86	APP
BRA 2483	"	EXT. TO KITCHEN + DINING ROOM	8.6.87	APP

DATE OF COMPLETION

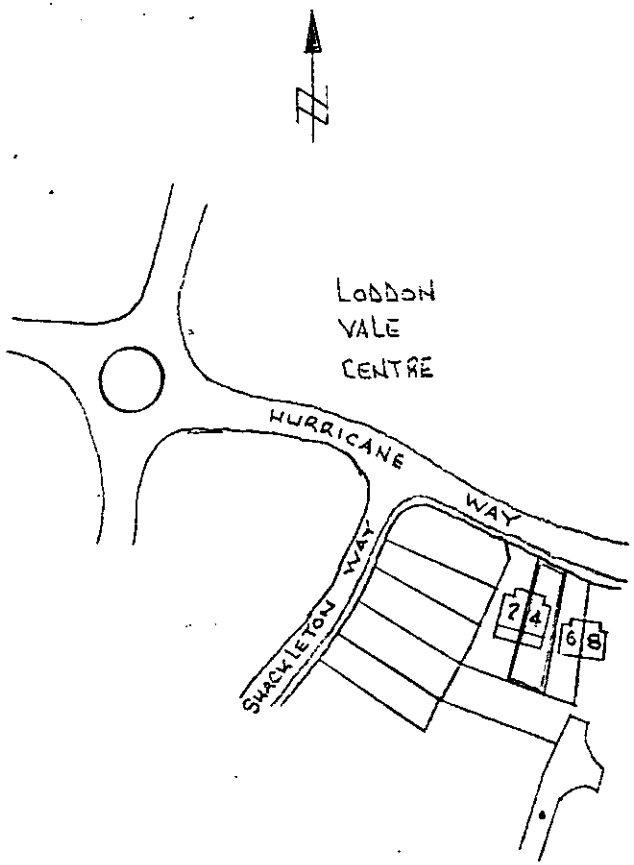
MINISTRY DECISION

SPECIAL ORDERS TPO 170

DRAINAGE

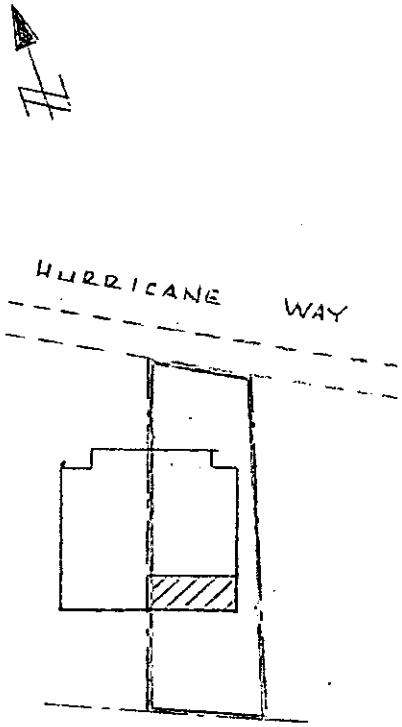
091074

22 MAY 2000 1560



LOCATION PLAN

SCALE 1 : 2500



BLOCK PLAN

SCALE 1 : 500

APPROVED

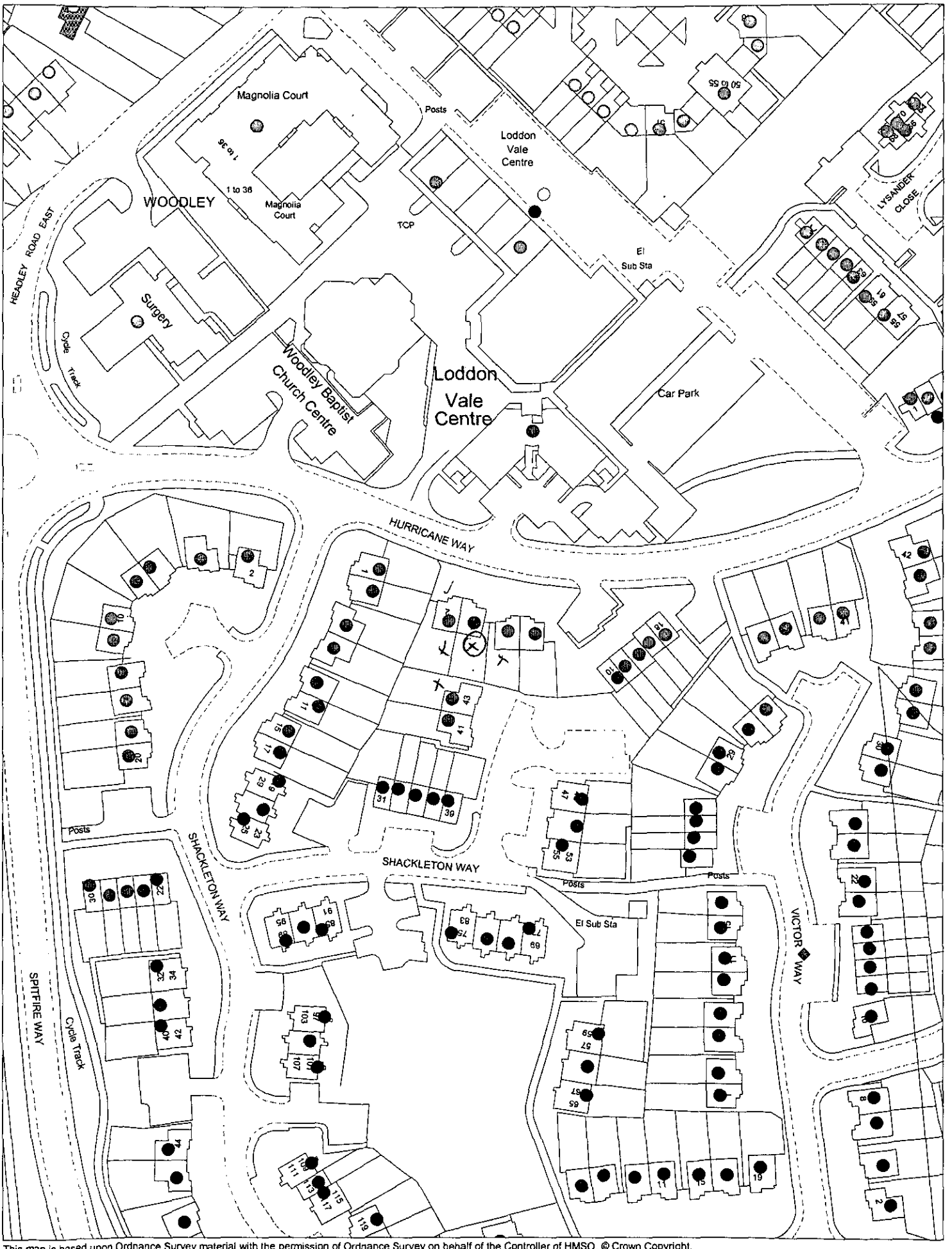
PROPOSED 1ST FLOOR REAR EXTENSION

FOR MR & MRS P. STIFF

AT 4 HURRICANE WAY WOODLEY

READING RG5 4UX

22.MAY2000* 1560



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Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

22.MAY 2000 1560

Scale: 1 : 1250

N
W E
S