APPLICATION NO:
F/2000/0872

LOCATION:
63 Bruce Road, Woodley Reading.

APPLICANT:
Mr Donovan & Mrs Cummins

PROPOSAL:
Proposed two storey side extension to dwellin

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **02/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Donovan & Mrs Cummins
63 Bruce Road
Woodley
Reading
RG5 3DY

Application Number: F/2000/0872

Parish: **WOODLEY**

Location: **63, Bruce Road, Woodley, Reading.**

Proposal: **Proposed two 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. 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 16/05/00 showing a first floor 1 metre set back from the front of the dwelling.

Condition
3. The area shown on the permitted drawings for vehicle parking 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.

Condition
4. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor side elevation.

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

Reason
2. For the avoidance of doubt.

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

Reason
4. To ensure a satisfactory external appearance.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 30/06/2000

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	0872	NL.
BUILDING CONTROL NUMBER.	FP 2000/0387	Paul.
~~APPLICANT~~/AGENT	David Gerkeen.	
ADDRESS OF SITE	63. Bruce Road WOODLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 17/4/00	rec'd 16/5/00
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? note to Paul.	DC - first floor set back 1 metre.	
DATE	5/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED for BC	5/7/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0872

Applicant : Mr Donovan & Mrs Cummins .

Location : 63, Bruce Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		13.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....13.4.2000.....

Date Registered : 07/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 02/05/2000

Consultation Responses :

Highways - No objection subject to conditions
Woodley T.C. - 'No comment'
Letters - No letters of objection .

Planning Issues :

Site Description - within the Identified Settlement .

1.) Impact upon the Neighbouring dwellings

2.) Impact upon the Street Scene .

Application Number: F/2000/0872

Appraisal :

1.) Impact upon the Neighbouring dwellings

The proposed development is for a 2/3 side ext. The proposed plans set the first floor of the extension back from the main dwelling, which will be set back from the adjoining property.

The property is on a corner position with a foot path to one side with dwellings facing the side of the dwelling. As such, there will be no overlooking, overshadowing or overbearing that there will be no detrimental impact upon the amenity of neighbouring dwellings.

2.) Impact upon the character of the Street Scene

The proposed extension is for a 2/3 side ext. The extension will be set back at first floor. The proposed extension would be in keeping with the character of the existing dwelling and the wider area. Hence, there will be no detrimental impact upon the character of the wider area.

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

Application Number F/2000/0872
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	Revised Drawing. Submitted 16th May 2000. showing a first floor 1 metre set back from the front of the dwelling
3	SC23	SR06	~~vehicles~~ Parking.
4	SC53	SR12	Works.
5	SC05	SR05	~~First Floor~~ "No Additional windows" first floor side elevation.

John Mitchell
30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 63 Bruce Road
Woodley Reading.

APPLICATION NUMBER: F/2000/0872

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on hedge.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s semi detached Building

4. RELATIONSHIP TO ADJOINING PROPERTIES There will be no side facing windows proposed in the front elevation. There is a mature hedge to the side and front - its on the corner of the road. There are a few different style of house along the road but no other extensions. Quite big gardens here.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Recd 2.10pm 15.5.00

PLANNING SERVICES	HPT 2940563
POL	TLS
DC	ENF
APP	
CS	
16 MAY 2000	
COPIES TO:	ACK:
	FILE:

Bruce Road
Woodley
Reading
RG5 3DY
15 MAY 2000

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

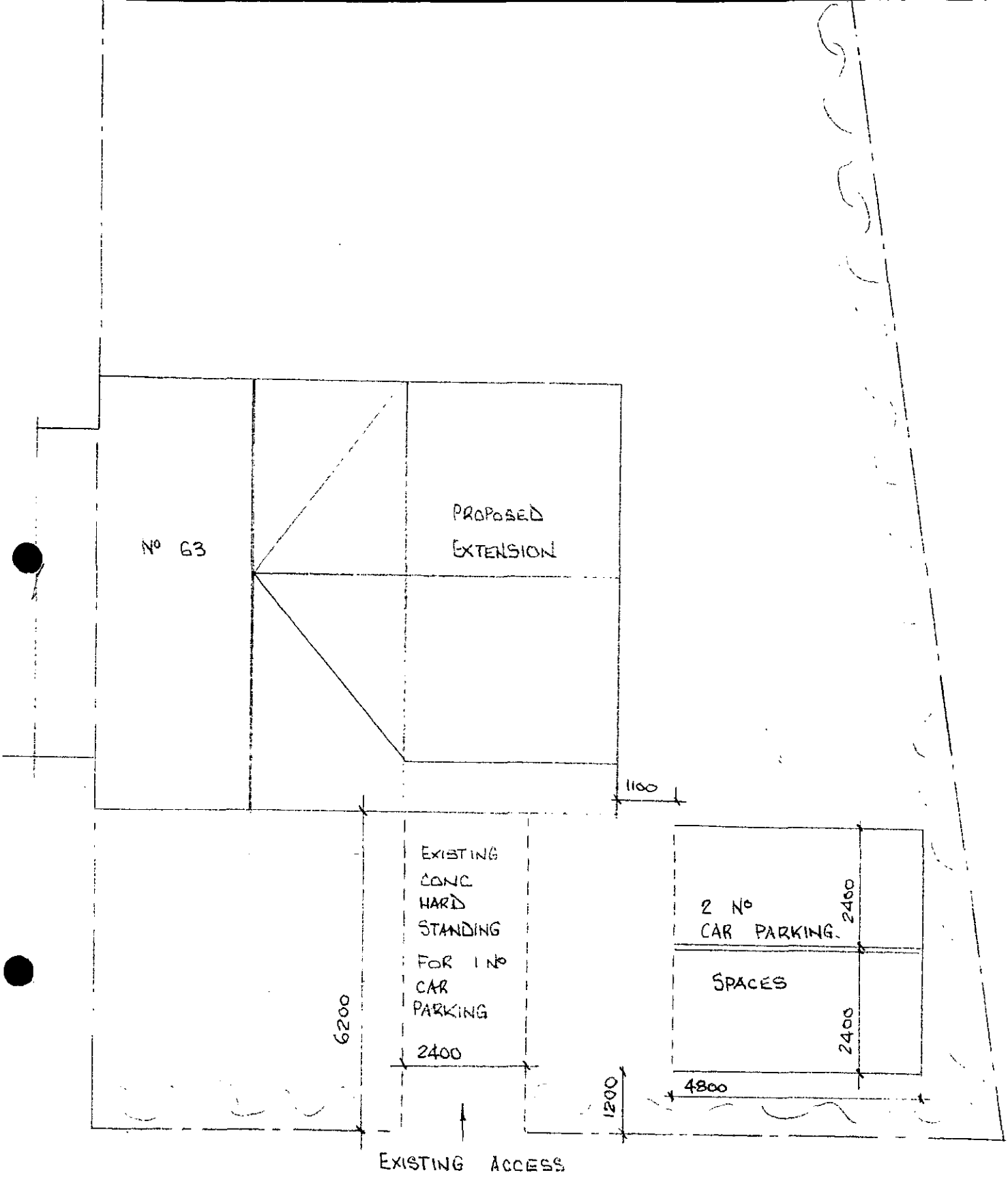
Y. REF NL/F/2000/0872
DATED 2 MAY 2000

Dear Ms Lake,

Thank you for your letter of the 2 May 2000. further to the telephone conversation (Ms Lake/Mr Donovan) I enclose two copies of the amended drawing as discussed. I also enclose two copies of plan for the proposed car parking.

I trust that these will enable you to proceed with the application

Yours sincerely,



PROPOSED CAR PARKING SCHEME AT

63 BRUCE ROAD WOODLEY READING RG5 3DY

PLANNING APPLICATION Nº F/2000/0872	DATE MAY 2000	SCALE 1 : 100

FAX

PLANNING SERVICES | RPT 27403
PCL | TLS
DC | CSF
APP
CS
21 MAR 2000
COPIES TO: | ACK:
FILE:

To: Nicola Lake, Planning Officer
Company:
Fax number: +44 (0118) 9746484
Business phone:

From: Colin Preston
Fax number: +44 (0118) 9618852
Business phone:
Home phone:

Date/time: 20/03/00 14:57:52
Pages: 1
Re: 63 Bruce Road - Application no F/2000/0872

Dear Nicola

In your listing form I inspected the site but there is not a red planning application notice on display on or near the site. Does this invalidate the current application?

Colin Preston
Liberal Democrat
Business Ward.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 2 May 2000
My ref: NL/F/2000/0872
Your ref:

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

Mr S Donovan & Mrs J Cummins
63 Bruce Road
Woodley
Reading
Berkshire
RG5 3DY

Dear Mr Donovan & Mrs Cummins,

PROPOSED TWO STOREY SIDE EXTENSION AT 63 BRUCE ROAD, WOODLEY. APPLICATION NUMBER F/2000/0872.

I have considered the proposed development and am concerned that, unlike the adjoining property, the proposed extension is not set back from the front of your existing property. The adjoining dwelling is set back 1m from the front of your house. It is suggested that you revise the submitted drawings to show a similar 1m set back.

Prior to the determination of the above stated planning application I will require a car parking scheme, showing 3 parking spaces, each measuring 2.4m by 4.8m. Each parking space must be location within the curtilage area of the dwelling.

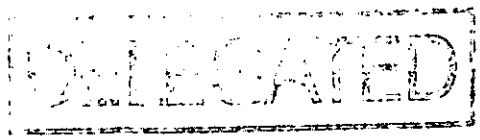
I hope this information is of assistance to you. However, I will require the above information within fourteen days from the date of this letter. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

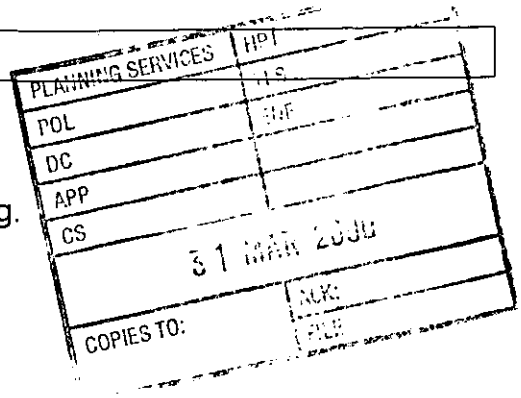
NICOLA LAKE.
Planning Assistant.

FROM: Nicola Lake

DATE: 16 March 2000



WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/0872

Proposal: Proposed two storey side extension to dwelling.

Site Address: 63, Bruce Road, Woodley, Reading.

Applicant: Mr Donovan & Mrs Cummins .

Your observations are required in respect of this application **by 09/04/2000** .

The committee made no comment on this application.

SIGNED: Shun Keen DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 16 March 2000

Application Number: F/2000/0872

Proposal: Proposed two storey side extension to dwelling

Site Address:
63, Bruce Road, Woodley, Reading.

Applicant:
Mr Donovan & Mrs Cummins .

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

REQUEST ADDITIONAL PLAN SHOWING PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m (MINIMUM).

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 MAR 2000
Officer: NL	Application No. F/2000/0872

Map No. 41... Site ...0:03...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 63 BRUCE ROAD

Parish: WOODLEY Ward: Bulmershe

Applicant: MR DONOVAN & MRS CUMMINS

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

Enforcement Section (b) 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	Scale ?.		
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	PARKING ?		
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 : ..... 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 + 61, 60, 79, 77, 75, 73, 71 + 65 BRUCE ROAD

.....

.....

.....

.....

.....

.....

.....

.....

.....

23 120 063

ADDRESS 63 BRUCE ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7573/4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
799/53	Mr. T. J. Sinett	Outline	8/12/53	N/A. Refus
832/54	New Ideal Homesteads Ltd	"	11/1/55	N/A. Clk
159/56	Reading County Borough Council	"	10/4/56	N/A. Cl.
185/57	County Borough of Reading	Layout	23/5/57	N/A Clk
B/10/58	"	Layout & Rds & Sewers	12/11/58	N/A. Clk
B/5/60	"	Semi/Det. House	8/3/60	App. Ap
79/54	Franklin Estates Ltd	Outline {Revid. Depot	3.4.54	N/A Refu

DATE OF COMPLETION

MINISTRY DECISION (Appeal Allowed 29/9/54 CIA. 799/53)

SPECIAL ORDERS TPO. 3/51

DRAINAGE

07.MAR2000 0872

Environmental Services

For office use only.
Application number: 07.MAR2000* 0672

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 S DONOVAN & MRS. J. CUMMINS
	Address and postcode	63 BRUCE ROAD WOODLEY READING RG5 3DY
	Phone number	01189628039
2	Agent's Name	N/A
	Address and postcode	
	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.	63 BRUCE ROAD WOODLEY READING RG5 3DY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	RED TILE HUNG ABOVE G.F WHITE RENDERED FINISH TO G.F CONC INTERLOCKING 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 ☑

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

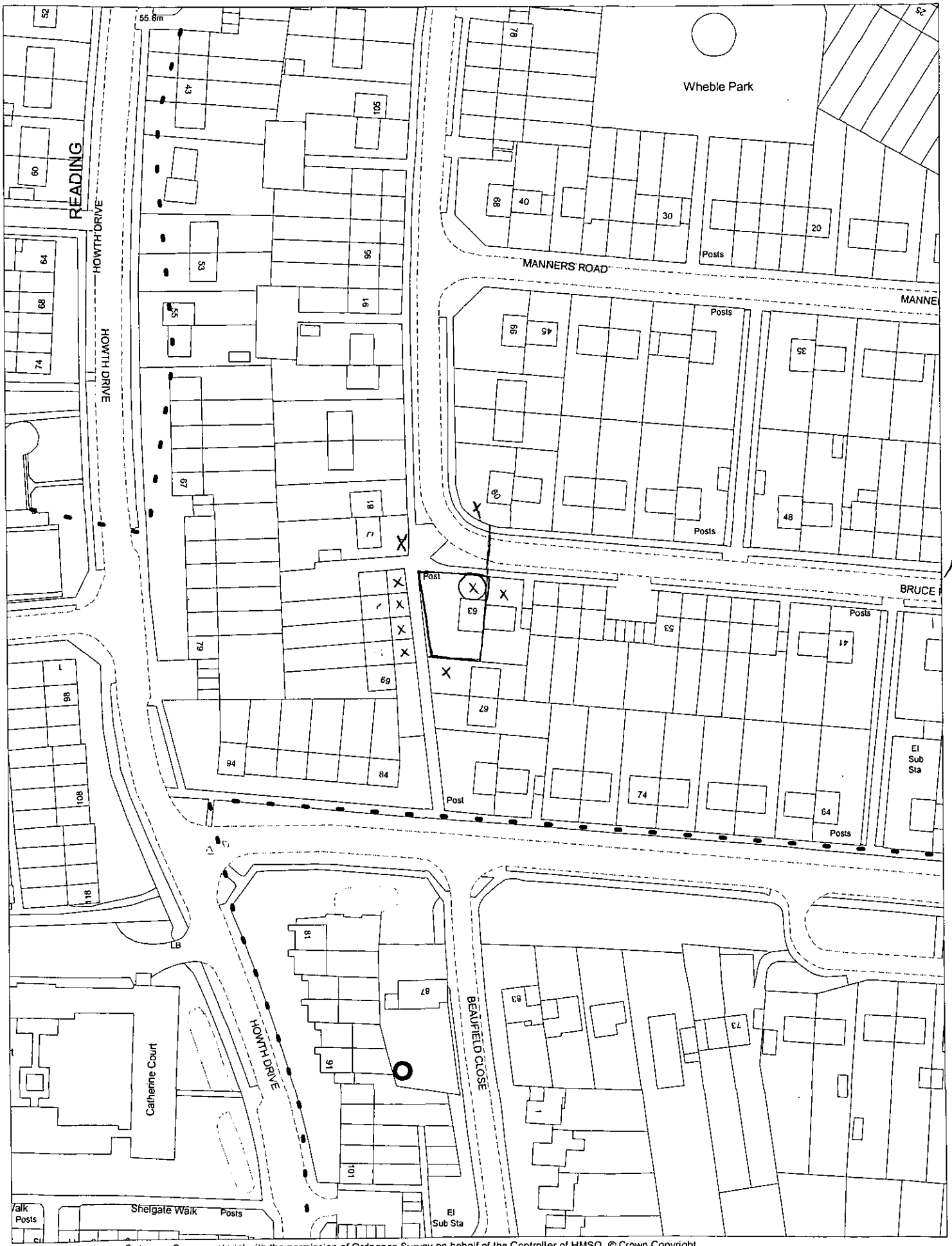
~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of S. A. DONOVAN

Date 5.3.00

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



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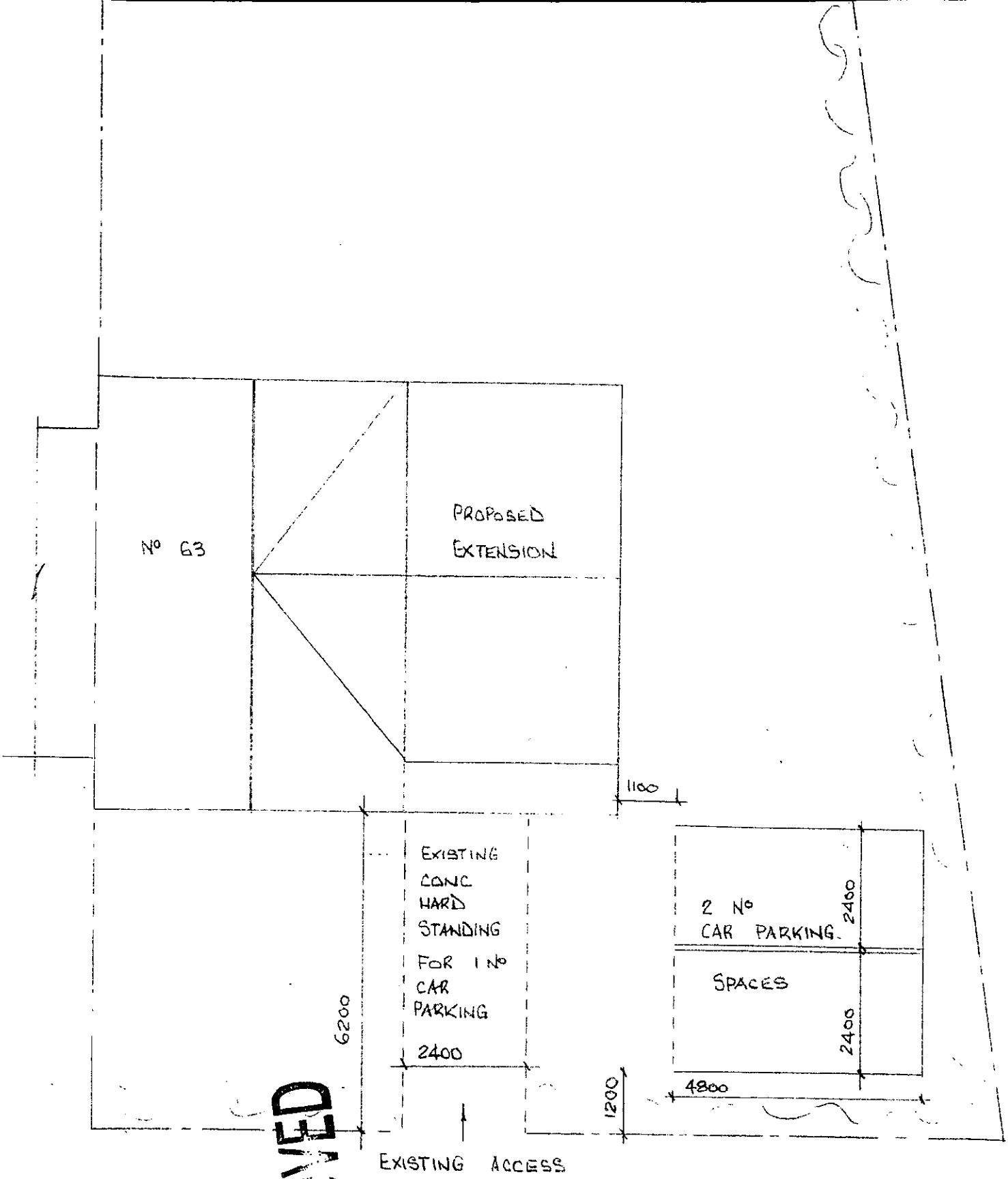
Development Control Section, Environmental Services, Wokingham District Council.

14 March 2000

Scale: 1 : 1250

07.MAR2000☆ 0872



APPROVED

PROPOSED CAR PARKING SCHEME AT

63 BRUCE ROAD WOODLEY READING RG5 3DY

PLANNING APPLICATION Nº F/2000/0872	DATE MAY 2000	SCALE 1 : 100


BEECHWOOD AVENUE
BRUCE ROAD
MANNERS ROAD
NORTH DRIVE
NORWICH DRIVE
NORWICH CRESCENT
Playground
Cricket Pitch
Bowling Green
Clubhouse
Tennis Courts
Children's Play Area
Sandpit
Shelter
Toilets
Pavilion
Path
Hedge
Fence
Gate
Trees
Shrubs
Flower Beds
Lawn
Grass
Kerb
Edge of Road
Centre of Road
Footpath
Boundary
Building
Entrance
Exit
Steps
Ramp
Seat
Bench
Litter Bin
Lamp Post
Telephone Box
Post Box
Fire Hydrant
Manhole
Drain
Gully
Inspection Chamber
Sub Station
Transformer
Electricity Pole
Overhead Wires
Underground Cables
Gas Main
Water Main
Sewer
Culvert
Bridge
Railway
Level Crossing
Signal Box
Platform
Station
Car Park
Parking Bay
Garage
Shed
Greenhouse
Conservatory
Porch
Chimney
Roof
Window
Door
Wall
Fence
Hedge
Gate
Path
Steps
Ramp
Kerb
Edge of Road
Centre of Road
Footpath
Boundary
Building
Entrance
Exit