APPLICATION NO:
F/2000/3020

LOCATION:
39 Glendevon Road, Woodley Reading.

APPLICANT:
Mr & Mrs Begg C/O Greg Farrell

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 05/02/2001

CASE OFFICER: **John Leggett**

SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Begg
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2000/3020

Parish: **WOODLEY**

Location: **39, Glendevon 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. 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.

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank walls of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/02/2001

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 : John Leggett

Application Number : F/2000/3020

Applicant : Mr & Mrs Begg C/O Greg Farrell.

Location : 39, Glendevon Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/1/01

Date of Neighbour Notifications : .....

Date of Site Visit : 26/01/01

Date Registered : 11/12/2000

Earliest Date for Decision : 14/01/2001

Latest Consultation Date/Site Notice Expiry Date : 14/01/2001

This application will have expired on: 05/02/2001. 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 :

HIGHWAYS - NO OBJECTION SUBJECT TO APPROPIATE CONDITIONS.

WOODLEY TOWN COUNCIL - CONSIDER PROPOSAL TO BE OVERLOOKING AND HAVE A MASSING EFFECT, HOWEVER THESE HAVE BEEN CONSIDERED TO NOT BE OF A SIGNIFICANT IMPACT DUE TO THE EXISTING PROPERTIES CHARACTERISTICS AND NEIGHBOUR'S ASPECT TO THE PROPOSAL.

Planning Issues :

IMPACT ON STREET SCENE - CONSIDERED NOT OF ADVERSE IMPACT DUE TO SET BACK OF PROPOSAL

NEIGHBOUR AMENITY - CONSIDERED NOT OF ADVERSE IMPACT DUE TO EXISTING WINDOW ASPECTS AND BLANK FACING WALL, THEREFORE NO OVERBEARING / INCREASE IN POTENTIAL SIGNIFICANT OVERLOOKING OR LOSS OF LIGHT.

Application Number: F/2000/3020

Appraisal :

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

Application Number F/2000/3020
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusa~~l
1	C001	R001	
2	C015	R015	
3	C049	R049	
4	C006	R006	Front walls of the extension

RECORD OF SITE VISIT

SITE ADDRESS: 39 Glendevon Road
Woodley Reading.

APPLICATION NUMBER: F/2000/3020

OFFICER: John Leggett

DATE OF SITE VISIT: 26/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS 50's BUILDING. WALLED GARDEN ESTATE ALL BUILDINGS OF SIMILAR DESIGN.
MODERN RESIDENTIAL ESTATE CHARACTERISED BY SEMI/DETACHED 2 STOREY HOUSES.

3. DESCRIPTION OF SITE/BUILDING
ALREADY EXTENDED AT REAR 1ST FLOOR (PROP' WIDE) + 2ND 1/2 PROP + FURTHER. NO REAR ACCESS GARAGE LENGTH OF HOUSE SEMI DETACHED 2 STOREY BRICK BUILT HSE.

4. RELATIONSHIP TO ADJOINING PROPERTIES
SEMI TO 41 + GARAGE TAKES UP ALL SPACE TO 35.
41 HAS SIMILAR 1ST FLOOR EXT SHARING GUTTER + ROOFING
41 IS SINGLE STOREY SIDE PITCHED ROOF NO WINDOWS
TO REAR IS 40m GARDEN + 20m WITH DETACHED GARAGES REAR.

5. SITE CONSTRAINTS N

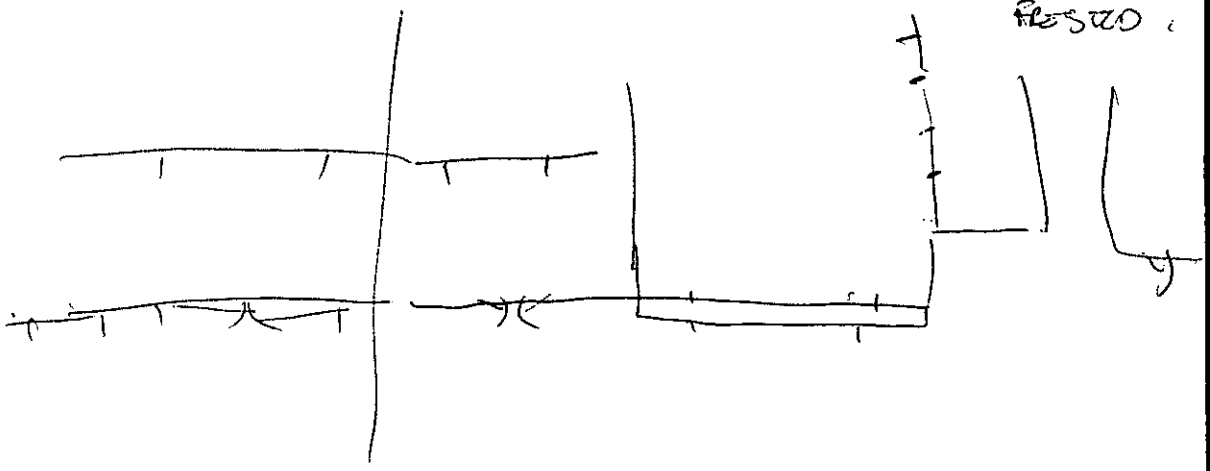
TREES N A

ACCESS/PARKING .

LEVELS N/A

BOUNDARY TREATMENT 2m FENCING TO 1m → 35 MESH → 4(

OTHERS N/A


PRESTO

Application Number F/2000/3020

Appraisal:

The application being considered proposes a two-storey side extension to no. 39 Glendavon Road. The existing property is a 1950's semi detached 3-bedroom household with a double length garage with single entrance, extending to the rear of the property.

Impact Upon Neighboring Dwellings

The application proposes to extend the height of the rear part of the double garage (set back from the remaining garage) with a low-pitched roof submissive to the existing building. The proposed first floor is an increase of 2.4 m (rising to 3.5m at the pitched roof) and extends to the same width as the existing garage, which is 3.8m. The neighbouring property (no. 37) has a single pitched, blank facing wall only. The two story aspect of the proposal does not extend as far back as no. 37and as such, it is therefore not considered that the scheme will have a negative impact upon that dwelling in terms of over bearing or loss of light. Considering the existing rear elevation windows of the applicant's property, there is no appreciable increase of overlooking into the property of no. 37 that would impinge on privacy. As there is already a first floor extension on the application property there will be no overbearing or overlooking on the attached property, no. 41.

Impact on the street scene

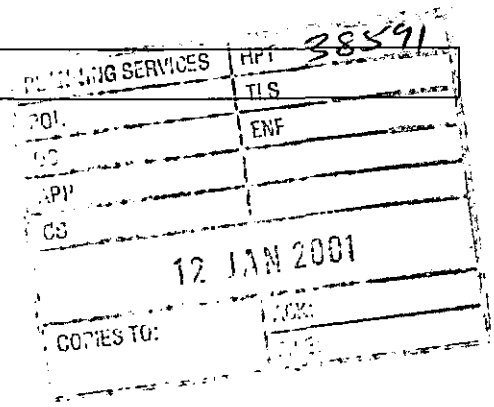
The property, which is the subject of this application, is one of a pair of semi-detached dwellings. The extension is set back from the main household to the rear of the side of the property and will project out no wider than the existing garage. Given the setback of this development and the garage existing, it is not considered that this change will appear out of character in the area, or will have a negative impact upon the street scene.

Highways
Although the proposal reduces the garage parking by 1 and increase the bedrooms, the parking arrangements are still sufficient for a household with 4 bedrooms.

Recommendation: Approve planning permission subject to conditions.

FROM: John Leggett

DATE: 21 December 2000



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3020

Proposal: Proposed two storey side extension to dwelling..

Site Address: 39, Glendevon Road, Woodley, Reading.

Applicant: Mr & Mrs Begg C/O Greg Farrell.

Your observations are required in respect of this application **by 14/01/2001** .

The committee considered that this proposal would:

- be overlooking
- be unneighbourly
- create a massing effect

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: John Leggett **Date:** 21 December 2000

Application Number: F/2000/3020

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
39, Glendevon Road, Woodley, Reading.

Applicant:
Mr & Mrs Begg C/O Greg Farrell.

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).

① C04g, R04g.
② C122, R122.
③ The driveway must be a minimum of 4.8 metres wide; the associated crossing should be extended to accommodate the width of the driveway.
Reason: Interests of highway safety and convenience.

NO7 – If condition 3 applies.

Signed: _____ **Print name:** Adam Coggins.
4/1/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 DEC 2	
Officer: JL	Application No. F/2000/3020

Map No. 42 Site .....
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: 39 GLEN DEVON ROAD

Parish: WOODLEY Ward: Coronation
21.12.2000.

Applicant: MR / MRS BEGG

Fee Received 95-00 (7) 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	will new bedroom encroach on house no' 37?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.12.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Encroachment ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

..... No pre apps .....
.....
.....

NEIGHBOURS:

..... Site notice and see map .....
.....
.....
.....
.....
.....
.....
.....
.....

R 28 810 039

ADDRESS 39 GLENDEVON ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. 42 SU.7613

BUILDER P H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Fitcher	Use of Land for excavation of Sand & Ballast	No decision	
275/55	"	Outline	24.6.55	N/A. Refuse
613/56	Mr. J. Fitcher	Winning & Working of Gravel	4.12.56	N/A. Refuse
584/57	New Ideal Homesteads Ltd	Outline	16.10.57	N/A. Refuse
0/325/60	P.H. Smith (Reading) Ltd	"	21.12.60	N/A. C/A.
90/61	"	Semi/Det House	18.5.61	App. App.
1955/72	Mr R.W. Eayc	Extensions	21.12.72	App C/A
BR 6629	Mr T.W. Edwards	porch	28.6.77	App N/A
66529	"	"	7.7.77	n/a C/A
6R19975	Mr. MYLOR	DINING ROOM EXTENSION	3.2.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 11.DEC.[illegible] 3320

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 BEGG 39 GLENDEVON RD WOODLEY READING
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
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.	BRICK & 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4 →	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: [signature]

on behalf of Mr & Mrs Begg

Date 10/12/05

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

Received by Wokingham District Council

Application No: F/2000/3020

Proposal:
Proposed two storey side extension to dwelling.

Location:
39, Glendevon Road, 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 John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2001. 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

21 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/3020
CASE OFFICER: John Leggett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: 0118 974 6502

Date: **21 December 2000**

My ref: F/2000/3020

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2000/3020
39, Glendevon Road, Woodley, Reading.
Proposed two storey side 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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/3020**
39, Glendevon Road, Woodley, Reading.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6502

Date: **21 December 2000**

My ref: F/2000/3020

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
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John Mitchell

John Mitchell
Development Control Manager

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Proposed two storey side 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 6502

Date: **21 December 2000**

My ref: F/2000/3020

CONFIDENTIAL

Councillor Dredge
C/O Councillor Coling 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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/3020**
39, Glendevon Road, Woodley, Reading.
Proposed two storey side 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**********

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

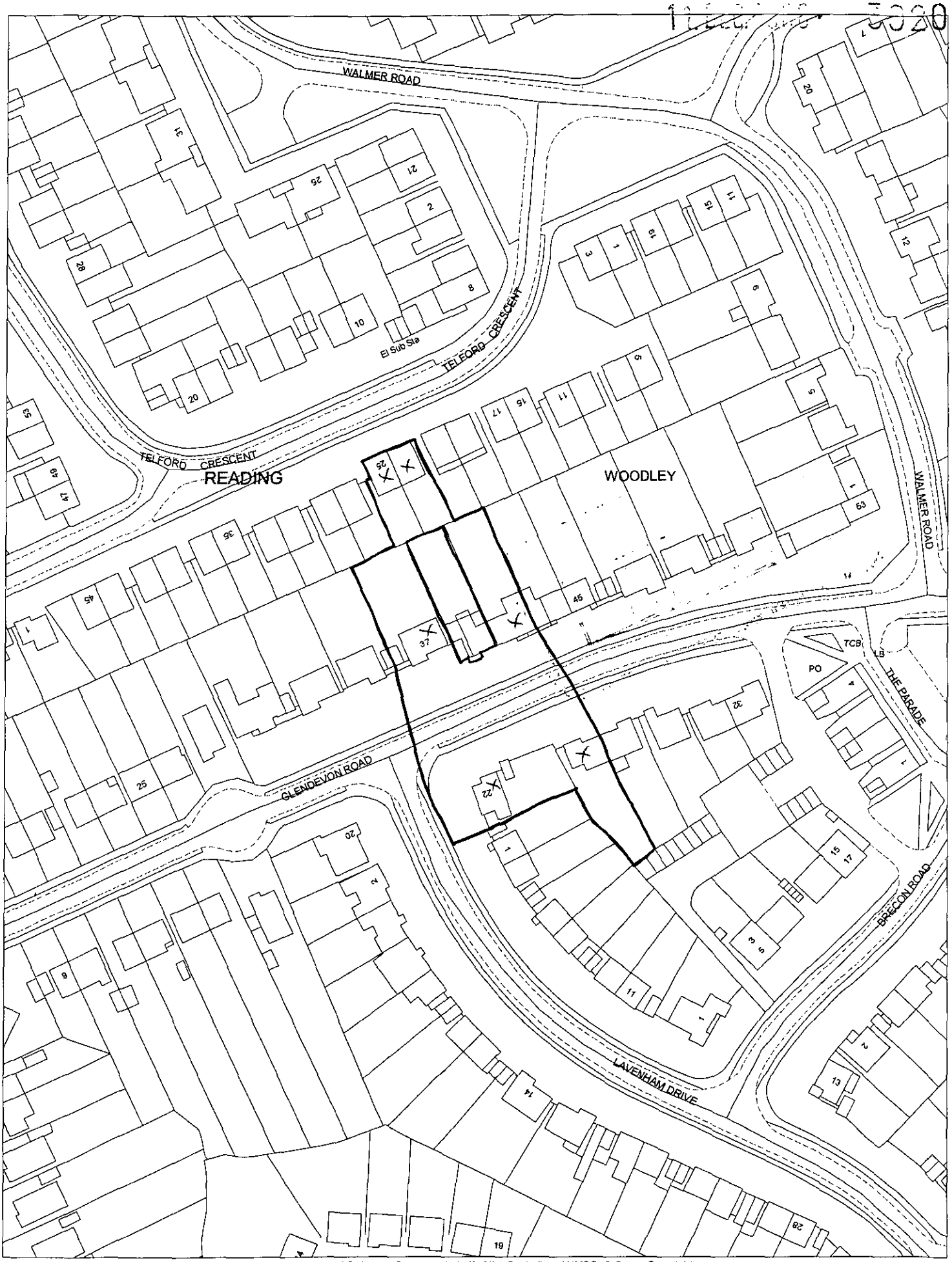
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3020.	JL.
BUILDING CONTROL NUMBER.	FP2001/1670	Nick.
APPLICANT/AGENT	Greg Lovell.	
ADDRESS OF SITE	39. Glendevon Road Woodley.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC rec'd 14/3/01	DC
BLOCK PLAN	Begg 01	Begg 01 rec'd. 11/2/00.
ELEVATIONS	- " -	- " -
FLOOR PLANS	- " -	- " -

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/2/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? DC	front elevation differs in size from floor plans.	
DATE	2/2/01.	

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	



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000

Scale: 1 : 1250

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W E
S