[redacted]

SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0565

LOCATION:
13 Vauxhall Drive, Woodley Reading.

APPLICANT:
Mr & Mrs E Jex

PROPOSAL:
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **06/04/2000**

CASE OFFICER: **Nicola Lake**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs E Jex
13 Vauxhall Drive
Woodley
READING
Berkshire
RG5 4EA

Application Number: F/2000/0565

Parish: **WOODLEY**

Location: **13 Vauxhall Drive, Woodley, Reading**

Proposal: **Proposed single storey front and rear extensions to dwelling plus rear 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. All new external works 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: 03 May 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

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0505	NL
BUILDING CONTROL NUMBER.	FP 2001/1805	Nick.
APPLICANT/~~AGENT~~	Mr + Mrs L Jex.	
ADDRESS OF SITE	13 Vauxhall Drive Goodleigh	
DESCRIPTION OF PROPOSED WORK	S/S front + rear exts plus conservatory (rear)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 5/2/01	Rec'd 10/2/00
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/2/01.	

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	

Application Number F/2000/0565
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	WORKS
3			

RECORD OF SITE VISIT

SITE ADDRESS: 13 Vauxhall Drive Woodley Reading. APPLICATION NUMBER: F/2000/0565	OFFICER: Nicola Lake DATE OF SITE VISIT: 22.3.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on post front of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Detached Dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES The front extension will infill an area between the existing porch on west door garage. A number of properties in the street now have pitched roofs. Property has already had a 2/s side ext. There is a approx. 1m gap to the boundary. There is a small flat roofed rear ext. This property stands further back than No 11. Good near distance - no overlooking to the two other side.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 18th April 2000

My ref: F/2000/0565

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 C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0565
13 , Vauxhall Drive, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

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 **Nicola Lake** on **(0118) 974 6481**. 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 28th April 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0565**
13 , Vauxhall Drive, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

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 6481

Date: 18th April 2000

My ref: F/2000/0565

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 D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0565
13 , Vauxhall Drive, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

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

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Yours faithfully

pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0565**
13 , Vauxhall Drive, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

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 6481

Date: 18th April 2000

My ref: F/2000/0565

Environmental Services Department
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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 A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2000/0565
13 , Vauxhall Drive, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

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 **Nicola Lake** on **(0118) 974 6481**. 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 28th April 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0565**
13 , Vauxhall Drive, Woodley, Reading.
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0565

Applicant : Mr & Mrs E Jex .

Location : 13, Vauxhall Drive, Woodley, Reading.
Proposal : Proposed single storey front and rear extensions to dwelling plus rear conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.15.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : ....23.3.2000.....

Date Registered : 10/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 06/04/2000

Consultation Responses :

Woodley T.C - "No Comment"

Planning Issues :

Site Designation - within the identified Settlement .

1.) Impact upon the neighbouring dwellings .

2.) Impact upon the Street Scene .

Application Number: F/2000/0565

Appraisal :

1) Impact upon the neighbouring dwellings.

The proposed development is for a single storey front ~~ext~~ extension with a single storey rear ~~ext~~ and conservatory.

The proposed front extension will infill an area between No 15 and No 13's existing porch. The proposed extension would be in line with the front of No 15. So there will be no overlooking, overshadowing or overbearing to the front of the property.

The proposed rear extension would project a further 3.2m back from the rear of the dwelling. No 13 already stands 4m back from No 11. However, there is an existing 3m gap between No 11 and 13. The proposed extension would have a hipped roof with a height at eaves of 2.7m and at ridge of 3.5m. As such there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the amenity of the adjacent dwellings.

2) Impact upon the Street Scene.

Only the front single storey extension and pitched roof will be visible from the street. A number of the neighbouring properties have had similar pitched roofed extensions. Both the front and rear extensions are in keeping with the character and appearance of the existing dwelling and the wider area. As such, there is no detrimental impact upon the Street Scene.

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

FROM: Nicola Lake

DATE: 17 February 2000

Consultation Sheet Woodley Town Council

Application Number: F/2000/0565

Proposal: Proposed single storey front and rear extensions to dwelling plus rear conservatory..

Site Address: 13 , Vauxhall Drive, Woodley, Reading.

Applicant: Mr & Mrs E Jex .

Your observations are required in respect of this application **by 12/03/2000** .

No comments.

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

SIGNED: Alun Keenor DATE: 8.3.00

CLERK TO

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 FEB 2000	Map No. 47 Site 0:04
Officer: NL / Application No. F/2000/0565.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING PLUS REAR CONSERVATORY

Location: 13 VAUXHALL DRIVE

Parish: WOODLEY Ward: Loddon 17.2.2000

Applicant: MR / MRS JEX

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

(4)

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	W. elevation does not show conservatory.	KF2.	
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 : 17.12.2000 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.

NEIGHBOURS:

S/N + 17 Ladbroke Close (works)?

.....

.....

.....

.....

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.....

.....

.....

.....

ADDRESS 13 VAUXHALL DRIVE PARISH WOODLEY

PLOT No. 1D Stage I ORD. SHEET No. O.S 7672 I

BUILDER Bestwick & Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
217/60	Messrs Bestwick & Taylor (Bldrs) Ltd	Det. House	1.12.60	App C/A
0/13/59	Messrs Chaffey Winn Simmonds Ltd	Outline Resid' Dwell	14.4.59	N/A C/A
PO/487/65	Mr G A Hughes	Ext	28.10.65	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

10.FEB.2000* 0565

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 JEX 13 VAUXHALL DRIVE WOODLEY READING BERKSHIRE RG54EA 0118 9698571
2	Agent's Name Address and postcode Phone number	N/A
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.	13 VAUXHALL DRIVE WOODLEY READING BERKS RG5 4EA
4	Give brief details of the proposal for example, two storey side extension About the application	EXTEND DINING ROOM & STUDY COMPLETE WITH PITCHED ROOFS AND ERECT 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	FACING BRICKS & ROOF TILES TO MATCH EXISTING. CONSERVATORY IN WHITE PVCu.
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

1305B

9	How many bedrooms does the property have?	Existing: 4 No.	Proposed: N/A
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. JEX

Date 9/2/00

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/2000/0565

Proposal:
Proposed single storey front and rear extensions to dwelling plus rear conservatory.

Location:
13 , Vauxhall Drive, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/03/2000. 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



Site Plan, Scale: 1 to 1250

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Date: 14 February 2000

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