APPLICATION NO:
F/2000/2976

LOCATION:
5 Rothwell Gardens, Woodley Reading.

APPLICANT:
Mr & Mrs Kellaway C/O Excel Design Ltd

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Kellaway
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 3EH

Application Number: F/2000/2976

Parish: **WOODLEY**

Location: **5, Rothwell Gardens, Woodley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.**

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 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) no additional windows or similar openings shall be constructed in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To prevent pollution of ground water.

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 LTV1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 26/01/2001

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.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 14 December 2000

Application Number: F/2000/2976

Proposal: Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.

Parish: WOODLEY TOWN

Site Address:
5, Rothwell Gardens, Woodley, Reading.

Applicant:
Mr & Mrs Kellaway C/O Excel Design Ltd.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins.

18/12/00.

Refused for planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2976	FH
BUILDING CONTROL NUMBER	FP20 0734	Nick
APPLICANT/AGENT	Excel	
ADDRESS OF SITE	5 Rothwell Gardens Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext s/s side/rear + 1/st.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00648/4	00648/4
ELEVATIONS	8,9,10,11	8,9,10,11
FLOOR PLANS	13	13,15

different

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - different scheme has been approved from previous refusal	
DATE	19/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	19/6/01		
PLANNING APPLIC REFUSED			
WAIT FOR PLANNING DECISION			

I phoned Excel to request

COMMENCED ON SITE	3/5/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Excel usually put it on revised plans but George Avis has not done so on this occasion. I phoned him to request revised plans for BC 19/6/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2976

Applicant : Mr & Mrs Kellaway C/O Excel Design Ltd.

Location : 5, Rothwell Gardens, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 10/01/01

Date Registered : 04/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 29/01/2001. 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 :

Woodley Town Council - No comment

Environment Agency - No objection, subject to conditions

Environmental Health - No objections.

Highways - Rec. approval subject to conditions.

Neighbour - objection (1) - too large + overshadowing effect.

Planning Issues :

+ Impact upon neighbouring properties

+ Impact upon street scene.

Application Number: F/2000/2976

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. 2 storey rear extension and single storey side/rear and front extension. The prop. two-storey rear extension continues the existing ridge height of the property. The rear extension projects 3 metres at ground floor level. At first floor level the extension is set back 1m to project out 2 metres. There are no prop. side facing windows. It is considered that the prop. rear ext. will have a greatest impact upon the adjacent neighbour of No 7 Rothwell Gardens. The neighbouring prop is a bungalow. However it is considered that the prop. exten. will not have an overbearing or overshadowing impact as No 5 is set significantly forward to No 7 and due to the small projection of the exten at first floor level the impact is considered to be minimal.

The single storey exten has a flat roof design, which stands at 2.7 m. From the prop two storey exten the side exten extends a further 4 metres to the rear. This does not extend any further than the existing detached garage. Therefore although the extension has an extensive overall projection it is not considered that this will have an overbearing or overshadowing impact to the detriment of the res. amenity of neighbouring prop.

The front exten is a continuation of the front projection of existing living room. There is a prop. side facing window. However it is not considered that the prop. exten will have an overbearing or overshadowing impact.

IMPACT UPON THE STREET SCENE

No 5 is a two storey prop. between two bungalows. No 3 is in line with No 5 with att. garage in line with front elev of No 5. Therefore it is not considered that the prop. exten is in keeping in character in the street scene. No 7 is significantly set back from No 5 so the front elev is in line with the rear elev of No 3. There is tall hedging on the shared boundary which minimises the impact in the street scene. Therefore it is not considered the prop dev will have an adverse impact upon the character of the st. scene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/2976
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	~~[illegible]~~ SIDE ELEVATIONS OF THE EXTENSION
4	C122	R122	
5		D	NO SOAKAWAYS SHALL BE CONSTRUCTED SUCH THAT THEY PENETRATE THE WATER TABLE, AND THEY SHALL NOT IN ANY EVENT EXCEED 3 METRES IN DEPTH BELOW EXISTING GROUND LEVEL REASON TO PREVENT POLLUTION OF GROUNDWATER.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1,
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOD3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LTU1
MINERALS LOCAL PLAN POLICIES:

John Mitchell
26/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 5 Rothwell Gardens Woodley Reading.

APPLICATION NUMBER: F/2000/2976

OFFICER: Farah Humayun

DATE OF SITE VISIT: 10/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

2 STOREY DETACHED

AM. DETACHED GARAGE SET BACK FROM PROP ∴ LONG DRIVEWAY.

3. DESCRIPTION OF SITE/BUILDING

ATTACHED GARAGE OF NO 3 IN LINE WITH FRONT ELEV OF NO 5.
FLANK WALL OF NO 3 NO SIDE FACING WINDOWS. REAR BUNGALOW
NO OVERLOOKING WINDOWS. LEVELS REDUCE AT BOTTOM OF GARDEN.
EXISTING GARAGE PROJECTS BACK FURTHER THAN REAR ELEV OF NO 3.
NO 7 SET BACK TO NO 3.

4. RELATIONSHIP TO ADJOINING PROPERTIES

BOTH SIDES BUNGALOWS, THEN 2-STOREY PROPERTIES

5. SITE CONSTRAINTS

TREES Large hedging on boundary with NO 7.

ACCESS/PARKING 4 ?

LEVELS SLOPES DOWN TO REAR.

BOUNDARY TREATMENT 1.8 M CB FENCE - TREES TO REAR WITH NO 3.

OTHERS

Applicationo	Name & Address
F/2000/2976	Mrs J Finch 3 Rothwell Gardens Woodley RG5 4JJ

App approved
Letter sent 07/02/01

Our ref: SP\2000\002904\001
Your ref: F/2000/2976

Date: 15th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 38777
POL	TLS
DC	ENF
APP	
CS	FH
17 JAN 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

2 STOREY REAR EXTENSION & SINGLE STOREY SIDE/REAR & FRONT EXTENSIONS - 5 ROTHWELL GARDENS, WOODLEY, READING

Thank you for your letter dated 14 December 2000 which was received on 18 December 2000. You are asked to quote the following reference in any correspondence: SU77SE/23/9. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*
SU773 742	162m to east	Tippings Lane

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The applicant is therefore advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas that may migrate into the building.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

ADVICE TO APPLICANT

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Excel Design Ltd, 17 Gorse Ride South, Finchampstead, RG40 4EH

FROM: Farah Humayun

DATE: 14 December 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPS
POL	TLS
DC	ENF
APP	
CS	
12 .. 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/2976

Proposal: Proposed two storey rear extension to dwelling and single-storey-side/rear-and-front extensions..

Site Address: 5, Rothwell Gardens, Woodley, Reading.

Applicant: Mr & Mrs Kellaway C/O Excel Design Ltd.

Your observations are required in respect of this application **by 07/01/2001** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS GDS	FH
05 JAN 2001	
COPIES TO:	ACK:
	FILE: 4-1-01

MRS J.R.FINCH
3 ROTHWELL GDNS
WOODLEY
RG5 4TJ

Dear Madam

Ref plan F/2000/2976.5 Rothwell Gardens. I wish to object to these.

After inspection of the said plans, I feel the planned extension is both too large in ground area and also the first floor height. I feel my breakfast room and garden will loose the benifit of the sun from mid morning, the first floor storey will be enviasive of my privacy.

Could you please tell me why the orignal plans were refused?

Yours sincerely

JFinch

by Hand - 4/01/2001

Excel Design XL
17 Gorse Ride South
Finchampstead . Wokingham
Berkshire RG40 4EH
Phone: 0118 973 7336
Fax: 0118 973 4175
E-mail: Enquiries@ExcelDesign.Ltd.UK

PLANNING S	
POL	TLS
DC AT	ENF 38307
APP	
CS	
04 JAN 2001	
COPIES TO:	ACK:
	FILE:

Ms F Humayan
Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Our ref. 00648
Your ref. F/2000/2976

2nd January 2001

Dear Ms Humayan

Re: 5 Rothwell Gardens, Woodley.

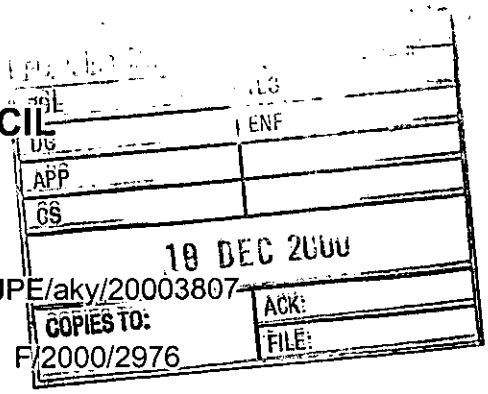
Further to your letter of the 14 December, we confirm that no encroachment of the boundary is anticipated.

Yours sincerely

George Avis

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis Snr Env. Health Officer
Environmental Health

My Ref: JPE/aky/20003807

Your Ref: F/2000/2976

To: Farah Humayun
Planning

Date: December 18, 2000

PROPOSED: TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE/REAR AND FRONT EXTENSIONS

LOCATION: 5 ROTHWELL GARDENS, WOODLEY
REF: F/2000/2976

These proposals have been evaluated and I have no environmental health objections to the application.

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

Tel: 0118 974 6482

Date: **14 December 2000**

My ref: F/2000/2976

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/2000/2976
5, Rothwell Gardens, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2976**
5, Rothwell Gardens, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.
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 6482

Date: **14 December 2000**

My ref: F/2000/2976

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
DX: 33506 – Wokingham

Dear Councillor

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5, Rothwell Gardens, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2976**
5, Rothwell Gardens, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.
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 6482

Date: **14 December 2000**

My ref: F/2000/2976

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

Dear Councillor

Application Number: F/2000/2976
5, Rothwell Gardens, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.

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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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2976**
5, Rothwell Gardens, Woodley, Reading.
Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/2976

Proposal:
Proposed two storey rear extension to dwelling and single storey side/rear and front extensions.

Location:
5, Rothwell Gardens, 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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

14 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	04 DEC 2000
Officer: FH.	Application No. F/2000/2976

Map No. 37 Site 0.05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE/REAR + FRONT EXTENSIONS

Location: 5 ROTHWELL GARDENS

Parish: WOODLEY Ward: Coronation
14-12-2000

Applicant: MR/MRS ICELLAWAY
Resubmission 2000/1734 refused

Fee Received 00-00 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	Encroachment. ✓		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.12.2000 → 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 .....

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:

..... S/M + See Map .....

ADDRESS 5 ROTHWELL GARDENS PARISH WOODLEY

PLOT No. 87 ORD. SHEET No. SU 7774 37

BUILDER Messrs J.A. Pye (Oxford) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/130/62	Messrs J.A. Pye (Oxford) Ltd	Outline Res Devel	14. 8 62	U/A Refused
O/296/63	"	"	28 2 64	U/A Refused
O/335/64	"	"	18 3 65	N/A C/A
S/20/67	B. C. C	Site for School	8 11 68	N/A Appr
L1693/72	Messrs J.A. Pye (Oxford) Ltd	Detached House & Garage	3 8 72	- C/A
S/14/68	W.R.D.C	Junior School	5. 6. 68	NA Appr
F/2000/73	Mr & Mrs Kellaway	S/St/S/r+f ext	5. 8. 00	Fe
FP/2000/0734	"	"	11. 08. 00	APP C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

04.DEC.2000* 2976

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MRS TWA KELLAWAY
	ADDRESS	5 ROTHWELL GDNS
		WOODLEY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189733336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	5 ROTHWELL GDNS
		WOODLEY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR EXT SINGLE STOREY SIDE/REAR & FRONT EXTENSIONS

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK + TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / ~~NO~~
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. YES / ~~NO~~

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? ~~YES~~ / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓

Resubmission

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

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

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr + Mrs KELLAWAY

DATE 24-11-00

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2976**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

04. DEC. 2008* 2976

Client:

Mr and Mrs Kellaway
5 Rothwell Gardens
Woodley
Berkshire

Project:

Single Storey Side Extension
Two Storey Rear Extension
Front Porch and Canopy

Location:

5 Rothwell Gardens
Woodley
Berkshire

Excel Design
XL00648

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	
15	First Floor Plans 2	
16	Section	✓
17	Section	✓
18	Section	✓

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION: Drawing List	
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	DRAWING No: 00648/ 2
DATE:	May 2000	REVISION:	

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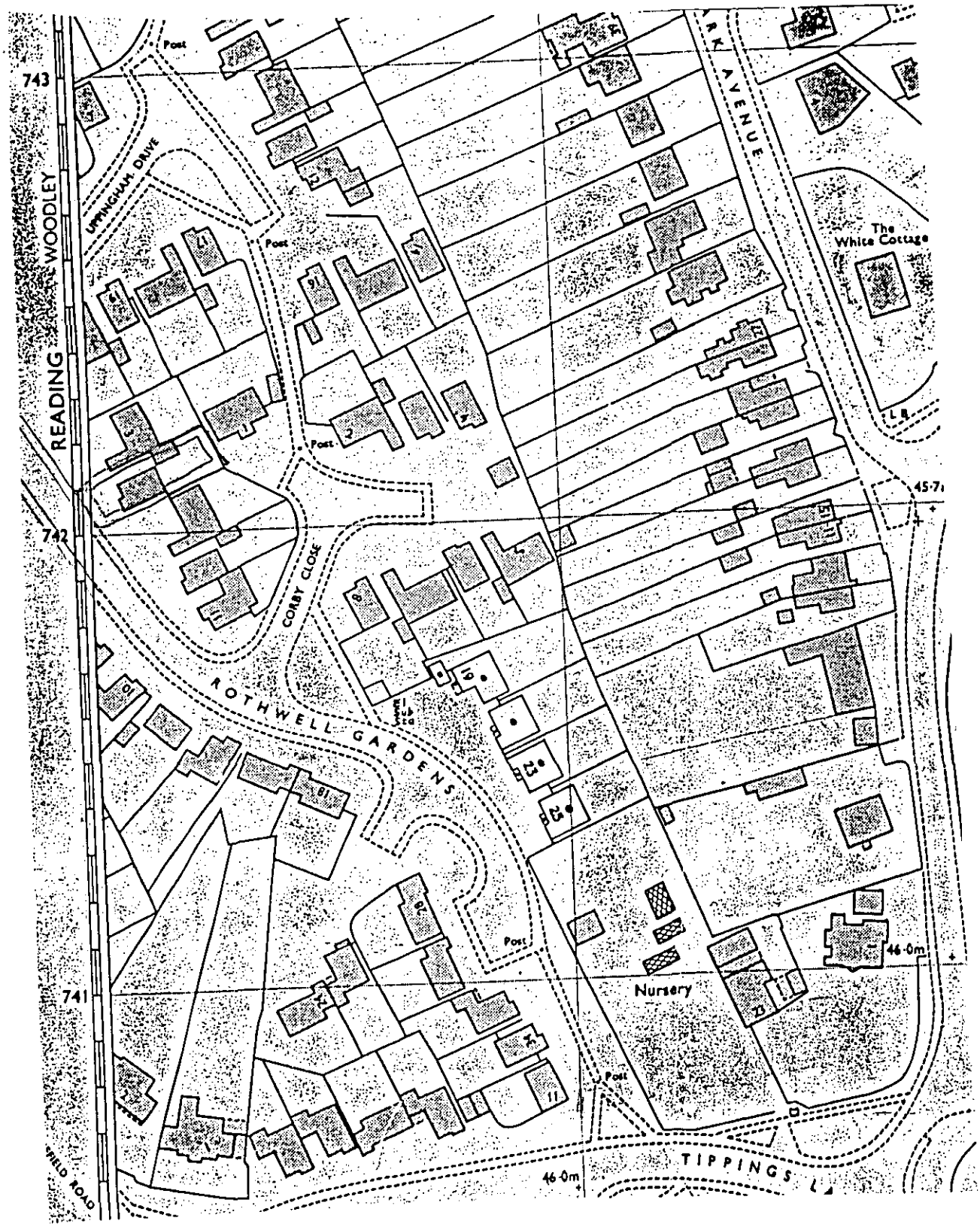

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Location Plan		
PROJECT:	Single storey side, two storey rear extensions, Porch and canopy	SCALE:	1:2500	DRAWING No:	00648/ 3
DATE:	November 2000	REVISION:			

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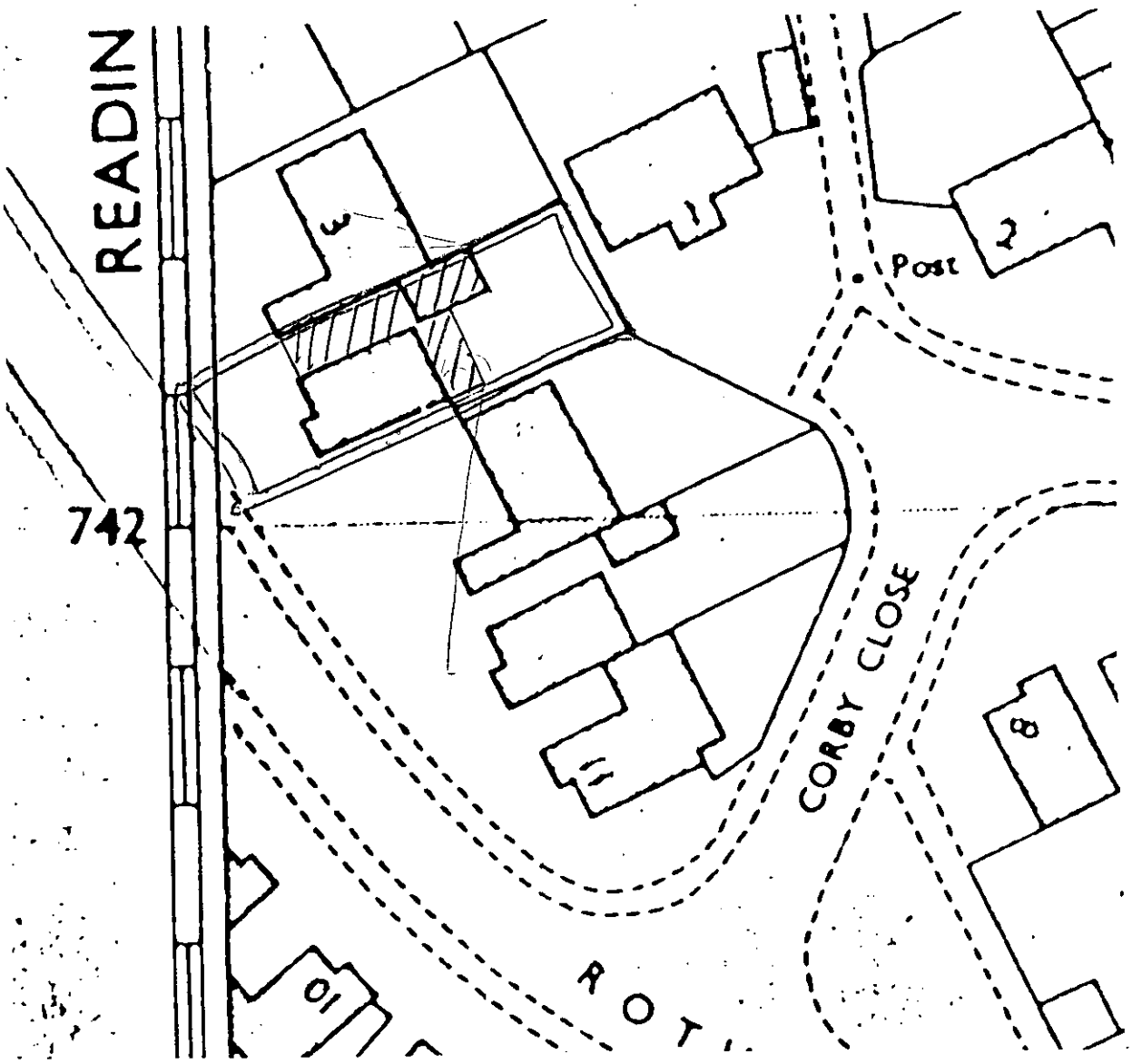

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CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Block Plan		
PROJECT:	Single storey side, two storey rear extensions, Porch and canopy	SCALE:	1:500	DRAWING No:	00648/ 4
DATE:	November 2000	REVISION:			

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
112 mm facing brickwork to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
225 mm Turbo block and 100 x 50 timber studding at 400 mm vertical c-c. 12.5 mm plaster board and skim as shown on plans.

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic insulated steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

APPROVED

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION: Notes	
PROJECT:	Single storey side, two storey rear extensions, Porch and canopy	SCALE:	DRAWING No: 00648/ 5
DATE:	November 2000	REVISION:	

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

11. FLAT ROOF
12 mm chippings hot bonded on three layer felt roof, laid on 19 mm W.B.P plywood on firrings to fall 1:60. on joists as specified on section drawing. 100 x 75 mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200 mm centers. Fix 25 mm thick softwood fascia and 6 mm w.b.p external quality plywood soffite Ceiling finished with 12.5 mm foil backed plaster board fully nogged and finished to match existing. 200 mm fiberglass quilt insulation laid between joists.

12. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 10mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

13. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

14. MECHANICAL VENTS
Kitchen: Provide mechanical vent extract unit through wall providing 60 liters per second minimum extract rate. Alternatively provide cooker hood giving 30 liters per second extract rate ducted through wall.
W.C.: Provide mechanical vent unit ducted through wall or roof giving 15 liters per second extract rate operated intermittently.

15. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

16. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

17. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION: Notes	
PROJECT:	Single storey side, two storey rear extensions, Porch and canopy	SCALE:	DRAWING No: 00648/ 6
DATE:	November 2000	REVISION:	

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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

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CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Front Elevations		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 8
DATE:	May 2000	REVISION:			

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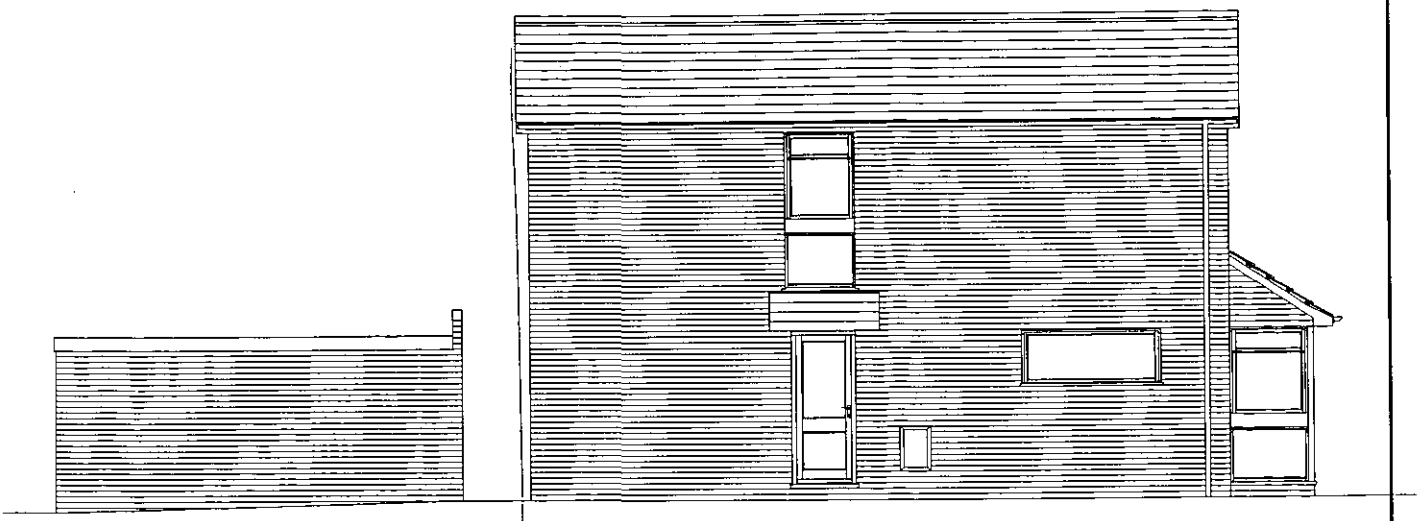
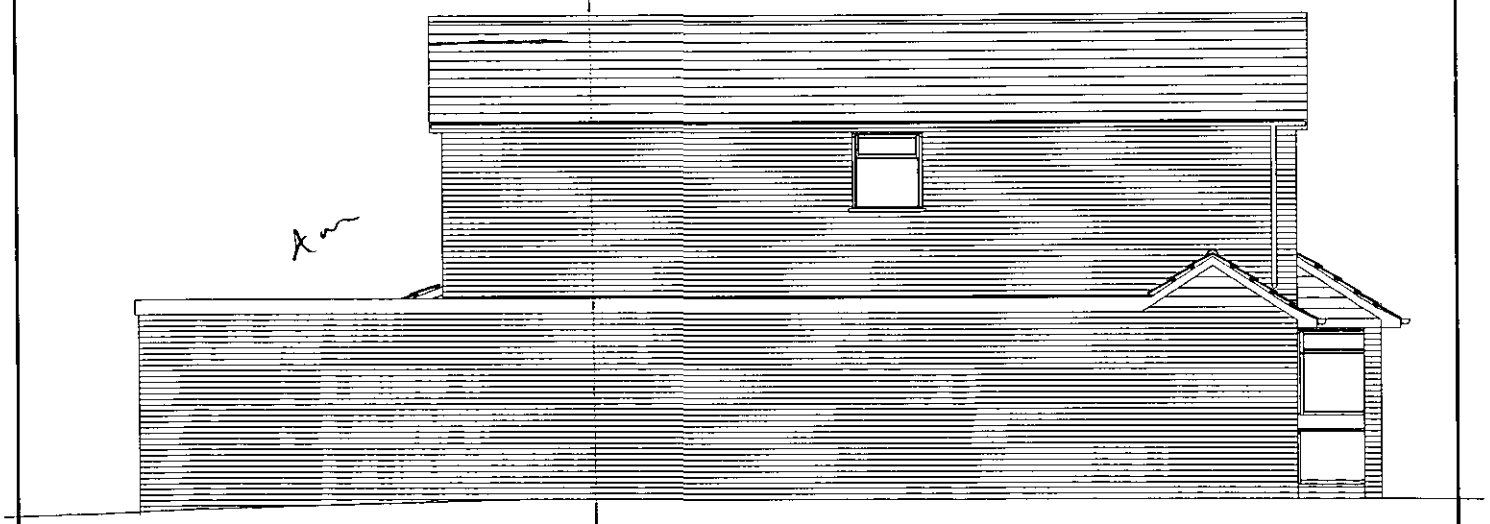


EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Left Side Elevations		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 9
DATE:	May 2000	REVISION:			

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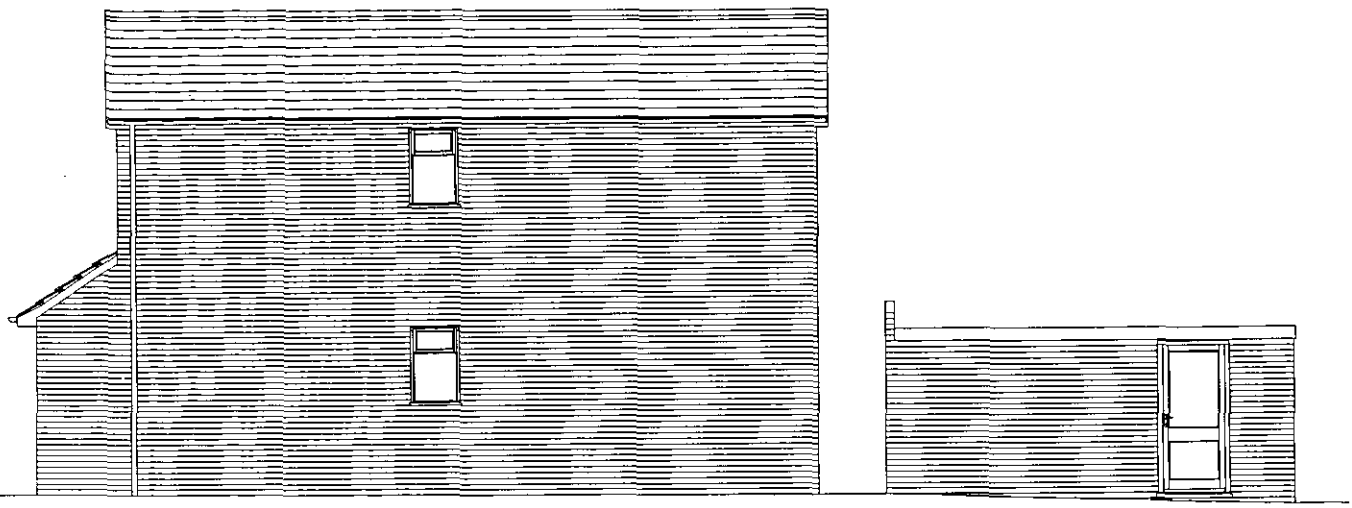
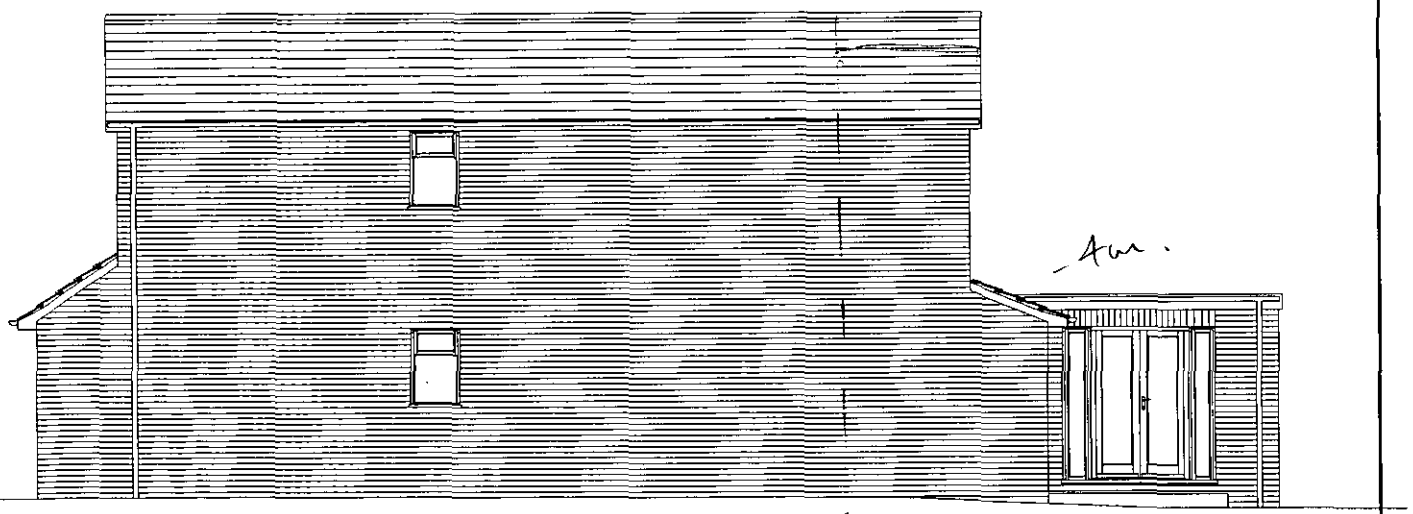


EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Right Side Elevations		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 10
DATE:	May 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Rear Elevations		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 11
DATE:	May 2000	REVISION:			

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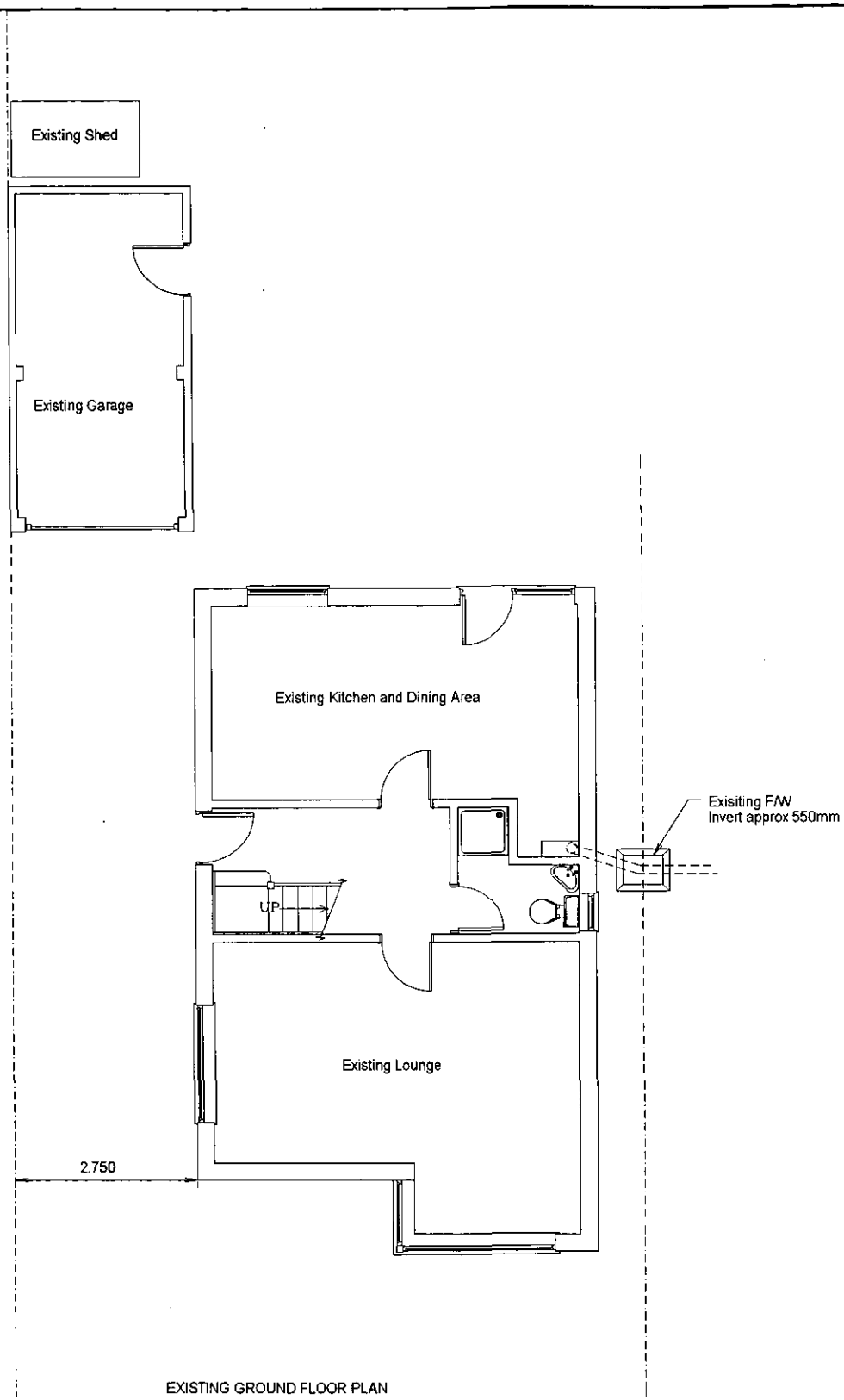

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 12
DATE:	May 2000	REVISION:			

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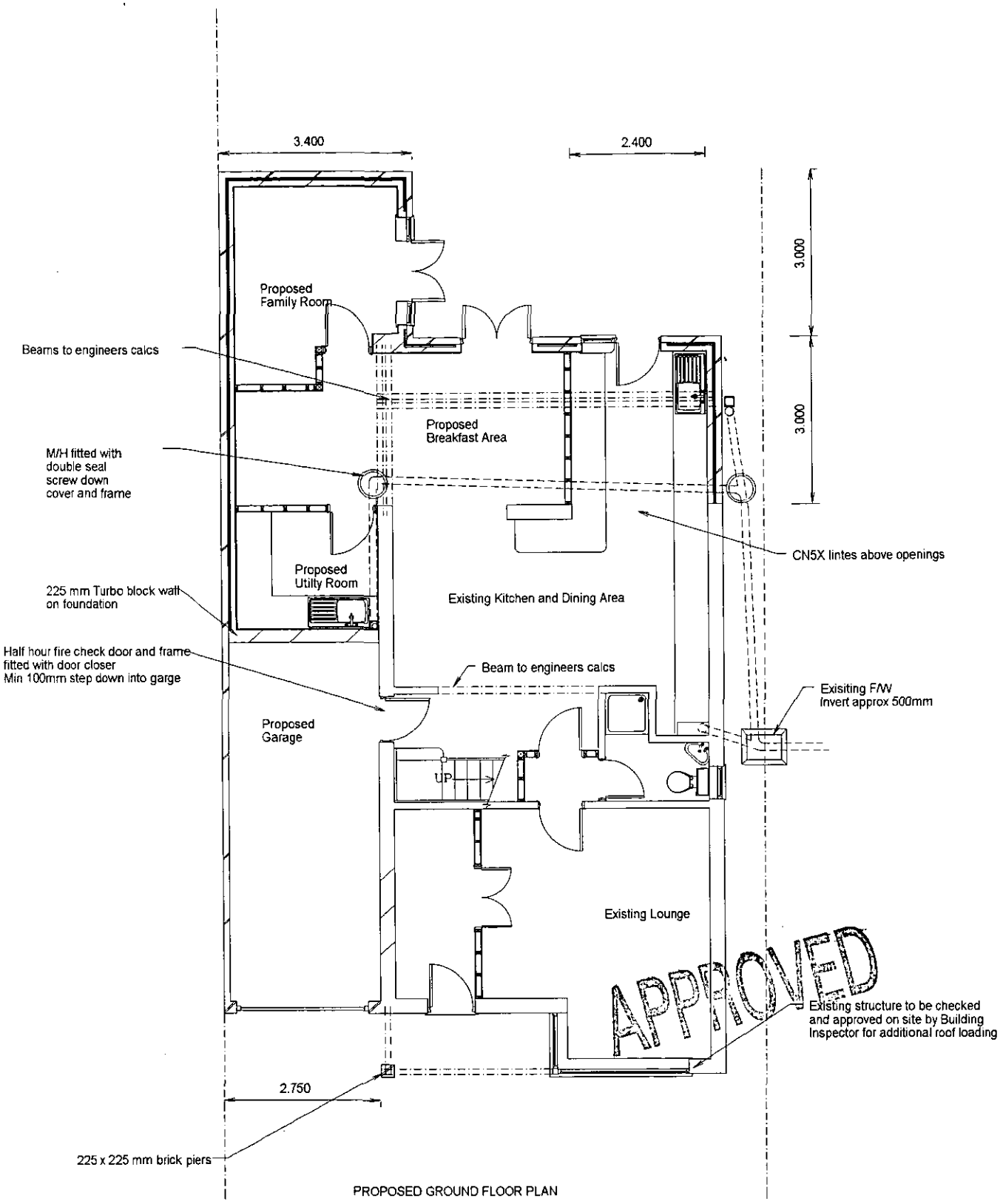

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 13
DATE:	May 2000	REVISION:			

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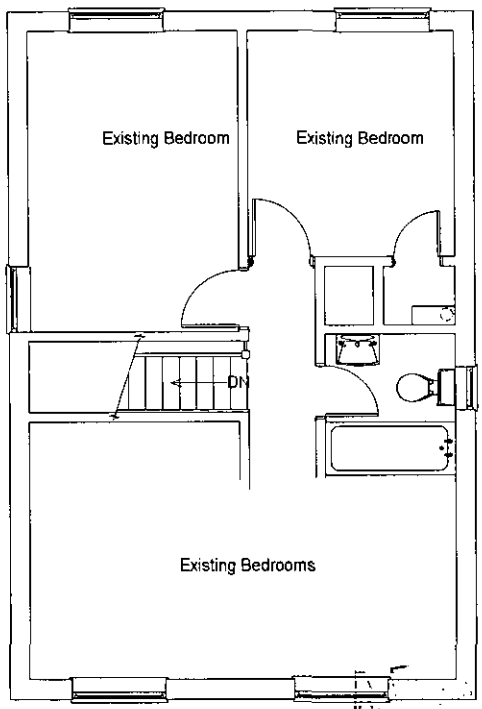

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EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	First Floor Plans		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 14
DATE:	May 2000	REVISION:			

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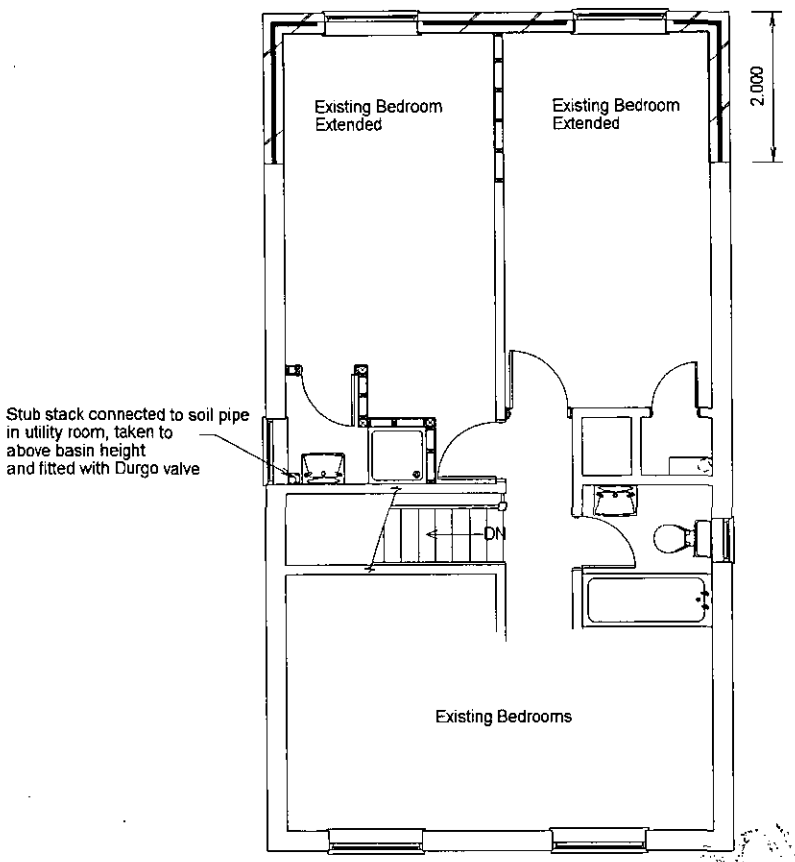

PROPOSED FIRST FLOOR PLAN

APPROVED

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	First Floor Plans		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:100	DRAWING No:	00648/ 15
DATE:	May 2000	REVISION:			

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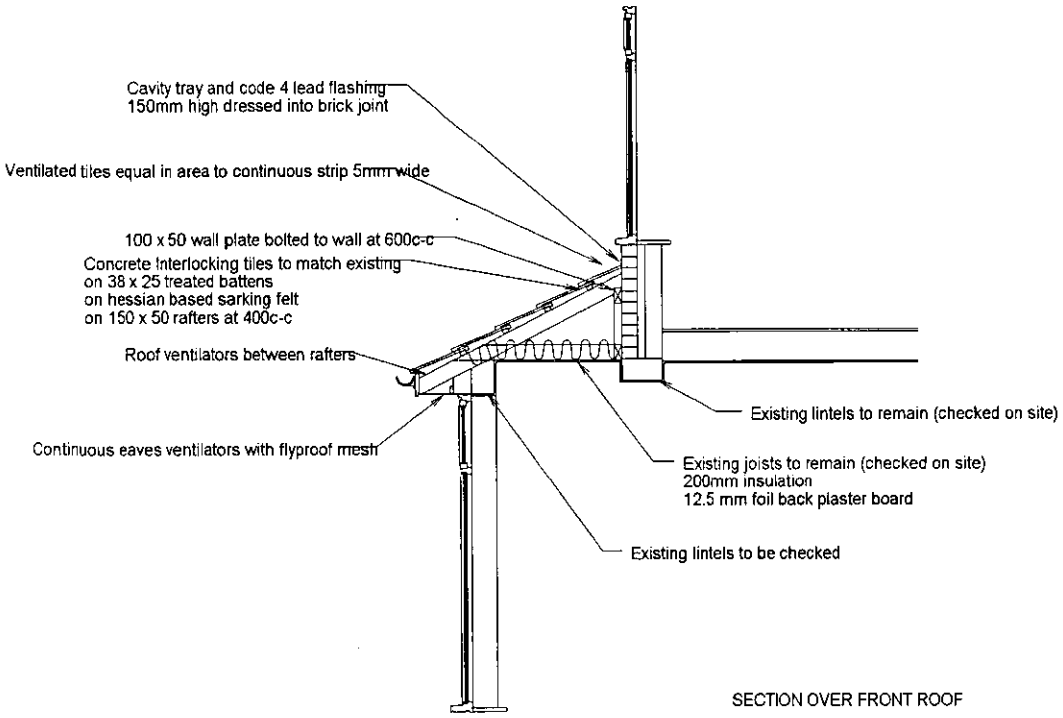

SECTION OVER FRONT ROOF

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Section		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:50	DRAWING No:	00648/ 16
DATE:	May 2000	REVISION:			

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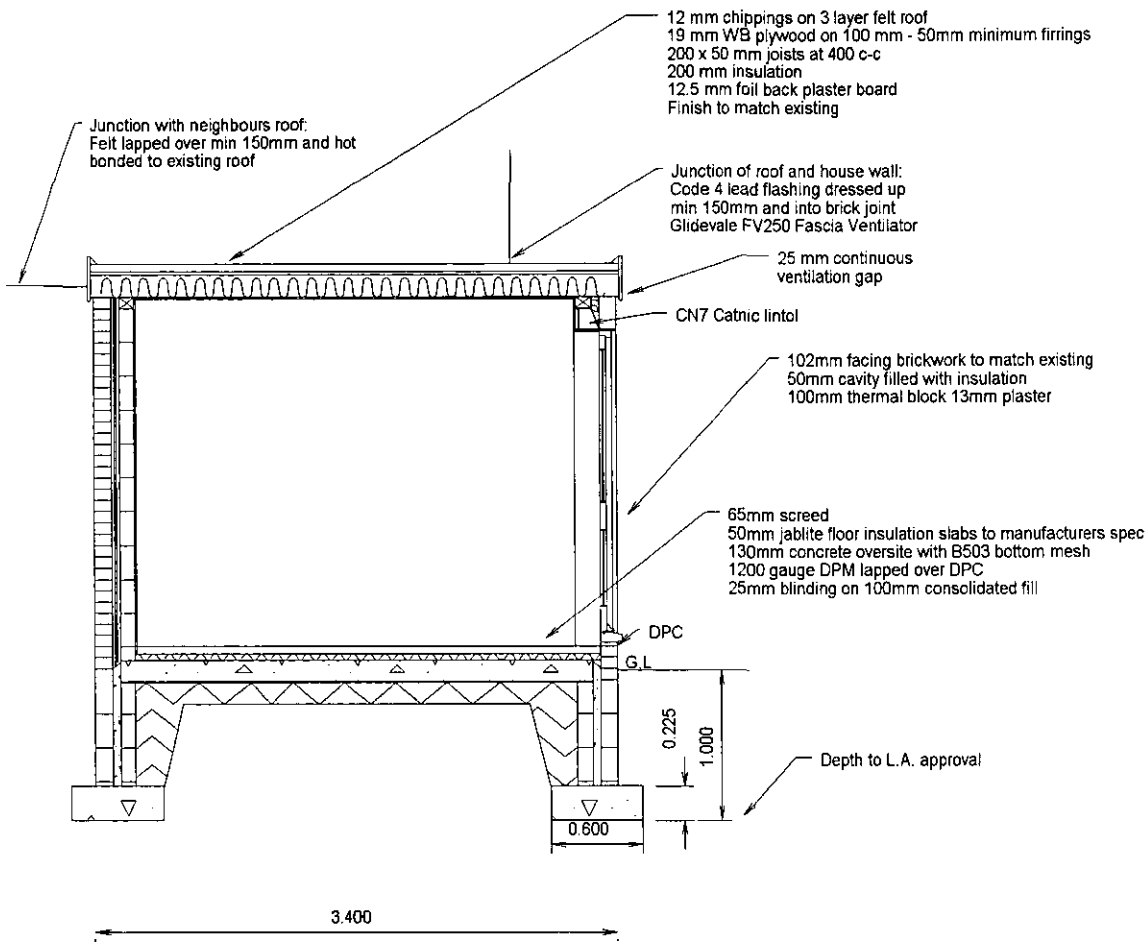

TYPICAL SECTION THROUGH REAR EXTENSION
(Garage roof simiar)

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Section		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:50	DRAWING No:	00648/ 17
DATE:	May 2000	REVISION:			

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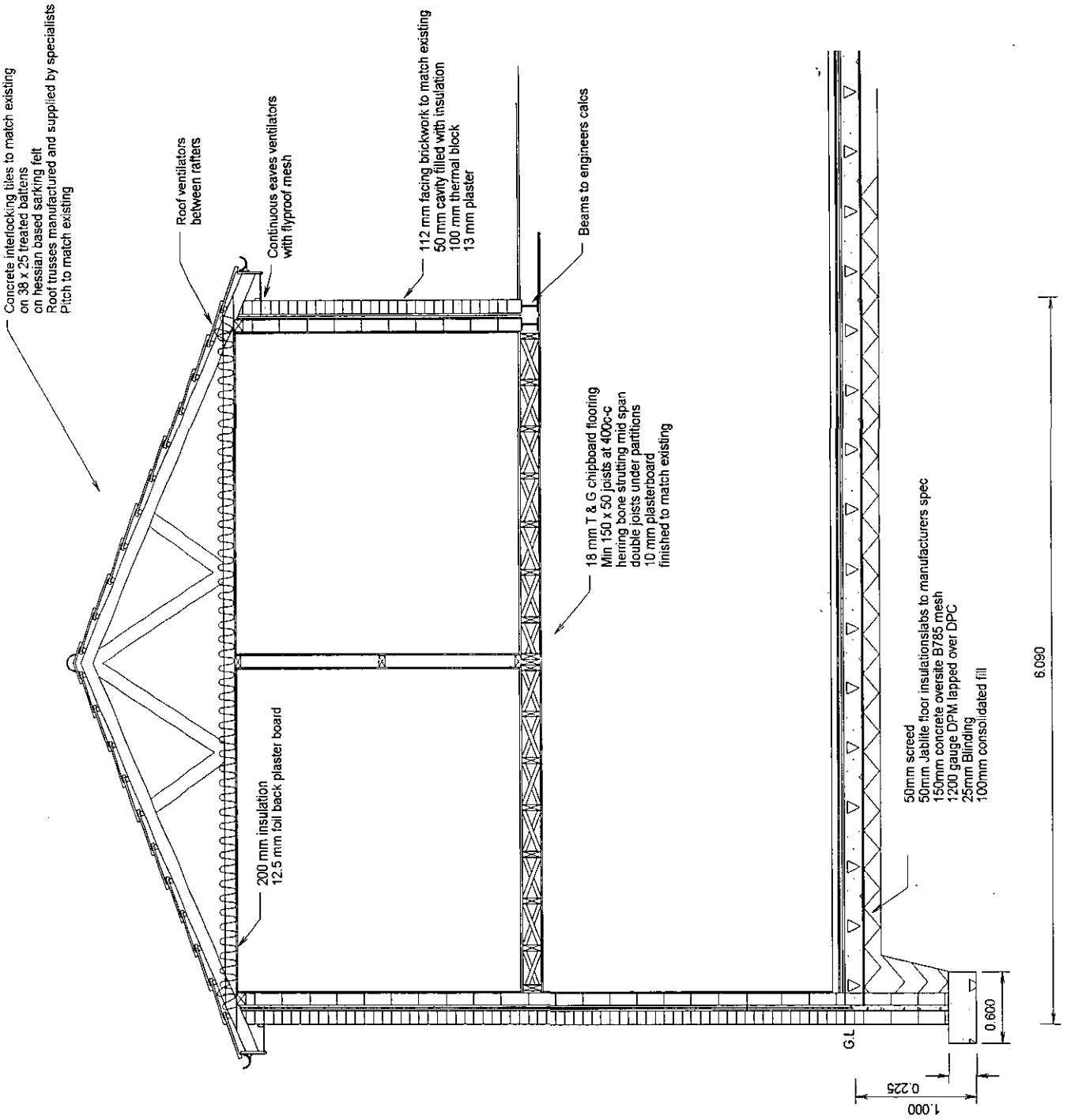

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Section through side extension		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:50	DRAWING No:	00648/ 18
DATE:	May 2000	REVISION:			

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Additional Notes:

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17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

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ROTHWELL GARDENS
RUNEL DRIVE
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47.5m
46.0m
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Nursery
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11 December 2000
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