SOUTHPORT U.K
LONDON OFFICE
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APPLICATION NO:
F/2000/0589

LOCATION:
142 Nightingale Road, Woodley Reading.

APPLICANT:
Mr C Thorne

PROPOSAL:
Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Thorne
142 Nightingale Road
Woodley
Reading
RG5 3LZ

Application Number: F/2000/0589

Parish: **WOODLEY**

Location: **142, Nightingale Road, Woodley, Reading.**

Proposal: **Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence**

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.

John Mitchell
Development Control Manager
Date: 16 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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 25 October, 2000
My ref. BC/DC/2000/0589
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) 977 8909
DX: 33506 – Wokingham

Mr C Thorne
c/o Mr M J Paul
19 Nightingale Road
Woodley
Berkshire
RG5 3LS

Dear Mr Thorne

PLANNING PERMISSION 2000/0589
SITE: 142 NIGHTINGALE ROAD, WOODLEY, READING, RG5 3LZ

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0589 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

NICOLA LAKE
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0589.	NL
BUILDING CONTROL NUMBER.	BP 2000/1077	Paul
~~APPLICANT~~/AGENT	Mr M. J. Paul.	
ADDRESS OF SITE	142 Nightingale Road. Woodley	
DESCRIPTION OF PROPOSED WORK	2 storey front & S/S side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Recd 4/8/00	Recd 14/2/00
ELEVATIONS	-a-	-a-
FLOOR PLANS	-a-	-a-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/8/00	

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	

Received by Wokingham District Council

Application No: F/2000/0589

Proposal:
Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence

Location:
142 , Nightingale 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)

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 18/03/2000. 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: 15 February 2000

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WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0589

Applicant : Mr C Thorne .

Location : 142, Nightingale Road, Woodley, Reading.
Proposal : Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....22.3.2000.....

Date Registered : 14/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 10/04/2000

Consultation Responses :

Woodley T.C - Object due to unneighbourly impact

Highways - No objection

Planning Issues :

Site Designation - within the Identified Settlement

1.) Impact upon the Neighbouring Dwellings.

2.) Impact upon the Street Scene.

Application Number: F/2000/0589

Appraisal :

1.) Impact upon the Neighbouring Dwelling.
The proposed development is for a 2/S side extension (facing nightingale Road) and a single storey side extension, (facing Bibury close.) The property is a corner property with its rear garden area to the North East side and roads to the North West and South ~~East~~ West. To the South East is the adjoining dwelling, No 1 Bibury Close. The proposed single storey extension will not project forward of No 1 Bibury Close. There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the Street Scene.
The property has two elevations facing two roads. However, the proposed extensions are in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the street

Officers notes:- Although this is the only house with a fence facing the highway within the very immediate area on the opposite side of Bibury close the second set of houses have their fences out this far, with a large hedge on the opposite side of the road junction. Therefore, the relocated fence wouldn't be out of character with the street scene.

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

Application Number F/2000/0589
~~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: 142 Nightingale Road Woodley Reading.

APPLICATION NUMBER: F/2000/0589

OFFICER: Nicola Lake

DATE OF SITE VISIT: 22-3-2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on front/side fence.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 Semi detached Building (corner property)

4. RELATIONSHIP TO ADJOINING PROPERTIES The side ext & S/S would be in line with the existing projecting front of No 1 Bibury close. There will be no overlooking, overshadowing or overbearing.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 2 May 2000

My ref: F/2000/0589

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 K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2000/0589
142, Nightingale Road, Woodley, Reading.
Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence.

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Murnen pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 2 May 2000

My ref: F/2000/0589

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 E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2000/0589
142, Nightingale Road, Woodley, Reading.
Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence.

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 2 May 2000

My ref: F/2000/0589

CONFIDENTIAL

Councillor C 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
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Dear Councillor

Application Number: F/2000/0589
142 , Nightingale Road, Woodley, Reading.
Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence

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 12 May 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0589**
142 , Nightingale Road, Woodley, Reading.
Proposed two storey front extension to dwelling and single storey side extension.
Repositioning of boundary fence

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Lawley

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

From: Nicola Lake

Date: 23 February 2000

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

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2000/0289

PROPOSAL: Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence.

SITE ADDRESS: 142 Nightingale Road, Woodley

APPLICANT: Mr. C. Thorne

Your observations are required in respect of this application **by 18/03/2000**

COMMENTS:

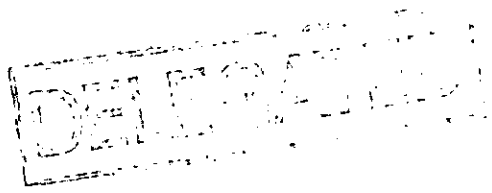
The committee agreed that this proposal was unneighbourly and out of character. The proposed extension would produce a massing effect.

Members particularly asked that any neighbours' comments be taken into account.

8.3.00.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake



Date: 23 February 2000

Application Number: F/2000/0589

Proposal: Proposed two storey front extension to dwelling and single storey side extension. Repositioning of boundary fence.

Site Address:
142 , Nightingale Road, Woodley, Reading.

Applicant:
Mr C Thorne .

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).

Signed: N.S.Trotter 2-3-00 **Print name:** N TROTTER

WOKINGHAM D.C. DEVELOPMENT CONTROL ~~46,47~~

Start date: 14 FEB 2000	Map No. 52 Site 0.02
Officer: NL / Application No. F/2000/0589.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION . REPOSITIONING OF BOUNDARY FENCE

Location: 142 NIGHTINGALE ROAD

Parish: WOODLEY Ward: Southlake V 23.02.00

Applicant: MR C THORNE

Fee Received 95-00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & *proposed dev. + adj. Properties*			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 23.02.00 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:

..... 1 Bibury close .....

..... 140 Nightingale Road .....

Environmental Services

For office use only.
Application number:
14.FEB.2000* 0589

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 C. THORNE
	Address and postcode	142, NIGHTINGALE ROAD WOODLEY, READING BERKSHIRE RG5 3LZ
	Phone number	9014349
2	Agent's Name	
	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.	142, NIGHTINGALE ROAD WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY FRONT & SINGLE STOREY SIDE EXTENSION — MOVE EXISTING FENCE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK, HANGING & ROOF TILES TO MATCH EXISTING HOUSE FINISH
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: 3
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.	£95	
	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

Date 12/02/00

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

ADDRESS 142 NIGHTINGALE ROAD PARISH WOODLEY

PLOT No. 102 ORD. SHEET No. SU.7571 (52

BUILDER J.T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/61	J T Cook & Son Ltd	Outline - Referred to BCPC.		No decision
90/64	"	Semi / Det. House	11.6.64	App Cn
PD/279/70	Mr. D.J. Rae	Garage	23.6.70	App. N/
39717	Mr. P. Baker	Repos. Garden Lodge	6.8.92	Re
40587	"	"	22.2.92	Re
41370	"	"	6.8.93	Cl

DATE OF COMPLETION

MINISTRY DECISION 14 FEB 2000 C 559

SPECIAL ORDERS TPO 3/51

DRAINAGE