SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1728

LOCATION:
83 Haddon Drive, Woodley Reading.

APPLICANT:
Mr Dipple

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **15/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Dipple
83 Haddon Drive
Woodley
Reading
RG5 4LY

Application Number: F/2000/1728

Parish: **WOODLEY**

Location: **83, Haddon Drive, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form 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.

John Mitchell
Development Control Manager
Date: 01/08/2000

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.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1728

Applicant : Mr Dipple .

Location : 83, Haddon Drive, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :

YES	NO	DATE
✓		3/7/00

Date of Neighbour Notifications : .....

Date of Site Visit : 3/7/00

Date Registered : 13/06/2000

Earliest Date for Decision : 15/07/2000

Latest Consultation Date/Site Notice Expiry Date : 15/07/2000

This application will have expired on: 08/08/2000. 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', asked for neighbours comments to be taken into account.

NEIGHBOURS - No response.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES.

Application Number: F/2000/1728

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is for a proposed single storey rear extension to dwelling to form conservatory. The extension has a sloping roof which at its heighest stands at 2.8 metres and its lowest at 2 metres.

The proposed extension will extend to the existing building line of the dwellinghouse with a length of approx 3.5 metres. It is located approx ~~1.8~~ 3 from the shared boundary with No 85 Haddon Drive at its nearest point. At its furthest point the extension stands at 1 metre.

The neighbouring property of No 85 has one side facing window on the south-east elevation. However there is a 1.8 metre boundary fence between the properties with considerable landscaping. It is therefore not considered that the proposed extension will have an adverse negative impact upon the neighbouring properties and their living conditions

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

Application Number F/2000/1728
Conditions/Reasons for Refusal

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

John Murden
1/8/00.

RECORD OF SITE VISIT

SITE ADDRESS: 83 Haddon Drive
Woodley Reading.

APPLICATION NUMBER: F/2000/1728

OFFICER: Farah Humayun

DATE OF SITE VISIT: 3/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRONT OF PROPERTY.

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL

3. DESCRIPTION OF SITE/BUILDING

2 STOREY - SEMI-DET.
ATT. GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

DISTANCE BET. CARS ACCESS TO 85.
SIDE OF 85 LARGE FACING WINDOW ON 2nd STOREY, 2 SMALLER + DOOR.
VIEWS OF 85 FACE ONTO REAR GDN., AS WELL AS REAR WINDOWS OF 85.
- 81 SET BACK - NO RISK OF OVERLOOKING.

5. SITE CONSTRAINTS

TREES - HIGH SCREENING TO REAR.

ACCESS/PARKING

LEVELS

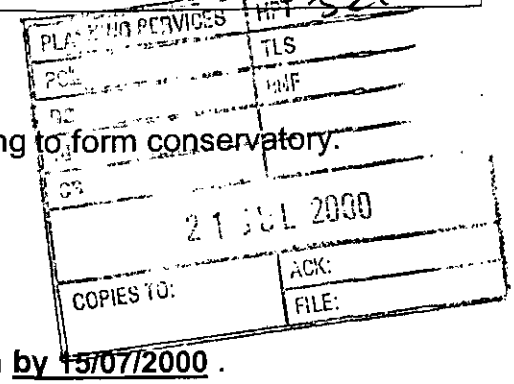
BOUNDARY TREATMENT 1.8 FENCE WITH CONIFERS TO B. WITH 85.

OTHERS

FROM: Farah Humayun

DATE: 21 June 2000

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/1728

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Site Address: 83, Haddon Drive, Woodley, Reading.

Applicant: Mr Dipple .

Your observations are required in respect of this application **by ~~15/07/2000~~** .

The committee had no comment to make on the plan but particularly asked that any neighbours comments be taken into account.

SIGNED: _____ DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

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

Tel:

Date: **21 June 2000**

My ref: F/2000/1728

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/2000/1728
83, Haddon Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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 .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1728**
83, Haddon Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory
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:

Date: **21 June 2000**

My ref: F/2000/1728

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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Development Control Manager

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Proposed single storey rear extension to dwelling to form conservatory
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:

Date: **21 June 2000**

My ref: F/2000/1728

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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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83, Haddon Drive, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1728**
83, Haddon Drive, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory
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/2000/1728

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
83, Haddon 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). 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 15/07/2000. 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

21 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 JUN 2000
Officer: FH	Application No. F/2000/1728

Map No. 42 Site ...0.03...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ~~TWO~~ SINGLE STOREY ~~SIDE~~ REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 83 HADDON DRIVE

Parish: WOODLEY Ward: Coronation 21.6.2000

Applicant: MR DIPPLE

Fee Received 95-00 (6) 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 : 21.6.2000 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 (BABTIE) .....
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:

NOO pre-apps.....
.....
.....

NEIGHBOURS: S/N + 68, 70, 81 + 85 HADDON DRIVE ✓
.....
The Pavilion, Wood ford Park, Haddon Drive
.....
.....
.....
.....
.....
.....

①

ADDRESS 83 HADDON DRIVE PARISH WOODLEY

PLOT No. 83 ORD. SHEET No. SU.7673(4

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Pitter	Use of Land for excavation of Sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A. Cl
492/54	"	Semi/Det. House	13.7.54	App. Ap
72/56	Mr. J.N. Bilney	Garage	10.2.56	App N/
PD/615/64	Mrs. E. MacDonald	Sun lounge	29.10.64	App N/
PD/344/66	Mr. E.R. MacDonald	Garage	7.7.66	App N/
282/71	Mr A Burt	Front Porch	30.9.71	App App
005/73	" "	2/STOREY EXTENSION	16.5.74	N/A Refu
BR 549	" "	" "	24.6.74	APP N/A
BR 1316	" "	" "	19.9.74	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4

DRAINAGE

②

ADDRESS 83 HADDON DRIVE PARISH WOODLEY

PLOT No. 83 ORD. SHEET No. SU. 7673(

BUILDER MESSRS COOPER ESTATES LTD.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01427	MR. A. BURT	2/STOREY EXTENSION	3.10.74	N/A C/
BR17296	" "	conservatory	31.7.8	app N/A
16139	"	"	24.9.81	N/A Ref
BR 17825	"	"	18.11.81	App. N/A
16667	"	SUN LOUNGE	17.12.81	N/A Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD enq - Dipple - Conservatory - 5/4/00

DRAINAGE

13.JUN.2000* 1728

Environmental Services

For office use only.
Application number: 13.JUN.2000* 1728

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	DIPPLE
	Address and postcode	83 HADDON DRIVE WOODLEY RG5 4LY
	Phone number	0118 9699574
	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.	83 HADDON DRIVE WOODLEY RG5 4LY
4	Give brief details of the proposal for example, two storey side extension. About the application	Two sided conservatory to SIDE OF HOUSE
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.	WHITE UPVC + GLASS
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: 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: D Dipple

on behalf of D DIPPLE

Date 12·06·00

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



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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

N
W E
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Site Plan, Scale: 1 to 500

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Date: 26 May 2000

N
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Site Plan, Scale: 1 to 2500 13. JUN. 2000* 1728

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Date: 26 May 2000

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