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

APPLICATION NO:
F/2000/1734

LOCATION:
5 Rothwell Gardens, Woodley Reading.

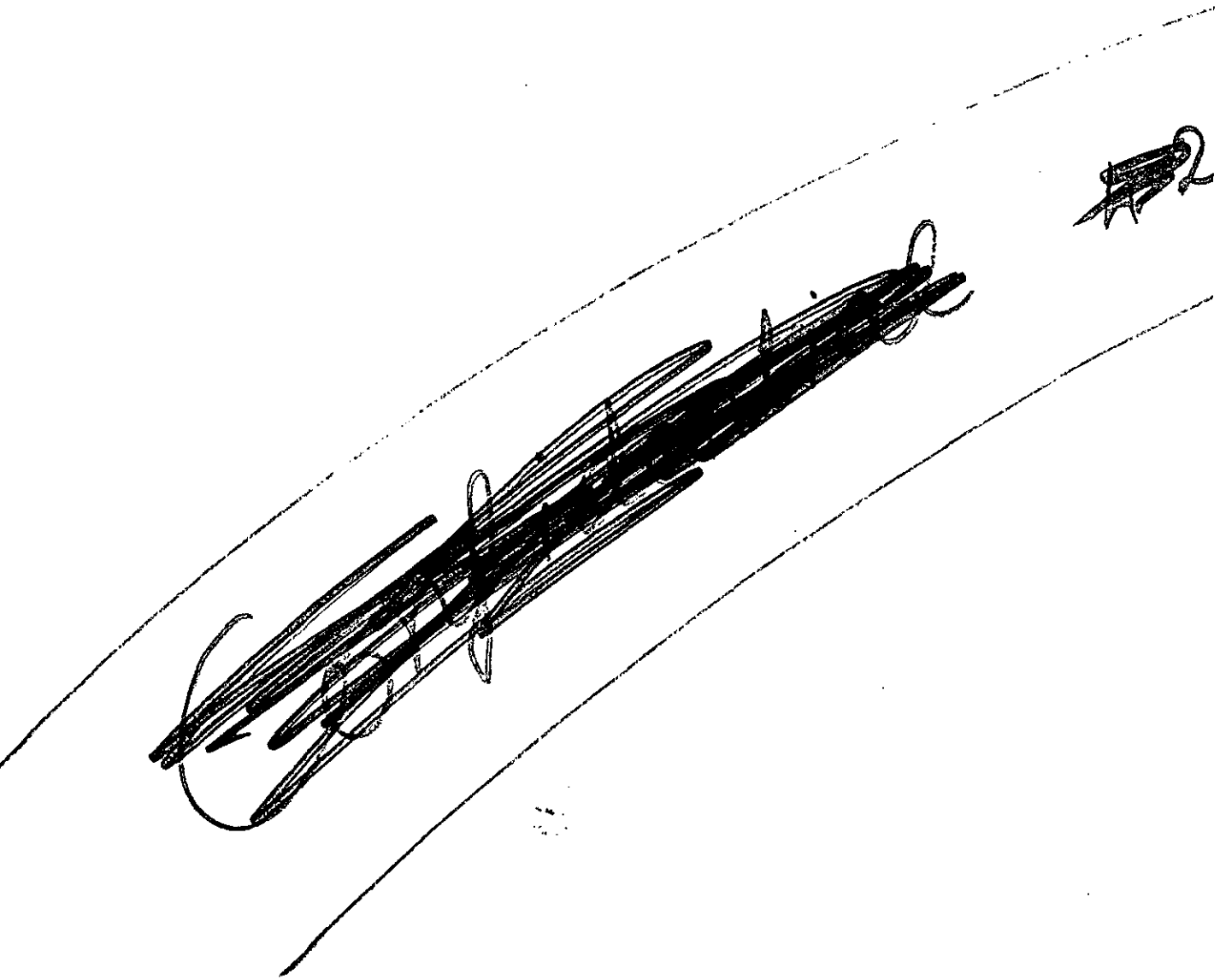
APPLICANT:
Mr & Mrs Kellaway C/O Excel Design Ltd

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

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

APPLICATION WILL HAVE EXPIRED ON:
07/08/2000

CASE OFFICER: **Farah Humayun**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Kellaway
C/O Excel Design Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1734

Parish: **WOODLEY**

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

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development by reason of its bulk and massing would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

Informative

The applicant is advised to contact the case officer to discuss possible amendments to the scheme. The council encourages the reduction of the length of the proposed extension by approximately 2 metres.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/08/2000

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.

REFUSED Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1734	FH
BUILDING CONTROL NUMBER.	FP2000/0734	Nick
~~APPLICANT~~/AGENT	Excel.	
ADDRESS OF SITE	5 Rothwell Gardens WOODLEY.	
DESCRIPTION OF PROPOSED WORK	S/s front. side & rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	31/8/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	18/8/00.	

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	

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1734

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

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

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : 28/6/00

Date Registered : 12/06/2000

Earliest Date for Decision : 15/07/2000

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

This application will have expired on: 07/08/2000. 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'

ENVIRONMENT AGENCY - Landfill gas may prevent a risk so advised to incorporate gas protection measures.

ENVIRONMENTAL HEALTH - No objections

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2000/1734

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is a proposed single storey side/rear and front extension to dwelling. There are no additional windows on the proposed left side elevation. There are two additional windows and a double door on the proposed right side elevation.

The proposed rear side and rear extension would project out 8 metres from the rear of the property and is located on the boundary line with No 3 Rothwell Gardens. The rear extension has a flat roof with a height of 2.9m at its furthest point. As such the proposed extension would form an overbearing and dominant feature to the detriment of the residential amenity of 3 Rothwell Gardens.

The proposed front extension would project out 1 metre from the front of the property, continuing the existing building of the existing front extension. The proposed extension will stand at 2.7 metres from the boundary with No 3 Rothwell Gardens and 1.3 metres from the boundary with No 7.

Although the proposed extension projects out 1.8 metres further than the existing detached garage the proposed bulk and massing of the total extension would have an overbearing and dominant impact upon the residential amenity of 3 Rothwell Gardens.

IMPACT UPON THE STREET SCENE

The proposed development continues the line building line of No 3 Rothwell Gardens and the pitch extension is in keeping in character with the existing dwelling. The proposed development would not have a detrimental impact upon the character of the existing dwelling or the wider area.

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

(tick appropriate box)

Application Number F/2000/1734
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		→	The proposed development by reason of its bulk and massing would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to policy LBE2 of the London Area Local Plan and policies WOE3 and WBE1 of the Wokingham District Local Plan.
			INFORMATIVE
			The applicant is advised to contact the case officer to discuss possible amendments to the scheme. The Council encourages the reduction of the length of the proposed extension by approximately 2 metres.

John Mercer
5/8/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Rothwell Gardens Woodley Reading.

APPLICATION NUMBER: F/2000/1734

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED
ATT. GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

FAIR DISTANCE FROM 3.
SHED ON BOUNDARY - 1.8m FENCE
No3 - flank wall - no windows

*BOTTOM OF GAREN SLOPES DOWN - 1.8m leaving exposure to pr. doors.

No3 - att garage to line with house.

PR PORCH FORWARD OF PRESENT LINE.
Rear bungalow - no overlooking windows.

5. SITE CONSTRAINTS

TREES - LARGE HEDING TO FR. B - WTH No 7.

ACCESS/PARKING - 4?

LEVELS SLOPING DOWN TO REAR.

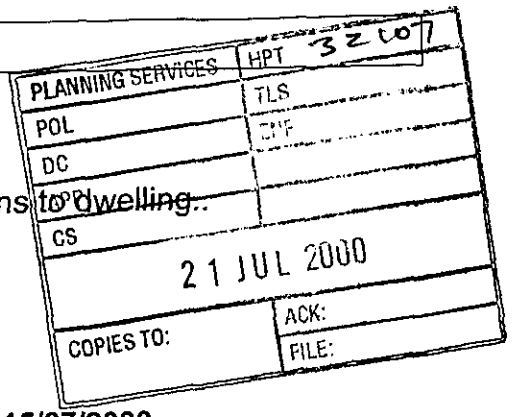
BOUNDARY TREATMENT 1.8 FENCE - TREES TO B. WTH No 3

OTHERS —

FROM: Farah Humayun

DATE: 21 June 2000

WOODLEY TOWN CONSULTATION SHEET



Application Number: F/2000/1734

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

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 15/07/2000** .

The committee had no comment to make on this plan. 3 & 7 + 1 GORBY CLOSE 23/6

SIGNED: _____ DATE: 19.7.00

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 21 June 2000

Application Number: F/2000/1734

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

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).

SC:23 (INSERT: Garaging & Parking).

SR:06.

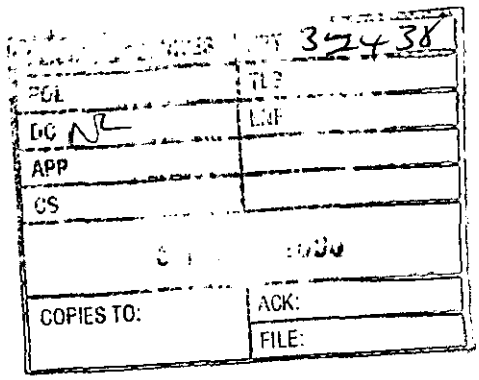
Signed: _____ **Print name:** Stephanie Knowles.

24/04/00.

Our ref: SP\2000\001954
Your ref: F/2000/1734

Date: 19th July 2000

ENVIRONMENT AGENCY



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

Dear Sir/Madam

SIDE/REAR EXTENSIONS
5 ROTHWELL GARDENS, WOODLEY

Thank you for your letter dated 21st June 2000, which was received on the 23rd June 2000. You are asked to quote the following reference in any correspondence: SU77SE/23/9. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

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

Grid reference	Distance from site	Landfill name	Details
SU773742	162 m to east	Tippings lane	closed, 24ha, domestic waste 1956 - 1980

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.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference number. 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

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: JPE/aky

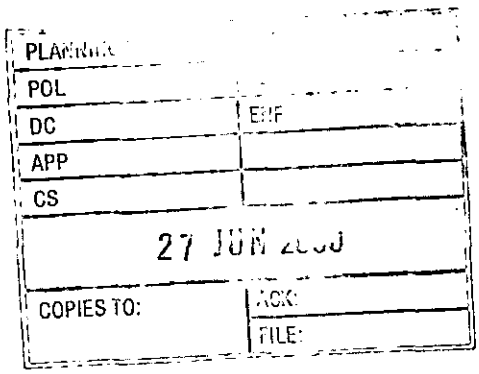
To: Farah Humayun, Planning — Your Ref:

Date: 23 June, 2000

PROPOSED SINGLE STOREY SIDE / REAR EXTENSION TO DWELLING
LOCATION: 5 ROTHWELL GARDENS, WOODLEY
APPLICATION NO. F/2000/1734

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing



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

Tel:

Date: **21 June 2000**

My ref: F/2000/1734

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

Dear Councillor

Application Number: F/2000/1734
5, Rothwell Gardens, Woodley, Reading.
Proposed single storey side/rear and front extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1734**
5, Rothwell Gardens, Woodley, Reading.
Proposed single storey side/rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel:

Date: **21 June 2000**

My ref: F/2000/1734

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

Application Number: F/2000/1734
5, Rothwell Gardens, Woodley, Reading.
Proposed single storey side/rear and front extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1734**
5, Rothwell Gardens, Woodley, Reading.
Proposed single storey side/rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel:

Date: **21 June 2000**

My ref: F/2000/1734

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/2000/1734
5, Rothwell Gardens, Woodley, Reading.
Proposed single storey side/rear and front extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Farah Humayun** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1734**
5, Rothwell Gardens, Woodley, Reading.
Proposed single storey side/rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

Received by Wokingham District Council

Application No: F/2000/1734

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

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 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:	12 JUN 2000
Officer: PH	Application No. F/2000/1734

Map No. 37 Site 003
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

DELEGATED

Description: (F) PROPOSED SINGLE STOREY SIDE/REAR & FRONT EXTENSIONS TO DWELLING

Location: 5 ROTHWELL GARDENS

Parish: WOODLEY Ward: Coronation 21.6.2000

Applicant: MR/MRS KELLAWAY

Fee Received 95-00 (2) 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 at boundary? Serve notice + Cert B? (Is this a party wall with adj. property?)		
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 ..... ← 250 m landfill Site Consultation.
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 ..... 0 ✓

Encroachment. ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

S/N + 2, 4, 3, 7 Rothwell Gardens ✓
1 Canby Close

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . .

Date . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

SCHEDULE 2

Articles 6, 7 and 9

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* .....

by *(f)* .....

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of .....

Date .....

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

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	N/A Refuse
O/296/63	"	"	28 2 64	N/A Refuse
O/335/64	"	"	18 3 65	N/A C/A
S/20/67	B. C. C	Site for School	8 11 68	N/A App
LBS3/72	Messrs J.A. Pye (Oxford) Ltd	Detach Hse & Garage	3 8 72	- C/A
S/14/68	W.R.D.C	Junior School	5. 6. 68	N/A App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

DELEGATED

1959/a

HOUSEHOLDER PLANNING APPLICATION

12 JUN 2000 WOKINGHAM / 54

DELEGATED

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	MR + MRS 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	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

(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:

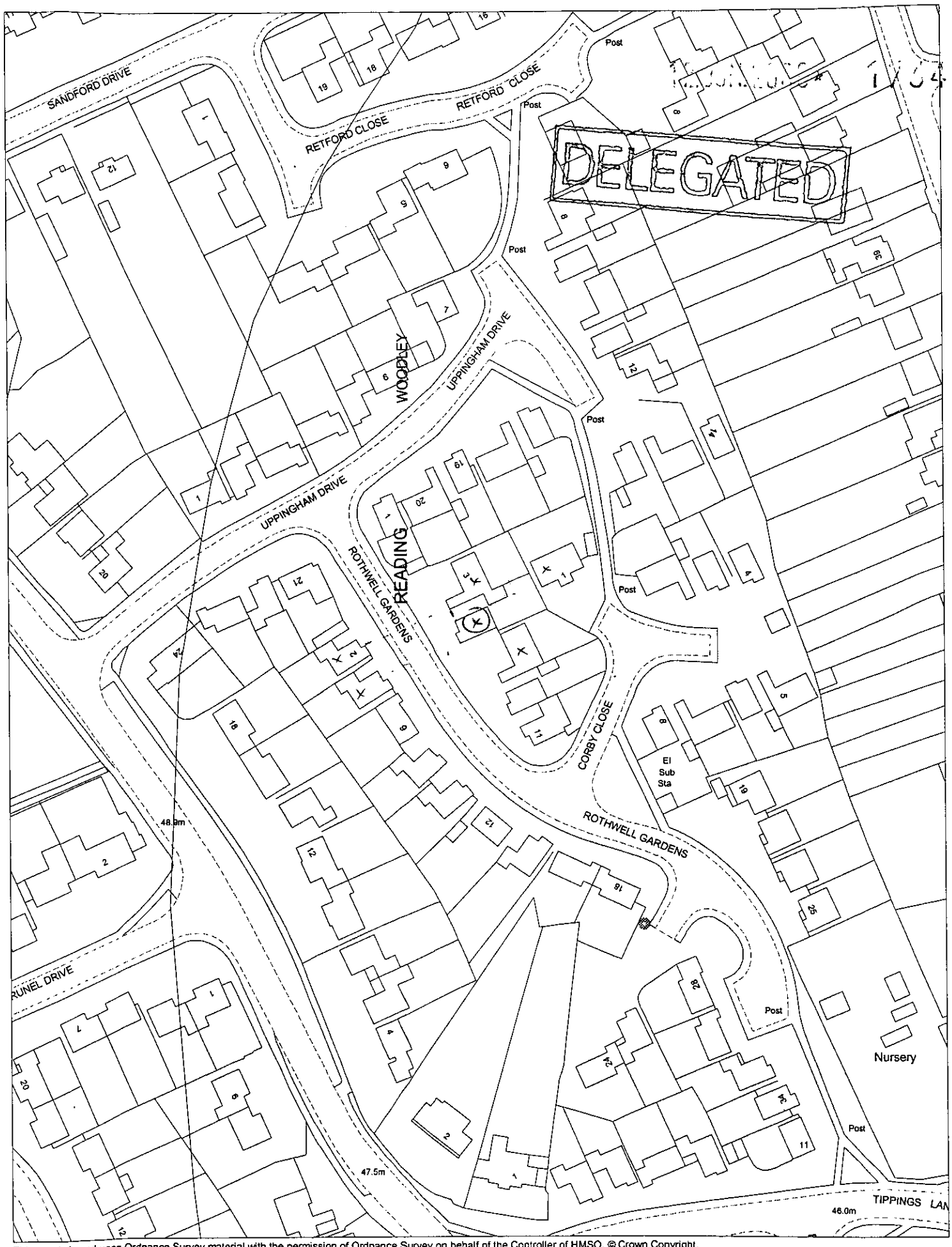
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 4-6-00



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

N
W E
S

Client:

Mr and Mrs Kellaway
5 Rothwell Gardens
Woodley
Berkshire

Project:

Single Storey Side and Rear Extension
Front Porch and Canopy

Location:

5 Rothwell Gardens
Woodley
Berkshire

REFUSED

Excel
DeSign
XLØØ648

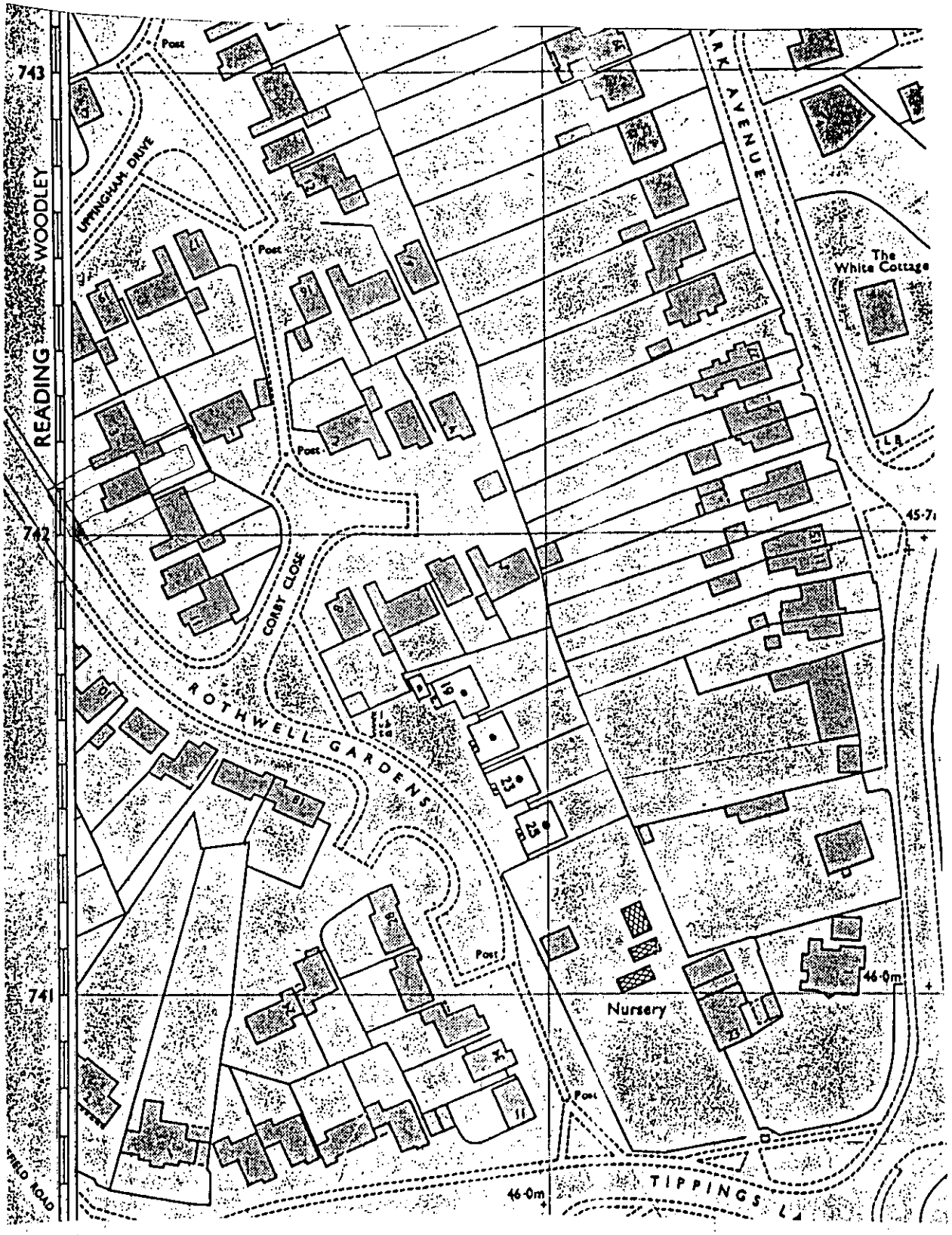
Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	
8	Front Elevations	✓
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor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

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

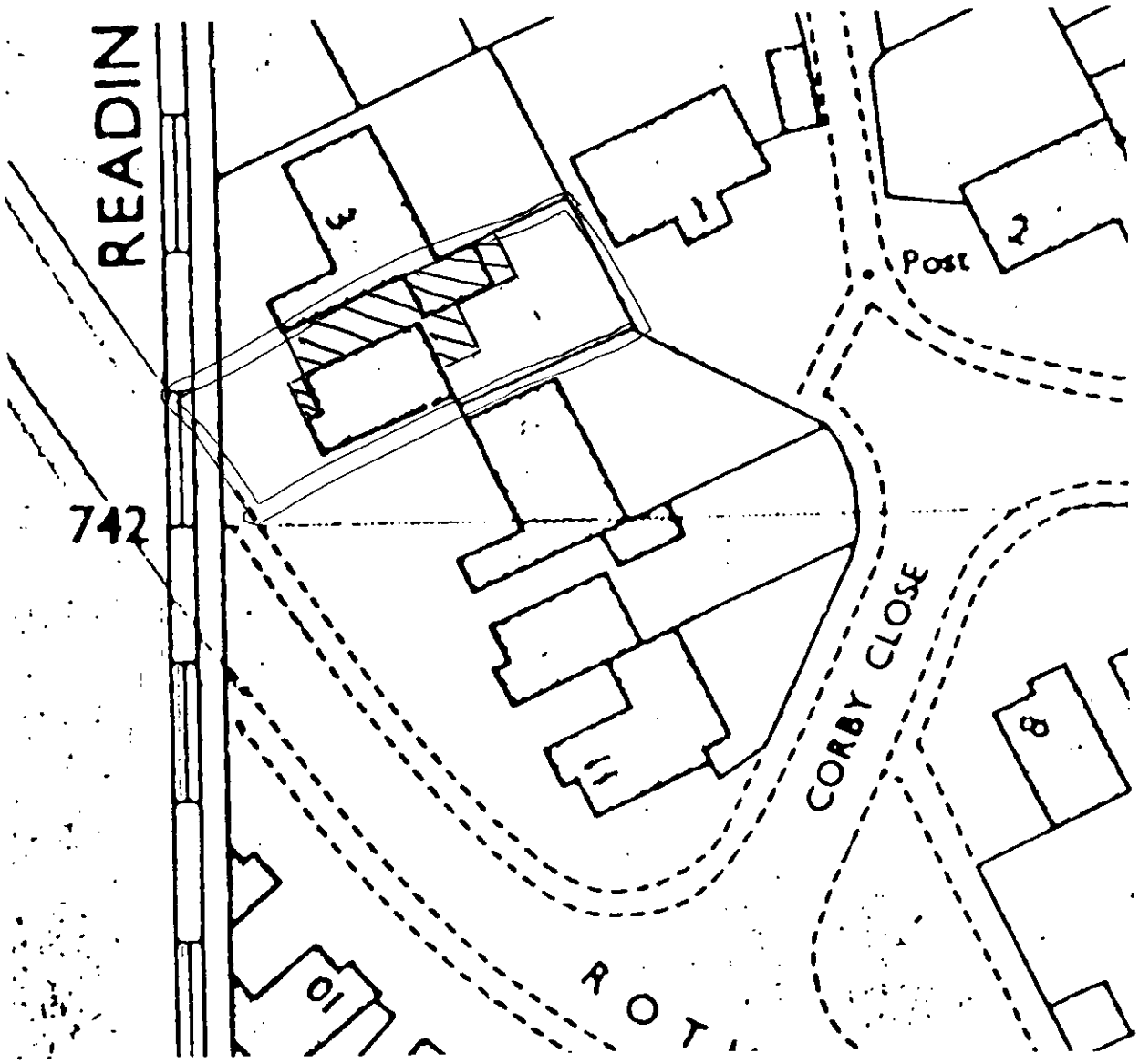


CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Location Plan		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:2500	DRAWING No:	00648/ 3
DATE:	May 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION:	Block Plan		
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	1:500	DRAWING No:	00648/ 4
DATE:	May 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel DeSign

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
100 mm concrete block rendered 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. 100 mm clinker block.

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

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

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

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. 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.

13. 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.

14. 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.

15. 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.

CLIENT:	Mr and Mrs Kellaway, 5 Rothwell Gardens, Woodley	DESCRIPTION: Notes	
PROJECT:	Single storey side and rear extension, Front porch and canopy	SCALE:	DRAWING No: 00648/ 6
DATE:	May 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



EXISTING FRONT ELEVATION



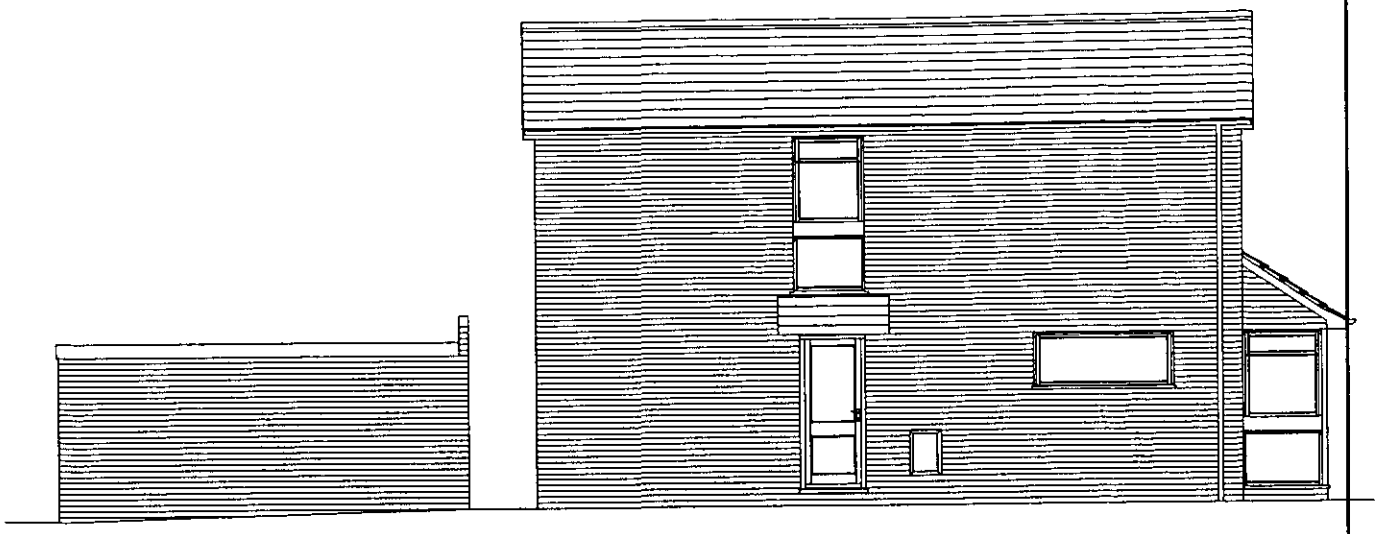
PROPOSED FRONT ELEVATION

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:			

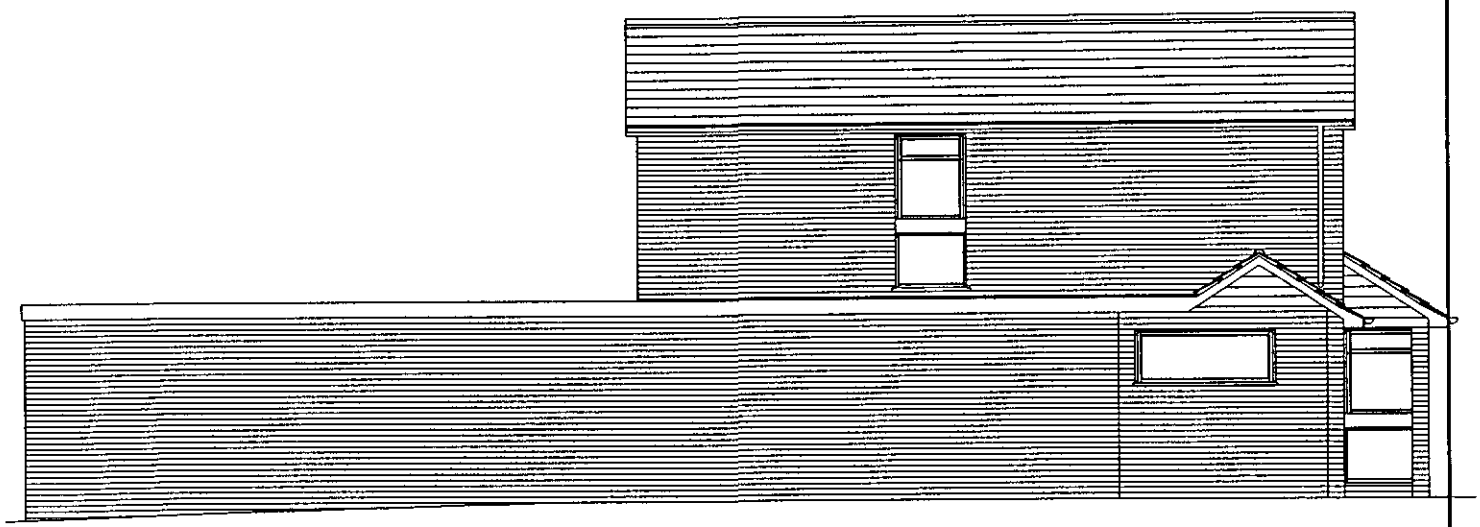
DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



EXISTING LEFT SIDE ELEVATION



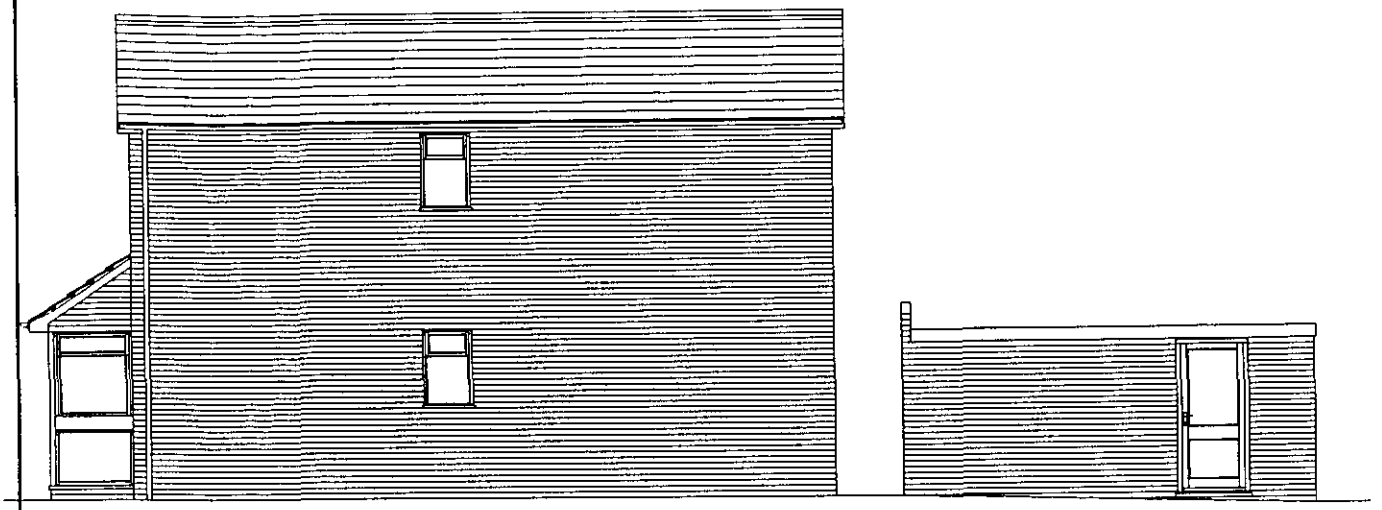
PROPOSED LEFT SIDE ELEVATION

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:			

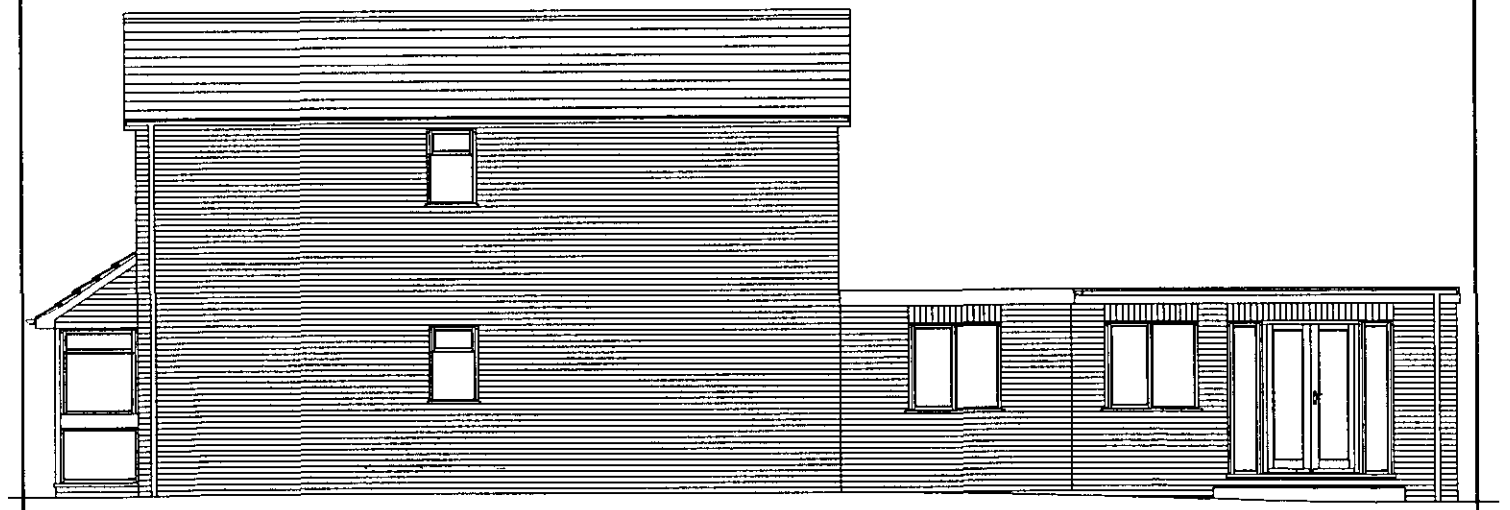
DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



EXISTING RIGHT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

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:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



EXISTING REAR ELEVATION



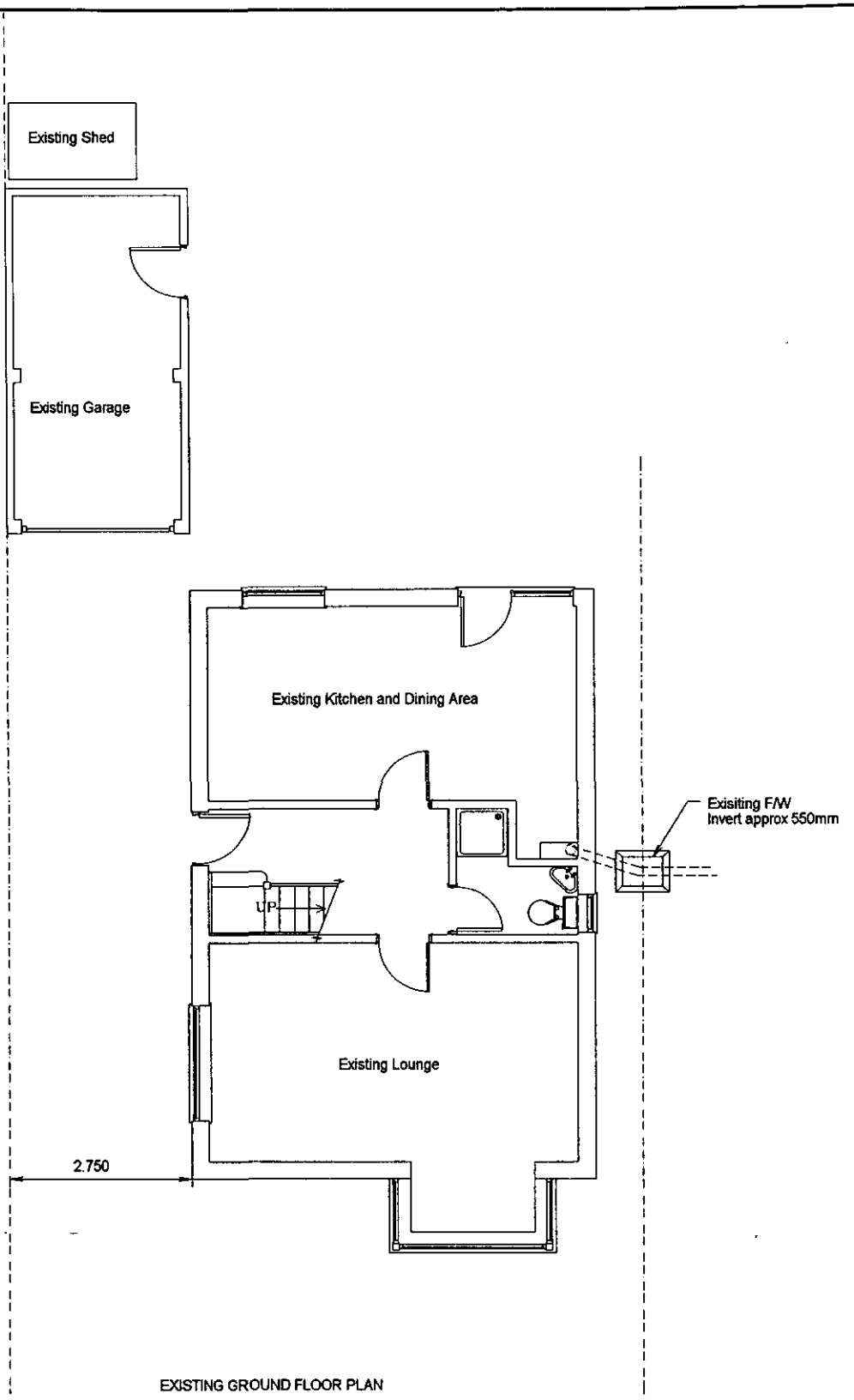
PROPOSED REAR ELEVATION

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:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



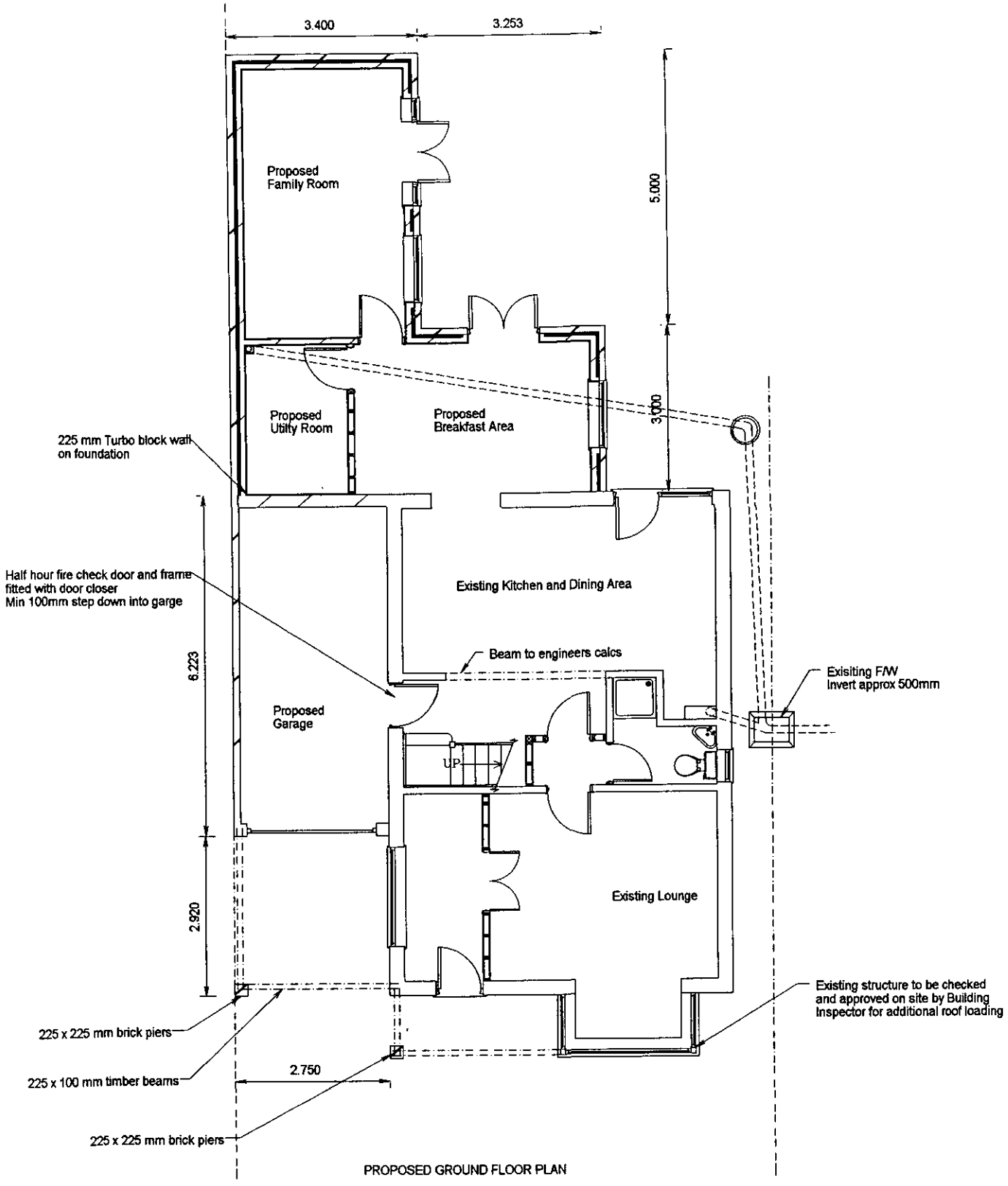
EXISTING GROUND FLOOR PLAN

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:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



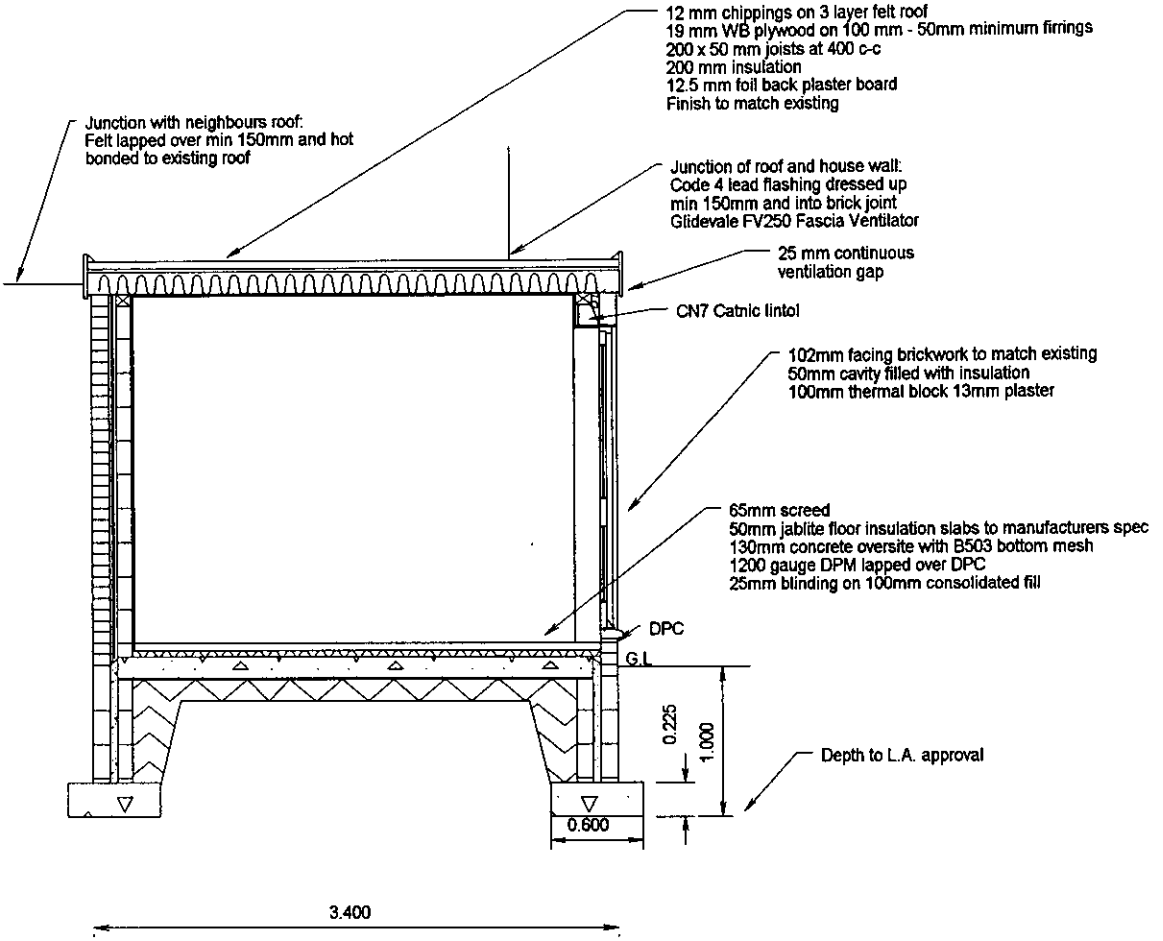
PROPOSED GROUND FLOOR PLAN

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:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



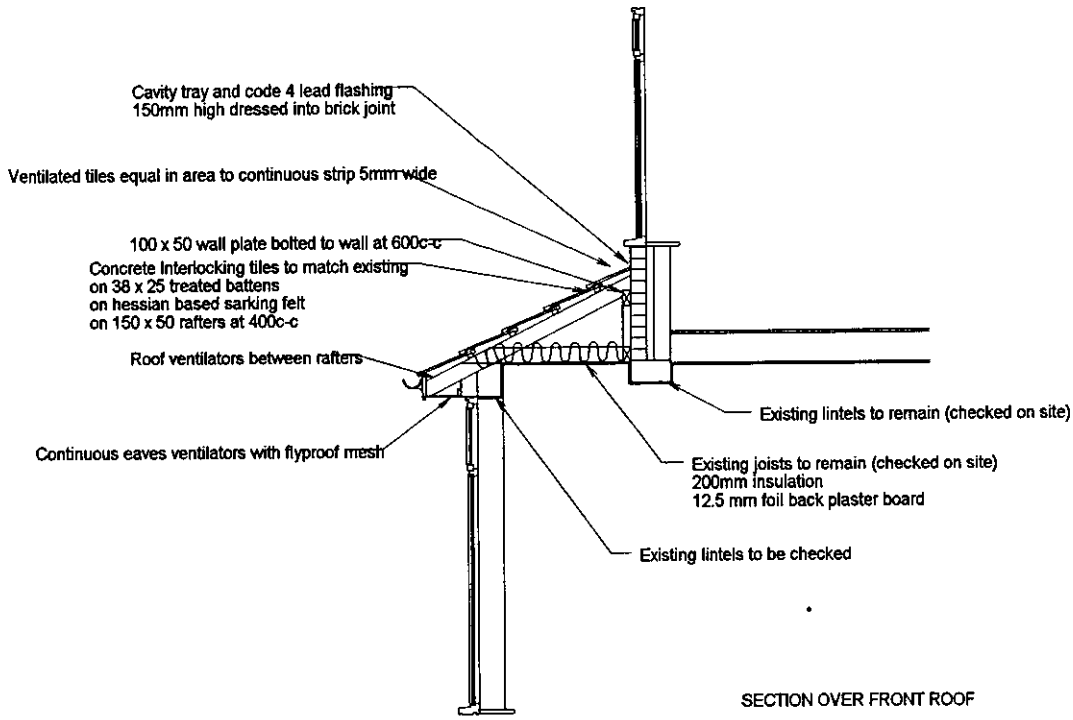
TYPICAL SECTION THROUGH REAR EXTENSION
(Garage roof simiar)

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:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design



SECTION OVER FRONT ROOF

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:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

© COPYRIGHT RESERVED

Excel Design

Additional Notes:

Excel Design Ltd

Architectural Design

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

Excel Design