APPLICATION NO:
F/2002/8049

LOCATION:
113 Butts Hill Road, Woodley Reading.

APPLICANT:
Mr/Mrs Sinnerton C/O Antony Staig

PROPOSAL:
Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.

EARLIEST DATE FOR DECISION. **12/01/2003**

APPLICATION WILL HAVE EXPIRED ON.
12/02/2003

CASE OFFICER: **Phillip Taylor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sinnerton
C/O Antony Staig
41 Aintree Close
Greenham
NEWBURY
Berkshire
RG14 7TX

Application Number: F/2002/8049

Parish: **WOODLEY**

Location: **113 Butts Hill Road, Woodley, Reading**

Proposal: **Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.**

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.

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.

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 EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBG1

T. G Watson

Trevor Watson
Development Control Manager
Date: 04/02/2003

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8049

Applicant : Mr/Mrs Sinnerton C/O Antony Staig.

Location : 113, Butts Hill Road, Woodley, Reading.
Proposal : Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/07/03

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/12/2002

Earliest Date for Decision : 12/01/2003

Latest Consultation Date/Site Notice Expiry Date : 12/01/2003

This application will have expired on: 12/02/2003. 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 objection

Neighbouring Properties - No comment

Planning Issues :

Impact upon Neighbouring properties, Character of the Area

Relevant Policy : LBE1, LBE2
WOSS, WBE1
ENI

Application Number: F/2002/

Appraisal

The application proposes a amendment to consent F/2002/6905 which received approval in August 2002 for a single storey rear extension with a flat roof. The amendment proposed is for a pitched and hipped roof replacing the flat roof. Both roofs would be set at the same height or lower than the already approved roof.

Impact on Neighbouring Properties

Because the extension would located in the centre of the plot neither of the neighbouring properties would be adversely affected in any way.

Impact on the character of the area

Confined to the rear, the new roofs would make no impact on the streetscene or harm the character of the area.

√ Approval

Application Number F/2002/8049
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 113 Butts Hill Road Woodley Reading.

APPLICATION NUMBER: F/2002/8049

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Refer to 6905

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 117
no, 2.0m hedge + lace
no views onto rooted area.

No 115 1.2m paint
flat wall gage ship
parallel with rear of No 113
1.7m lower with hedge - 2.0m.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Phillip Taylor

DATE: 19 December 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8049

Proposal: Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905..

Site Address: 113, Butts Hill Road, Woodley, Reading.

Applicant: Mr/Mrs Sinnerton C/O Antony Staig.

Your observations are required in respect of this application **by 12/01/2003** .

No comment

SIGNED: _____ DATE: 8.1.03.

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/8049	Map No : 42
Case Officer : PT	Site Area : 0.06
Valid Date : 18 DEC 2002	Received Date: 21/11/2002

Level : Delegated Application

Description : Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.

Location : 113, Butts Hill Road, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr/Mrs Sinnerton C/O Antony Staig.

Fee Required: £0 Fee Received: £0 resubmission fee paid on 6905

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Side elevation required.	phoned 2/12	18 DEC 2002
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Groundwater Protection Zone

.....

.....

NEIGHBOURS

.....

S/N + See map.

+ pls ind. S.L. Harte, 30 Selsdon Avenue

Mr & Mrs L. Cordery, 32 Selsdon Avenue

No pre-apps.

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

Tel: (0118) 974 6442

Date: 19 December 2002

My ref: F/2002/8049

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/8049
113, Butts Hill Road, Woodley, Reading.
Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8049**
113, Butts Hill Road, Woodley, Reading.
Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lennard

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

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

Tel: (0118) 974 6442

Date: 19 December 2002

My ref: F/2002/8049

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ashman
60 Park View Drive North
Charvil
Berks
RG10 9QY

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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113, Butts Hill Road, Woodley, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/8049**
113, Butts Hill Road, Woodley, Reading.
Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ashman

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

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

Tel: (0118) 974 6442

Date: 19 December 2002

My ref: F/2002/8049

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Swaddle
26 Palmerstone Road
Earley
Reading
RG6 1HL

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/2002/8049
113, Butts Hill Road, Woodley, Reading.
Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.

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If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8049**
113, Butts Hill Road, Woodley, Reading.
Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Swaddle

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

Received by Wokingham District Council

Application No: F/2002/8049

Proposal:
Proposed pitched roof over existing flat roofs. Amendment to consent F/2002/6905.

Location:
113, Butts Hill 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8049 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

19 December 2002

Organisation_Name	Building_Name	address1	Postcode
		28SELSDON AVENUEREADING	RG5 4PG
		30SELSDON AVENUEREADING	RG5 4PG
		32SELSDON AVENUEREADING	RG5 4PG
		34SELSDON AVENUEREADING	RG5 4PG
		104BUTTS HILL ROADREADING	RG5 4NR
		106BUTTS HILL ROADREADING	RG5 4NR
		108BUTTS HILL ROADREADING	RG5 4NR
		111BUTTS HILL ROADREADING	RG5 4NT
		113BUTTS HILL ROADREADING	RG5 4NT
		115BUTTS HILL ROADREADING	RG5 4NT

Neighbour list F/2002/8049

18 DEC 2002 8049

41 Aintree Close
Greenham
Newbury
Berkshire RG14 7TX
01635 47392
0795 1027478

18 DEC 2002

Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR
fao Mrs Hurst

18th October 2002

Dear Mrs Hurst

113 Butts Hill Road, Woodley, Reading.

Further to your recent telephone call, as requested, please find enclosed plans x 5 of the end elevation of the above in relation to the amended planning application.

Please do not hesitate to telephone me should you have any further queries.

Yours sincerely,

Antony Staig BA (Hons)

encs

16.DEC.2002 8049

41 Aintree Close
Greenham
Newbury
Berkshire RG14 7TX
01635 47392
0795 1027478

21 NOV 2002

8049

Ms L Smith
Planning Services
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

19th November 2002

Dear Ms Smith,

PROPOSED PITCHED ROOF TO BATHROOM EXTENSION APPOVED UNDER F/2002/6905, AND PITCHED ROOF TO KITCHEN AT 113 BUTTS HILL ROAD, WOODLEY

Further to the letter received from N Lake of 6th November, please find enclosed planning application relating to the above.

As this is an amendment to a previously granted application within 12 months, we believe that there is no further planning fee.

Please do not hesitate to contact me should you have any queries on the enclosed.

Yours sincerely,

Antony Staig

Antony Staig BA (Hons)

encs

Environmental Services

For office use only.
Application number: 18 DEC 2002 8049

Householder planning application form

21 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

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 & Mrs Sinnerton
	Address and postcode	113 Butts Hill Rd. Woodley
	Phone number	
2	Agent's Name	Antony Stag
	Address and postcode	41 Aintree Close Greenham Newbury RG 14 7TR.
	Phone number	0795 102 7478
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.	113 Butts Hill Rd. Woodley.
4	Give brief details of the proposal for example, two storey side extension. About the application	Pitched Roof over existing flat Roof & Proposed extn. (Permission Already Granted)
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 Bricks to Match exstg. Clay tiles to Match exstg.
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.		
	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: Antony Stacy

on behalf of Mr & Mrs Somerton

Date 20-11-02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

①

PC 23/50 113

ADDRESS 113 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7673(42)

BUILDER Messrs P.H. Smith (Reading) Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
64/54	Mr & Mrs Pither	use of land for excavation of Sand & Ballast	No Decision	
75/55	Mr J & Mr T Pither	Outline	24-6-55	N/A Refuse
151/55	Mr J Pither	"	10-1-56	N/A C/A
72/56	Messrs Taylor Woodrow Ltd	"	11-5-56	N/A Refuse
20/56	Messrs P.H. Smith (Reading)	"	12-6-56	N/A C/A
62/56	"	Layout - Sewers etc	3-8-56	APP C/A
46/56	"	Detached Bungalow	9-10-56	APP C/A
D/97/58	Mr W.H Prince	Garage	8-4-58	APP N/A
D/117/61	"	additional Bedroom	23-3-61	APP N/A
D/[illegible]/68	"	Extension to Kitchen & Bathr.	14-3-68	App. N/A

DATE OF COMPLETION August 1957

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

②

PC 23/50 013

ADDRESS 113 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7673

BUILDER Messrs. P.H. Smith (Reading) Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D/[illegible]6/70	Mr. M.K. Prince	Playroom & Study in Roof Space & new Front Porch	16.4.70	App. N/A.
/2002/6905	Mr. & Mrs. Simonton	S/St/R Rest.	14.8.02	C/A
/2002/8049	" " "	pitched roof over exist flats - amendment to 6905		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd enq - S/St R.ext 31/5/02 PPreq Mr Staig

DRAINAGE