APPLICATION NO:
F/2001/5215

LOCATION:
14 Willowside, Woodley Reading.

APPLICANT:
Mr Byatt C/O Quality Direct

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

EARLIEST DATE FOR DECISION: **08/12/2001**
Member Listing: 12/12/01
APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: **~~Andrew Thorley~~**
Richard Kelly

APPROVED
No OBB 02.01.02 SV

324

DO

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Byatt
C/O Quality Direct
Wyevale Garden Centre
Bath Road
Thatcham
RG18 3AN

Application Number: F/2001/5215

Parish: **WOODLEY**

Location: **14, Willowside, 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 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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. 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:

Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 21/12/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5215

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/5215
14, Willowside, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5215**
14, Willowside, 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**********

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5215

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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Case officer: **Andrew Thorley** Application Number: **F/2001/5215**
14, Willowside, 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 McCann

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

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5215

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

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Yours faithfully,

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Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5215**
14, Willowside, 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**********

Received by Wokingham District Council

Application No: F/2001/5215

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

Location:
14, Willowside, 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/2001/5215 to enable the library staff to locate the correct information.

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2001. Written comments submitted will become available for public inspection.**

In view of the very large number of planning applications and letters of comment received, it will not 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.

Head Planning and Transportation

14 November 2001

Richard Welly

WORK SHEET FOR : ~~Andrew Thorley~~

Application Number : F/2001/5215

Applicant : Mr Byatt C/O Quality Direct.

Location : 14, Willowside, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/11/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

This application will have expired on: 28/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/5215

Appraisal :

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

Application Number F/2001/5215
Conditions/Reasons for Refusal

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

INFORMATIVES: (from Conrad Moore)

1. • Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

2. • No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

3. • Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

4. Informative for appl...

N16
LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. T. Watson
(Development Control Manager)

Date: 21.12.01

RECORD OF SITE VISIT

SITE ADDRESS: 14 Willowside
Woodley Reading.

APPLICATION NUMBER: F/2001/5215

Richard Welby

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 12/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS detached houses.

3. DESCRIPTION OF SITE/BUILDING Extended detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
W is set forward.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING unaffected

LEVELS Houses to E 3m above. Garden rises by 0.4m to E of house

BOUNDARY TREATMENT 3m back with 1.5 - 2m hedge on top + mature trees to E.

OTHERS

Application Number: F/2001/5215 – 14 Willowside, Woodley, Reading

Appraisal:

The proposal is for the erection of a single storey rear extension to form a conservatory. The application site is a previously extended detached house. I consider this application raises one issue:

Impact on adjoining properties: LBE 1, LBE 2, WBE 1

The proposed conservatory would be located over 7m from the neighbouring property at No 12 Willowside, which is situated some 5m in front of the house at No 14. There is a 1.8m high close boarded fence to this boundary, such that the conservatory will not have an adverse effect on the adjoining property. To the east, there are properties located in Alderley Close, which are elevated some 3m above the application site, with a 2m hedge on top. It is considered that any overlooking that could occur in the situation of the loss of this hedge would be minimal, given that the hedge is some 12m from the proposed conservatory.

Approval ~~**Refusal**~~

FROM: ~~Andrew Thorley~~ RK

DATE: 14 November 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5215

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

Site Address: 14, Willowside, Woodley, Reading.

Applicant: Mr Byatt C/O Quality Direct.

Your observations are required in respect of this application **by 08/12/2001** .

Members made no comment on this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 NOV 2001
Officer: AT	Application No. F/2001/5215

Map No. 37. Site 0:08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 14 WILLOWSIDE

Parish: WOODLEY Ward: CORONATION

Applicant: MR BYATT

Fee (6) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14/11 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: Note to Officers: Site lies within Groundwater Protection Zone 3. See guidance notes from Conrad Moore for planning informatives

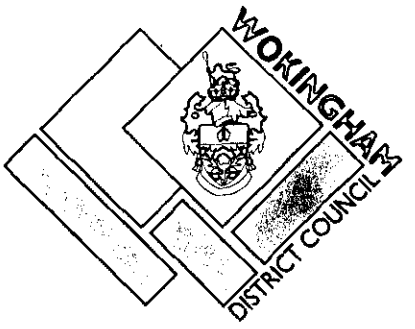
NO Pre-apps

NEIGHBOURS: S/N + See map.

Environmental Services

For office use only.
Application number: [illegible] 5215

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 Address and postcode Phone number	MR BYATT 14 WILLOWSIDE WOODLEY READING
2	Agent's Name Address and postcode Phone number	QUALITY DIRECT WYEVALE GARDEN CENTRE BATH RD THATCHAM RG18 3AN (MR G ADAMS) 01635 863666
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.	14 WILLOWSIDE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTN TO FORM CONSERVATORY
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 & WHITE PVC-U
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: N/A	Proposed: 4
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: [signature]

on behalf of MR BYAST

Date 29/10/07

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

(1) ADDRESS 14 WILLOWSIDE PARISH WOODLEY

PLOT No. 7 ORD. SHEET No. SU 7674 (37)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
M/2/58	THAMES GRIT & AGGREGATES LTD.	SAND & GRAVEL EXTR	11.3.59	N/A	C/A
0/216/65	MR. R. PIANCIA	O/APP. RES. DEV.	29.10.65	N/A	REF.
1806/72	R.M.C. PROPERTIES LTD.	"	21.12.72	N/A	REF.
1744/73	"	"	8.2.74	N/A	REF
01515	HALL AGGREGATES LTD.	"	23.1.75	N/A	C/A
02288	NEXUS LTD.	RELEASE OF COND. ON 01515	20.3.75	N/A	REF.
04540	HALL AGGREGATES LTD.	O/APP RES. DEV.	6.5.76	N/A	C/A
05598	SIR LINDSAY PARKINSON & CO. LTD.	DETACHED HOUSE & GARAGE	16.12.76	N/A	C/A
BR 5957	"	"	25.2.77	APP.	N/A
07712	FAIRCLOUGH BUILDING LTD.	AMEND SITING	16.2.78	N/A	C/A
BR15780	Mr J. Byatt	alteration to provide utility room	28. 10. 80	App	N/A

DATE OF COMPLETION

MINISTRY DEGISION

SPECIAL ORDERS

DRAINAGE

091074

(2)

ADDRESS 14 WILLOWSIDE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7674 (37)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR17503	Mr J. Byatt	2/S extn	16. 9 81	app	N/A
16338	"	"	24.9.81	N/A	C/A
26756			19.12.86		C/A
BLA1720	"	GARAGE	26.11.86	APP	
40182			9.11.92		C/A
H/92/0926	"	GARAGE conv.	3.11.92	APP	

DATE OF COMPLETION

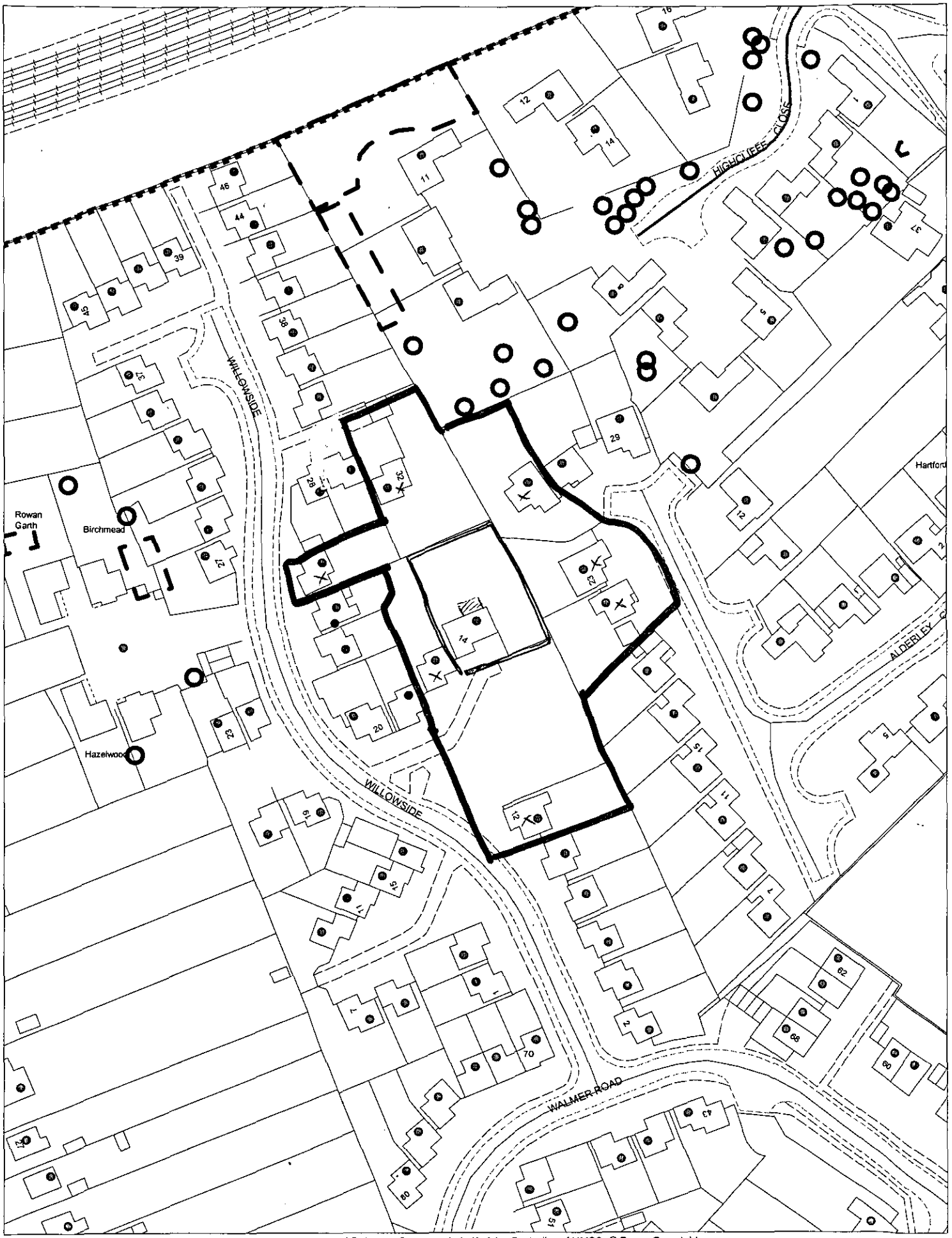
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

02.NOV.2001 * 5215



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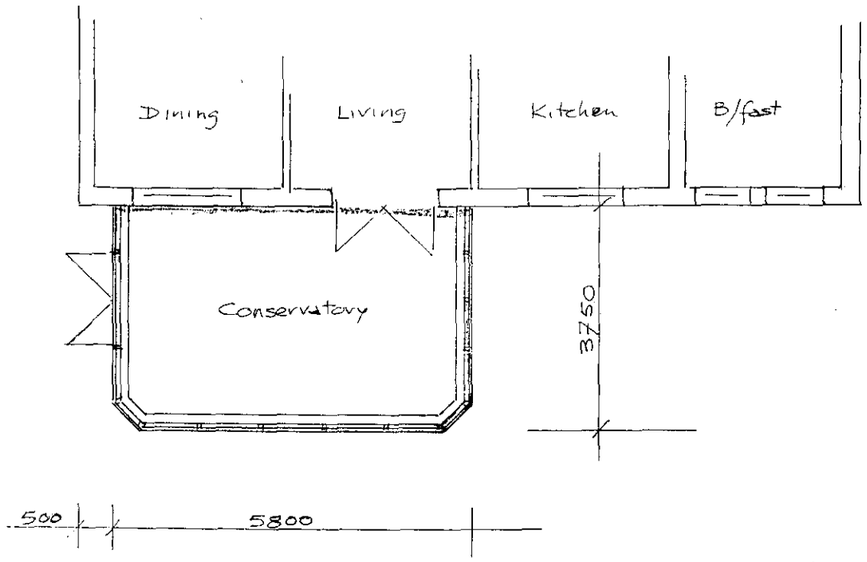
Development Control Section, Environmental Services, Wokingham District Council.
12 November 2001 Scale: 1 : 1250

N
W E
S

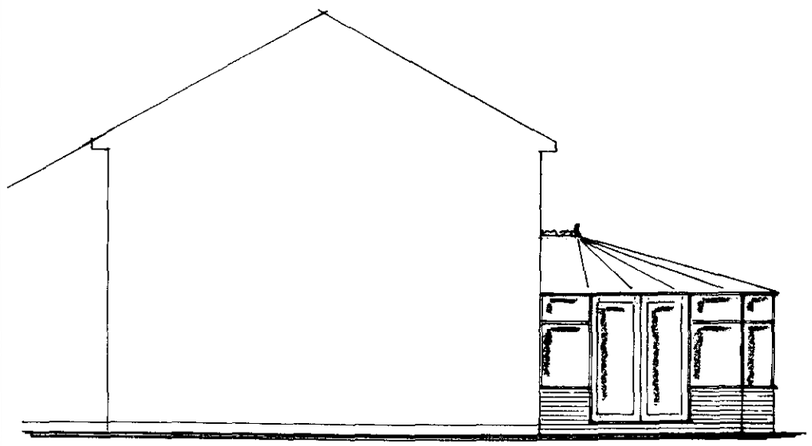
02.NOV.2001* 5215

DRG. N° 261001W

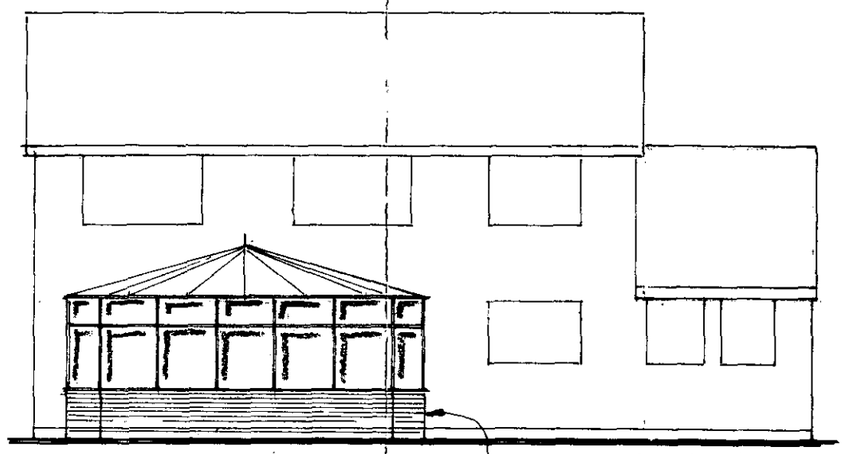
APPROVED



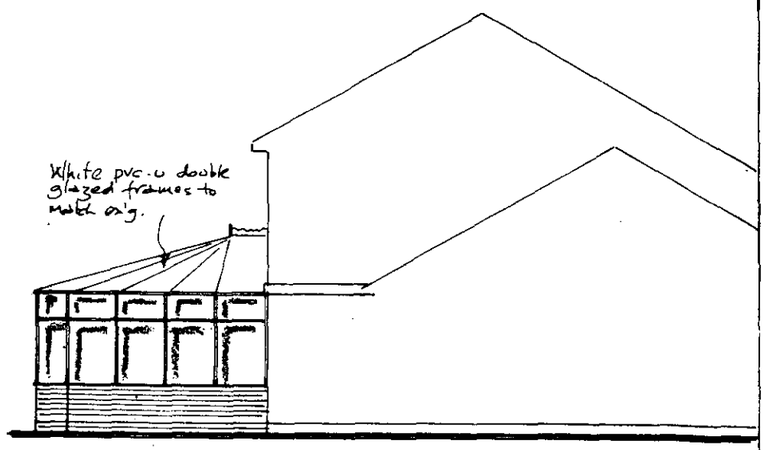
Plan



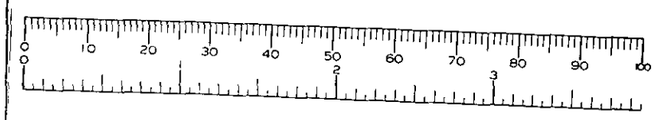
Side Elevation



Rear Elevation



Side Elevation



PROPOSED CONSERVATORY

FOR MR & MRS BYATT

AT 14 WILLOWSIDE WOODLEY READING

SCALE:- 1:100

02.NOV.2001 * 5215



Site Plan, Scale: 1 to 2500

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Date: 26 October 2001

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W E
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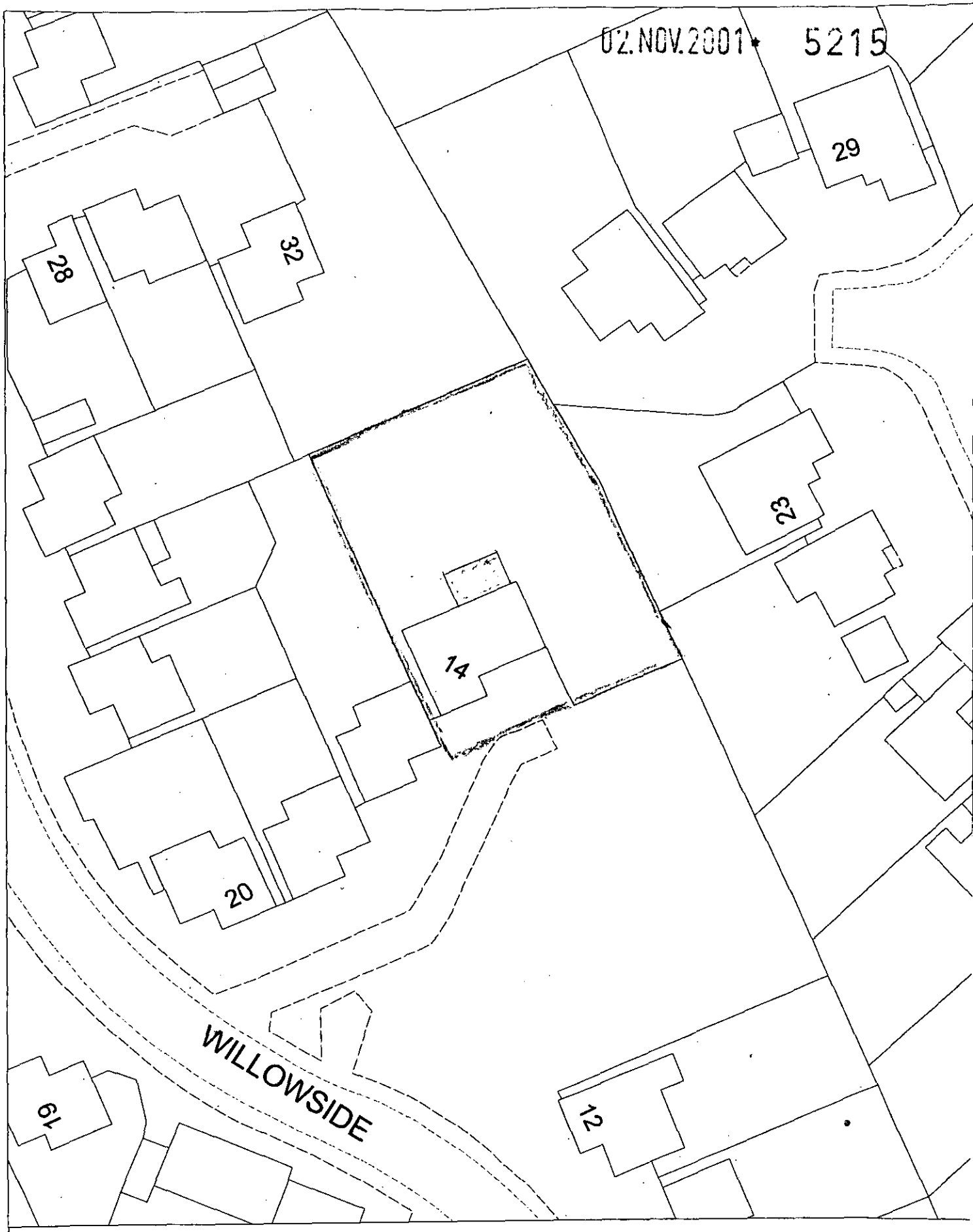

Site Plan, Scale: 1 to 500

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Date: 26 October 2001

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