APPLICATION NO:
F/2001/5245

LOCATION:
27 Rochester Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs Weller

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/01/2002

CASE OFFICER: **Andrew Thorley**

FL

APPROVED

354

00

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Weller
27, Rochester Avenue
Woodley
Reading
RG5 4NA

Application Number: F/2001/5245

Parish: **WOODLEY**

Location: **27, Rochester Avenue, Woodley, Reading.**

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

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:

South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: *10/01/2002*

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

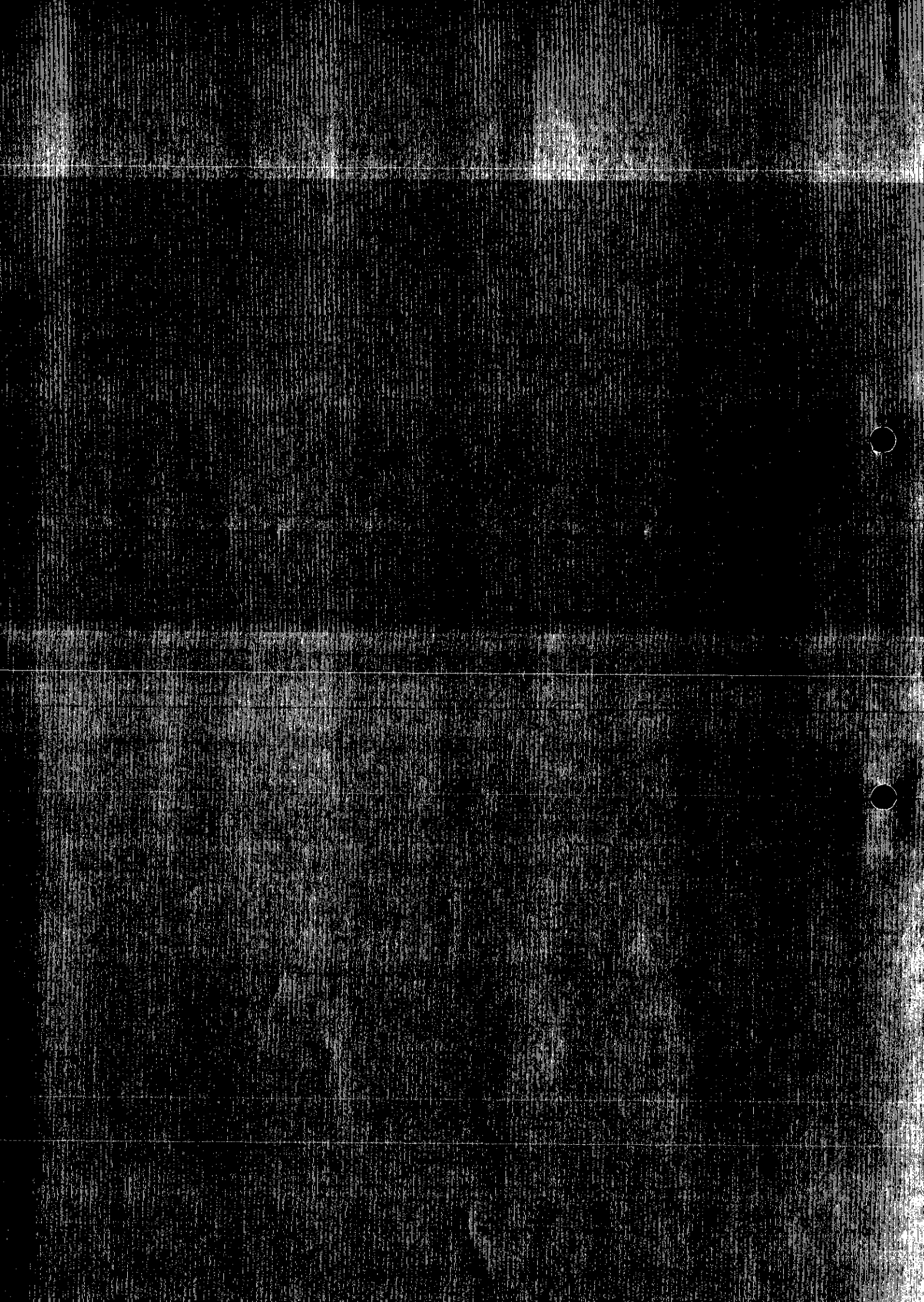
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5245	AT
BUILDING CONTROL NUMBER.	KP 2002/2743	North
APPLICANT/~~AGENT~~	Mr & Mrs Weller	
ADDRESS OF SITE	27 Rochester Ave. Woodley.	
DESCRIPTION OF PROPOSED WORK	s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 18/2/02	rec'd 7/11/01
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	21/2/02	

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	



Francis Lee

WORK SHEET FOR : ~~Andrew Thorley~~

Application Number : F/2001/5245

Applicant : Mr & Mrs Weller .

Location : 27, Rochester Avenue, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		4 Jan 02

Date of Neighbour Notifications : .....

Date of Site Visit : 4 Jan 02

Date Registered : 07/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application will have expired on: 02/01/2002. 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 :

Wordley Town Parish : no comment

Planning Issues : I'd Seen.

SBE1. SBE2
WOS3, WBE1.

Application Number: F/2001/5245 **Officer : Francis Leo**
27 Rochester Avenue, Woodley, Reading

Appraisal :

Development
Proposed single storey rear extension to dwelling. It measures approximately 3.5m in depth and 3.4m in width with a mono pitch roof to match the existing kitchen extension.

The site is a semi-detached property located with the identified settlement of Woodley.

Impact upon neighbouring properties
No 25 has a single storey rear extension on the boundary between nos 25 and 27. The rear building line of proposed extension would align with the adjoining property. The proposal is sandwiched between the existing kitchen extension and the extension at no25 hence there would be no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposal is at the rear, there are 2m high boundary fences on either side. In view of this and the fact no 25 has a similar extension the proposal would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2001/5245
Conditions/Reasons for Refusal

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

Informative for approvals	
N16	
~~LODDON AREA LOCAL PLAN POLICIES~~:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3 WBE1.
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RP. [signature]
(Development Control Manager)

Date: 10.01.02

RECORD OF SITE VISIT

Francisco

SITE ADDRESS: 27 Rochester Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/5245

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 4 Jan 02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS mainly 2 storey semi-detached properties with open plan in the front.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi-detached property with high pitched roof. ~~Origin~~ Garage at rear. Single storey ~~wi~~ kitchen extension was approved in 1973. approx 19m deep rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 25 has a similar extension at the rear and a 2 storey rear extension.

5. SITE CONSTRAINTS

TREES	Trees along boundary
ACCESS/PARKING	no change,
LEVELS	—
BOUNDARY TREATMENT	Block wall with timber fence over 2 m high along North western boundary.
OTHERS	Along south east boundary 1.5m high block wall.

Received by Wokingham District Council

Application No: F/2001/5245

Proposal:
Proposed single storey rear extension to dwelling.

Location:
27, Rochester Avenue, 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/2001/5245 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 13/12/2001. 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

19 November 2001

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

Tel: 0118 974 6441

Date: **19 November 2001**

My ref: F/2001/5245

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/2001/5245
27, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5245**
27, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension 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**********

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

Tel: 0118 974 6441

Date: **19 November 2001**

My ref: F/2001/5245

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

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Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5245**
27, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension 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: 0118 974 6441

Date: **19 November 2001**

My ref: F/2001/5245

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

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27, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5245**
27, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension 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**********

FROM: Andrew ~~Thorley~~ FL

DATE: 19 November 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5245

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

Site Address: 27, Rochester Avenue, Woodley, Reading.

Applicant: Mr & Mrs Weller .

Your observations are required in respect of this application **by 13/12/2001** .

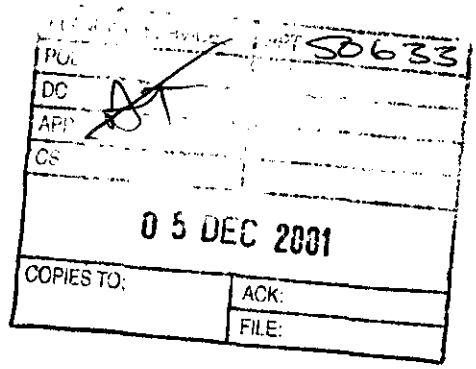
Members made no comment on this application.

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

SIGNED: _____ DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

FL



27 Rochester Ave
Woodley
Reading
Berks
RG5 4NA

04/12/01

RE – F/2001/5245

Dear Mr Thorley

As requested in your letter dated 19th November, I can confirm that no part of the development encroaches onto, over or under the neighbouring property

Yours Sincerely,

Martin Weller

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 NOV 2001	Map No. 37 42 Site 0:03
Officer: AJ / Application No. F/2001/5245	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 27 ROCHESTER AVENUE

Parish: WOODLEY Ward: Coronation 19-11-01B

Applicant: MR/MRS WELLER

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (2)

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? Joins on rest door.		✓
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.11.01 B. 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 .....
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 + 300 map

ADDRESS 27 ROCHESTER AVENUE PARISH WOODLEY

PLOT No. 306 ORD. SHEET No. SU.7674(3

BUILDER Messrs. Cooper Estates Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
430/50	Mr. W. J. Chaffey	Use of Land for excavation of Gravel	00.12.50	N/A Refus
164/54	Mr. & Mrs. Pither	Use of Land for excavation of sand & Ballast	No decision	
188/54	Messrs. Cooper Estates Ltd	Outline	11.5.54	N/A Cl
778/57	"	Semi/Det. House	12.11.57	App. Cl
PD/288/59	Mr. E. J. Reynolds	Garage at rear	7.8.59	App. N
753/73	"	Garage at front	14.6.73	- C/A
PD/430/73	"	Kitchen Extension	5.7.73	App M/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Article 4.

DRAINAGE

Environmental Services

For office use only.
Application number:
07.NOV.2001* 5245

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS WELLER
	Address and postcode	27 ROCHESTER AVENUE WOODLEY READING
	Phone number	0118 96/8260
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
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.	BRICKWORK, RENDER & TILES TO MATCH EXISTING
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: 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.

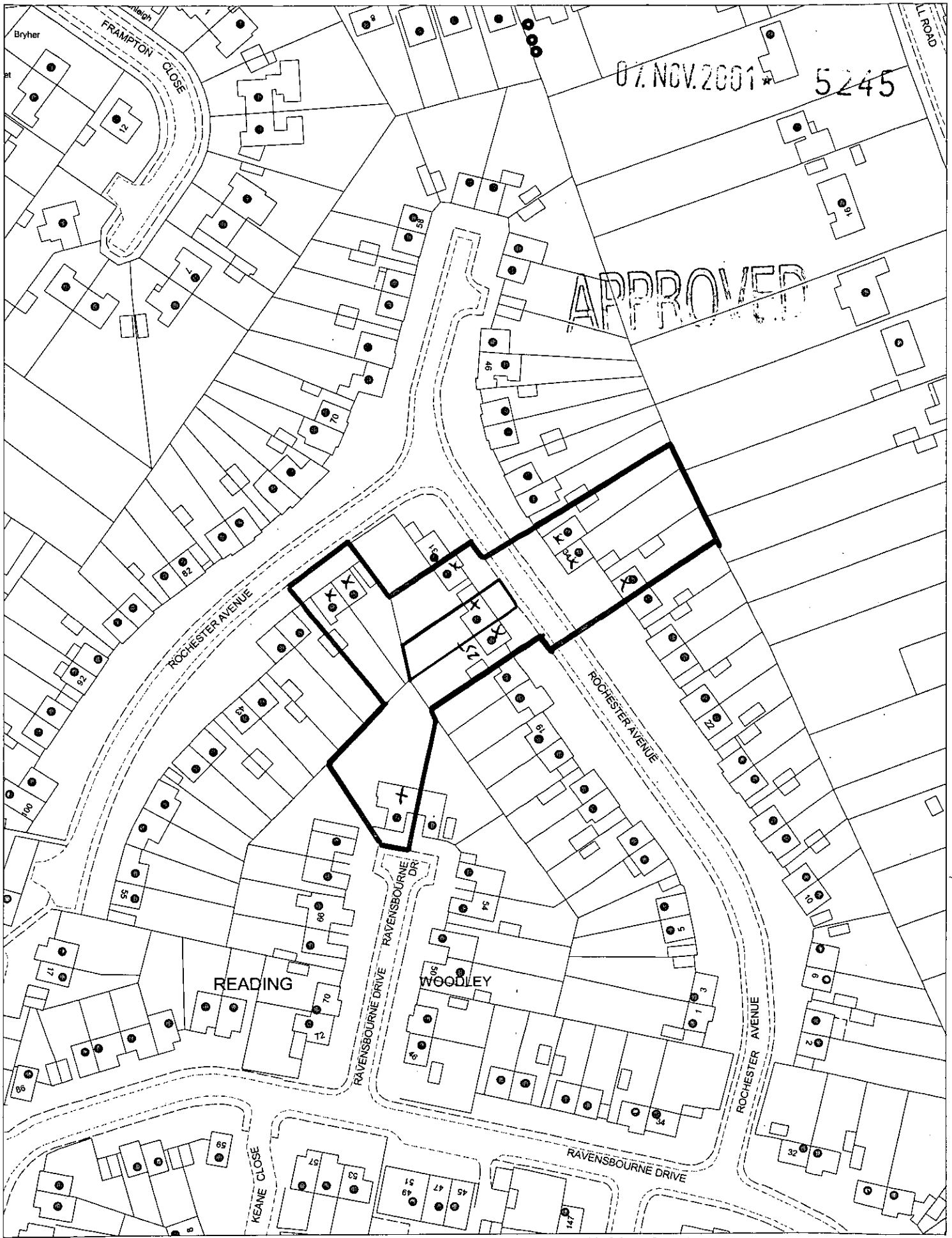
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR & MRS WELLER

Date 31/10/01

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



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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 November 2001

Scale: 1 : 1250

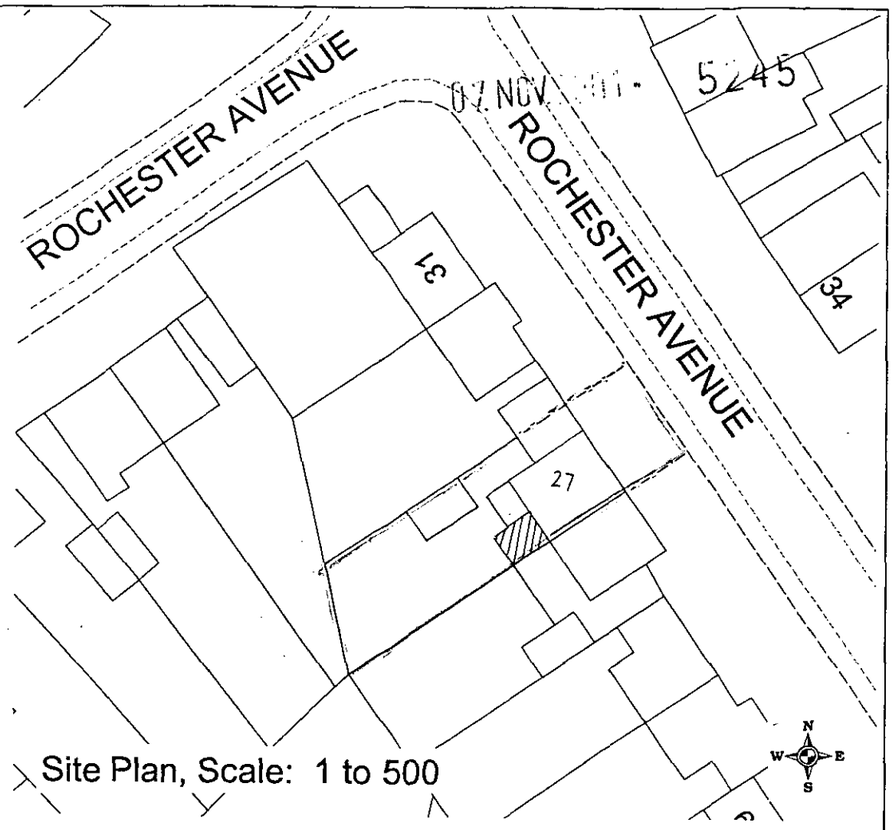
N
W E
S



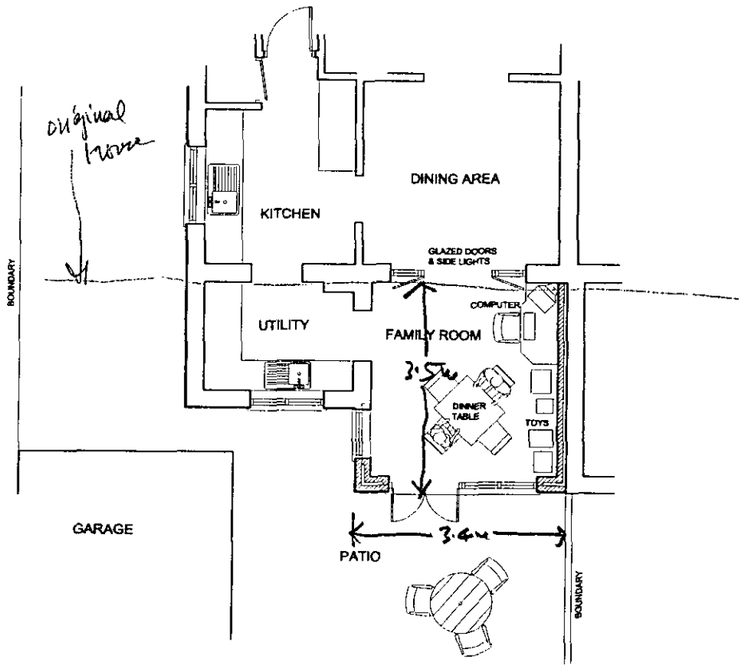
EXISTING REAR ELEVATION



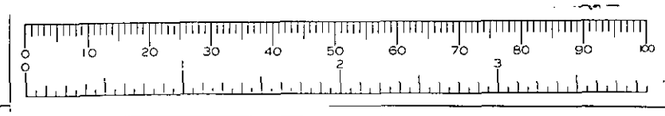
PROPOSED REAR ELEVATION

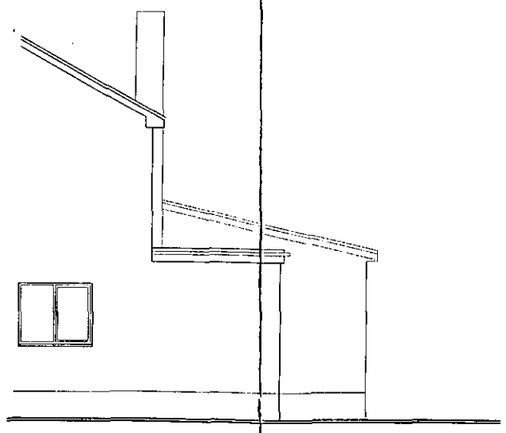


Site Plan, Scale: 1 to 500

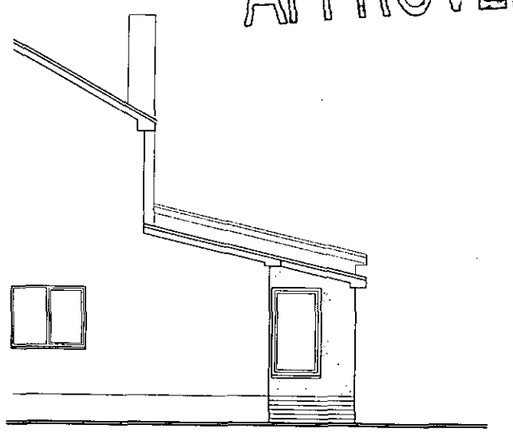


PROPOSED FLOOR PLAN





EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

APPROVED

SCALE 1: 100

0 1 2 3 METRES

0 5 10 FEET

CLIENT
MR & MRS WELLER

PROJECT
REAR
EXTENSION

ADDRESS
27 ROCHESTER AVE.
WOODLEY
READING

DATE
JULY 2001

SCALE
1:100 & 1:500

21/12/01