APPLICATION NO:
F/2001/5304

LOCATION:
48 Shackleton Way, Woodley Reading.

APPLICANT:
Mr R Day C/O John R Hall

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

EARLIEST DATE FOR DECISION: **20/12/2001**
end of consultation. 24/12/2001
APPLICATION WILL HAVE EXPIRED ON:
14/01/2002

CASE OFFICER: **Joanna Medler**

APPROVED

No objections

418
02

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Day
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AX

Application Number: F/2001/5304

Parish: **WOODLEY**

Location: **48, Shackleton Way, 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 condition, the reason for which is specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

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

Tel: (0118) 974 6502

Date: **26 November 2001**

My ref: F/2001/5304

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/5304
48, Shackleton Way, 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 **Joanna Medler** on **(0118) 974 6502**.

Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: ***Joanna Medler*** Application Number: **F/2001/5304**
48, Shackleton Way, 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 Thair

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

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

Tel: (0118) 974 6502

Date: **26 November 2001**

My ref: F/2001/5304

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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48, Shackleton Way, 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 Clifford

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

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

Tel: (0118) 974 6502

Date: **26 November 2001**

My ref: F/2001/5304

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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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Application Number: F/2001/5304
48, Shackleton Way, Woodley, Reading.
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Yours faithfully,

Joanna Medler

Development Control Officer

LISTING FORM

Case officer: **Joanna Medler** Application Number: **F/2001/5304**
48, Shackleton Way, 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 Clacey

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

Received by Wokingham District Council

Application No: F/2001/5304

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

Location:
48, Shackleton Way, 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/2001/5304 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joanna Medler P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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

26 November 2001

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5304

Applicant : Mr R Day C/O John R Hall.

Location : 48, Shackleton Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	3/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 3/12/01

Date Registered : 19/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application will have expired on: 14/01/2002. 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 :

No comment from Woodley Town Council

No other responses

Planning Issues :

Neighbouring Properties: BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Streetscene : BSP - LD3
WDLP - WBE1, WOS3
LALP - LBE1, LBE2

Application Number: F/2001/5304

Appraisal :

① Development: The proposal is for a single storey rear extension to dwelling to form conservatory. The property is a 2 storey semi-detached dwelling, previously extended to side. The proposed conservatory will run the whole length of the rear of the property, approximately 8m.

② Impact upon neighbouring properties: The boundary to No. 48 consists of panel fencing approximately 2m in height with some planting. A road runs to the rear of the property, which leaves the neighbouring properties of No. 50, and No. 46. Due to the angle of the property of No. 48 to No. 46, and distance between properties (9m between rear walls of the properties) the proposed conservatory will have a minimal impact. Due to the boundary treatment between No. 48 and No. 50, the roof of the proposed conservatory will be visible, but of minimal impact. The roof of the proposed conservatory will not be overbearing or overshadow neighbouring properties in an adverse manor.

③ Impact upon streetscene: The proposal is not visible from Shackleton way, and therefore has no impact upon the streetscene.

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

Application Number F/2001/5304
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full permission - 5yrs
2	~~C014~~	~~R014~~	~~External finishes to match~~

RECORD OF SITE VISIT

SITE ADDRESS: 48 Shackleton Way Woodley Reading. APPLICATION NUMBER: F/2001/5304	OFFICER: Joanna Medler DATE OF SITE VISIT: 3/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS Residential – 2 storey terraces + semi-detached.

3. DESCRIPTION OF SITE/BUILDING Semi-detached, 2 storey property.

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi-detached – no. so smaller property – fencing to this bandary approx 2m in height with planting – same allwaur and bandary – road to rear of property.

5. SITE CONSTRAINTS

TREES – one possibly to be removed – not of importance

ACCESS/PARKING – as before

LEVELS —

BOUNDARY TREATMENT – Fence panels approx 2m in height with planting.

OTHERS –

ENVIRONMENT AGENCY

Our Ref : SP/2001/004944-1/1
Your Ref : F/2001/5304

Date : 31 December 2001

PLANNING SERVICES	HPT 51442
POL	TLS
DC JXM	ENF
APP	
CS	
04 JAN 2002	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Medler

PROPOSAL: Extension to dwelling to form a conservatory
LOCATION: 48 Shackleton Way, Woodley, Reading

Thank you for your letter dated 26 November 2001, received on 28 November 2001. Please quote the following reference in any correspondence: SU77SE/18/55. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfills

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
SU775733	60m	Woodley Airfield	Inert

In view of the type of waste and nature of development it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

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

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, on 01276 454349, quoting the reference at the beginning of this letter.

Yours sincerely

pp

MATTHEW ROSE
Development Planning Officer

CC: Mr John R. Hall

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

FROM: Joanna Medler

DATE: 26 November 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5304

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

Site Address: 48, Shackleton Way, Woodley, Reading.

Applicant: Mr R Day C/O John R Hall.

Your observations are required in respect of this application **by 20/12/2001** .

Members made no comment on this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
EPP	
DS	
DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: [signature]

DATE: 6.12.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 NOV 2001

Officer: JXM | Application No. F/2001/5304

Map No. 42 Site ...003...

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: 48 SHACKLETON WAY

Parish: WOODLEY Ward: Loddon. 26.11.01 TB.

Applicant: MR R DAY

(8)

Fee 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 26.11.01 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:

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

NEIGHBOURS:

.....S/W. + see map.....
.....also. 52 Shackleton Way. - Mrs. I. Coulson.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 48 SHACKLETON WAY PARISH WOODLEY

PLOT No. 214 Area 2B+2C, Woodley Airfield ORD. SHEET No. SU 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	Adwest	semi-det. hse + gar.	31.3.83	N/A C/A
BR 20606	Bryant	"	12.7.83	APP N/A
BRA 1526	[illegible]	S/E Extension	2.10.86	APP
F/2000/3051	Mr. R. Day	1st Fl S + S/St/F a Garage to provide disabled accom.	23.4.01	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 170

DRAINAGE

091074

60

1305A

Environmental Services

For office use only.
Application number:

19.NOV.2001* 5504

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 R. DAY. 48 SHACKLETON CRT WOODLEY READING RG5 4UT.
2	Agent's Name Address and postcode Phone number	JOHN R. HALL SETLEY COTTAGE, BASINGSTOKE RD THREE MILE CROSS, READING RG7 1AX 0118 9882883
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.	48 SHACKLETON CRT WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR CONSERVATORY 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.	WHITE UPVC
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

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	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

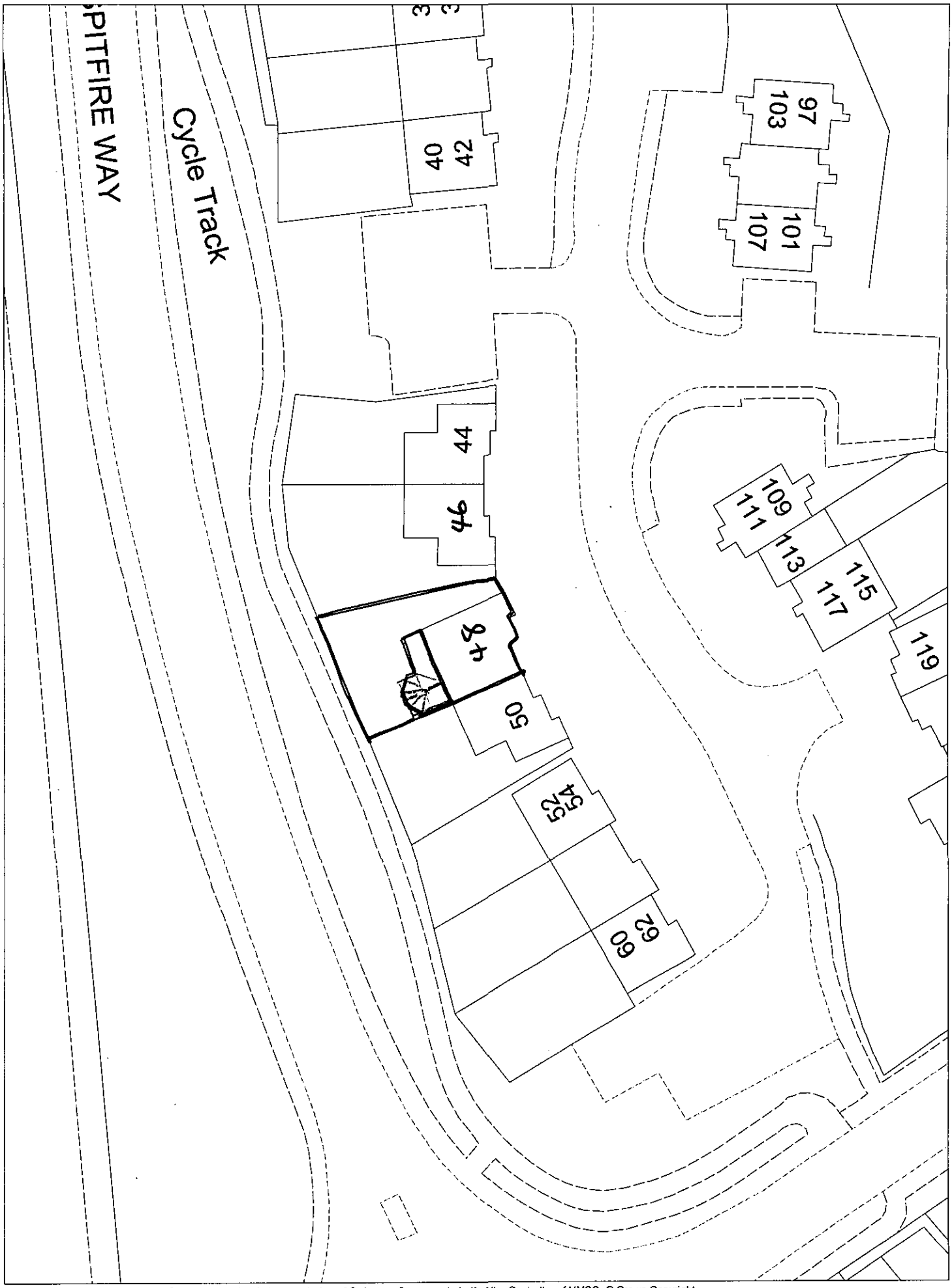
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr R Day.

Date 12/11/01

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



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Development Control Section, Environmental Services, Wokingham District Council.

28 November 2001

Scale: 1 : 500

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.
22 November 2001

Scale: 1 : 1250

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