APPLICATION NO:

F/2002/7161

LOCATION:
308 Whitley Wood Lane, Reading.

APPLICANT:
Mr P Rowley C/O Peter H Watkins

PROPOSAL: 26/08
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/09/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Rowley
C/O Peter H Watkins
48 Broomfield Road
TILEHURST
Berkshire
RG30 6AL

Application Number: F/2002/7161

Parish: **SHINFIELD**

Location: **308 Whitley Wood Lane, Reading**

Proposal: **Proposed first floor 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor or above in the rear elevation facing 310 Old Whitley Wood Lane hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Informative
2. This permission relates to the application as amended with revised plan submitted to the Local Planning Authority on 3rd October 2002 and does not approve the proposals as originally submitted.

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/10/2002

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 for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7/61	PT
BUILDING CONTROL NUMBER.	FP 2002/3295 Central	
~~APPLICANT~~/AGENT	Peter A. Watkins	
ADDRESS OF SITE	308 Old Whitley Wood Lane SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	first floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 22117 rec'd 1/8/02	PW 22117 rec'd 3/10/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/10/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ? Note to Central BC	BC first floor rear windows still shown on plan Condition 3 of above PP restricts these windows	
DATE	14/10/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	14/10/02		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/7161

Applicant : Mr P Rowley C/O Peter H Watkins.

Location : 308, Whitley Wood Lane, , Reading.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/08

Date of Neighbour Notifications : .....

Date of Site Visit : 27th August

Date Registered : 18/07/2002

Earliest Date for Decision : 22/08/2002

Latest Consultation Date/Site Notice Expiry Date : 22/08/2002

This application will have expired on: 12/09/2002. 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 :

Shinfield Parish Council — No comment

Planning Issues :

① Impact on Neighbouring Properties

② Streetscene

Policy : LBE1, LBE2
WOS3, WBE1
CD3, EN1

Application Number: F/2002/7161

Appraisal :

This application proposes a first floor rear extension to this detached house within the settlement boundary.

The extension would have a lower roof with gables on each end. Two bedroom windows would be inserted in the rear elevation with two in the side elevations. The windows on the rear elevation have now been deleted.

The site is very well screened with 10-11 metre conifers on the South and western boundaries. The adjacent neighbour No 310 has no side windows and would not be overlooked. The conifers prevent any overlooking or overshadowing impact on No 310.

From the front only a small part of the extension would be visible over the existing rear extension. The low roof and narrowness help reduce any adverse impact on the streetscene.

There is a detached double garage with a long driveway which provides adequate parking.

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

Application Number F/2002/7161
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3.	~~R044~~	R044	1st floor or above in the rear elevation facing 310 Old Whitley Wood Lane.

RECORD OF SITE VISIT

SITE ADDRESS: 308 Whitley Wood Lane Reading. APPLICATION NUMBER: F/2002/7161	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS residential, id soft

3. DESCRIPTION OF SITE/BUILDING detached house
detached garage.
S/s rear flat roof ext - to be built over

4. RELATIONSHIP TO ADJOINING PROPERTIES 110m [illegible] to rear [illegible]
[illegible] view onto or from [illegible]
S/s re

5. SITE CONSTRAINTS none

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/7161	Map No : 72
Case Officer : PT	Site Area : 0 06
Valid Date : 18-7-02	Received Date: 18/07/2002

Level : Delegated Application

Description : Proposed first floor rear extension to dwelling.

Location : 308, Whitley Wood Lane, , Reading.

Parish : SH **Ward : SHI** 29-7-02

Applicant : Mr P Rowley C/O Peter H Watkins.

Fee Required: £110 **Fee Received: £110**

Additional: ..... or Refund: .....
Joint Chq. B/Control.

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 29.7.02 B

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 Zone 3. - re-informatives, planning policy.

NEIGHBOURS

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		1PATTINSON ROADREADING	RG2 8QJ
		1SALMOND ROADREADING	RG2 8QN
		399WHITLEY WOOD LANEREADING	RG2 8QA
		302WHITLEY WOOD LANEREADING	RG2 8QD
		308WHITLEY WOOD LANEREADING	RG2 8QE
		310WHITLEY WOOD LANEREADING	RG2 8QE
R D COX & SON	THE WORKSHOP	THE WORKSHOPWHITLEY WOOD LANEREADING	RG2 8QD
		383OLD WHITLEY WOOD LANEREADING	RG2 8PY

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

Tel: (0118) 974 6442

Date: 29 July 2002

My ref: F/2002/7161

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/7161
308, Whitley Wood Lane, , Reading.
Proposed first floor rear extension to dwelling.

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/2002/7161**
308, Whitley Wood Lane, , Reading.
Proposed first floor rear extension to dwelling.
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 A Pollock

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

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

Tel: (0118) 974 6442

Date: 29 July 2002

My ref: F/2002/7161

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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 sincerely
Trevor Watson
Development Control Manager

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Proposed first floor rear extension to dwelling.
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_____

_____

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 B Patman

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

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

Tel: (0118) 974 6442

Date: 29 July 2002

My ref: F/2002/7161

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/7161
308, Whitley Wood Lane, , Reading.
Proposed first floor rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/7161**
308, Whitley Wood Lane, , Reading.
Proposed first floor rear extension to dwelling.
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 M Bryant

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

Received by Wokingham District Council

Application No: F/2002/7161

Proposal:
Proposed first floor rear extension to dwelling.

Location:
308, Whitley Wood Lane, , 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/2002/7161 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 22/08/2002. 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

29 July 2002

Environmental Services

For office use only.
Application number: 7161
18 JUL 2002

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR. P. ROWLEY 308 OLD WHITLEY WOOD LANE WHITLEY READING 9670863 / Home
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD, TILEHURST RG30 6AL 9423696
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.	308 OLD WHITLEY WOOD LANE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR REAR EXTN
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.	PLAIN TILES BLOCK & RENDER TO MATCH
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: 2	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.	£110-00	
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: Peter Wall

on behalf of Mr. Rowley

Date 10-7-2007

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

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

16 JUL 2002 7161

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . Mr. P. Rowley . . . . . .

Date . . . . 10-7-2002 . . . . . .

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

ADDRESS 308 WHITLEY WOOD LANE PARISH SHINFIELD E

PLOT No. ORD. SHEET No. SU 7268(72)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/137/59	Mr Bromley	Ext'n to form Bathroom	12.5.59	App N/A.
BR 5876	Mr K.L.K Potter	5 storey ext	14.1.77	App N/A
OS801	"	alt + add	17.2.77	N/A c/A
BR 21146	MR S. PARR	Det Garage	16.8.83	App N/A
F/2002/7161	Mr Rowley	1st Floor R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE