SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0586

LOCATION:
37 Hanwood Close, Woodley Reading.

APPLICANT:
Mr Hammond *C/O Mr Stephen Hodge*

PROPOSAL:
Proposed single storey side extension to dwelling

EARLIEST DATE FOR DECISION: **18/03/2000**

APPLICATION EXPIRY DATE: **07/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Hammond
C/O Mr Stephen Hodge
42 Hazel Crescent
READING
Berkshire
RG2 7ND

Application Number: F/2000/0586

Parish: **WOODLEY**

Location: **37 Hanwood Close, Woodley, Reading**

Proposal: **Proposed single storey side 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Informative

1. The applicant's attention is drawn to BS 5837:1991 : *Guide for trees in relation to construction.* Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand; this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

Head of Planning and Transportation
Date: 05 April 2000

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 : ~~Natalie Brown~~ Andrew Thorley

Application Number : F/2000/0586

Applicant : Mr Hammond C/O Mr Stephen Hodge.

Location : 37, Hanwood Close, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		14/03/2000

Date of Neighbour Notifications : ✓

Date of Site Visit : 14/03/2000

Date Registered : 11/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 07/04/2000

Consultation Responses :

Woodley Town Council — No Comments.

Landscape Consultant — Acceptable provided care is taken to protect mature trees on site (see letter on file)

Railtrack — ~~None received~~ No objection (see letter)

Planning Issues : (I'd left) WDLP/ WOS2/ GBE1
LALP/ LBE1/ LBE2

1) Impact of streetscene/ visual amenity
2) Impact on amenities of neighbouring properties.

Application Number: F/2000/0586

Appraisal :

1) Impact on streetscene / visual amenity

The proposed development is for a single storey living / play room. It will measure 5.3 m by 3.73 m wide, 2.45 m to eaves and 3.45 m to ridge. The roof of the extension may be visible from the road, [redacted] (the roads are not visible from the plot due to the 1.8 m high close boarded fence, connecting No 37 and No 38), but this will have no significant impact — no detrimental impact.

2) Impact on amenities of neighbouring properties.

No 36 to the west — adj property has a single **storey extn on boundary** (to the rear of the property northwards) [redacted] extends by 3 to 4 m in length, no windows in flank wall, [redacted] The proposed extn is set some 7 m away [redacted] and ∴ will have no overbearing effects and will not overlook or overshadow. — No detrimental impact.

No 38 to the south — adj property has a single storey (rear) conservatory approx. 3 m in length, (no windows in flank wall [redacted] of house only a lean-to shed), due to position and orientation it is considered that the amenity of the occupiers of this property would not be adversely affected.

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

Application Number F/2000/0586
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	'WORK'
Informative :-			

The applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction*. Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand: this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

RECORD OF SITE VISIT

SITE ADDRESS: 37 Hanwood Close Woodley Reading.

APPLICATION NUMBER: F/2000/0586

OFFICER: Natalie Brown

DATE OF SITE VISIT: 14/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on board in front garden

2. DESCRIPTION OF SURROUNDINGS
predominantly residential, 2 storey terraced houses in groups of 2+3's on street parking bays open plan at front.

3. DESCRIPTION OF SITE/BUILDING
corner plot facing Hanwood Close, 2 storey brick with white boarded cladding at front UPVC white window + door frames, concrete tile roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES
See site plan in line with No 35, + 36. at right angles to No 38, Hanwood Close.

5. SITE CONSTRAINTS

TREES Apple tree close to proposed extension native trees in rear garden.

ACCESS/PARKING As existing at front/on street parking

LEVELS Ground rises towards rear boundary?

BOUNDARY TREATMENT No 36, open boundary with wire fence 1m, (extended s/s extension)

OTHERS
- No 38, thin hedge 1-1.8m high (beech).
- Rear boundary 2-4m high ledge on top of bank together with mature trees.

Tel: (0118) 974 6492

Date: 22nd March 2000

My ref: F/2000/0586

CONFIDENTIAL

Councillor T 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

Dear Councillor

Application Number: F/2000/0586
37 , Hanwood Close, Woodley, Reading.
Proposed single storey side extension to dwelling

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

Andrew THORLEY 6487

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ on **(0118) 974 ~~6492~~**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3rd April 2000

Yours faithfully

Chris Lord

Head of Planning ~~and~~ Transportation

LISTING FORM Andrew THORLEY

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0586**
37 , Hanwood Close, Woodley, Reading.
Proposed single storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T McCann

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 22nd March 2000

My ref: F/2000/0586

CONFIDENTIAL

Councillor L Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/0586
37 , Hanwood Close, Woodley, Reading.
Proposed single storey side extension to dwelling

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If you have any questions please do not hesitate to contact ~~Natalie Brown~~ Andrew Thorley on **(0118) 974 ~~6482~~ 6487**.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3rd April 2000

Yours faithfully

Chris Lund

Head of Planning and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0586**
37 , Hanwood Close, Woodley, Reading.
Proposed single storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor L Ferris

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6492

Date: 22nd March 2000

My ref: F/2000/0586

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

CONFIDENTIAL

Councillor T Dredge
67 Welford Road
Woodley
RG5 4QS

Dear Councillor

Application Number: F/2000/0586
37 , Hanwood Close, Woodley, Reading.
Proposed single storey side extension to dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ Andrew Thorley on **(0118) 974 ~~6482~~** 6487.
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3rd April 2000

Yours faithfully

Chris Lowe

~~Head~~ of Planning and ~~Transportation~~

LISTING FORM Andrew Thorley

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0586**
37 , Hanwood Close, Woodley, Reading.
Proposed single storey side extension to dwelling

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Dredge

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

LISTING FORM Andrew Thorley

Case officer: ~~Natalie Brown~~ Application Number: **F/2000/0586**

37 , Hanwood Close, Woodley, Reading.

Proposed single storey side extension to dwelling

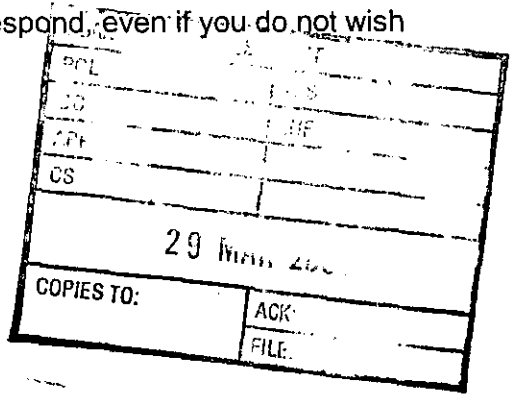
Transfer: Yes ☐ No ☑

Reason for Transfer: N/A

Signed: _____ Date: 28/3/00

Councillor T Dredge

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 11 FEB 2000	Map No. 36 Site 0:05
Officer: NAB | Application No. F\2000\0586	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 37 HANWOOD CLOSE

Parish: WOODLEY Ward: CORONATION √ 23.02.00

Applicant: MR HAMMOND

Fee Received 95-00 (2) 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 : 23.02.00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	✓ .....
Adjacent Parish	✓ : Sonning
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: ✓ .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... S/N .....

.....

.....

.....

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.....

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.....

.....

RAILTRACK

Southern

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS
24 MAR 2000
COPIES TO: | ACK: | FILE:

Wokingham District Council
Environmental Services
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR
For the attention of
Natalie Brown

Outside Party Engineer
Railtrack Southern
CP 2-2-H
General Offices
Waterloo Station
LONDON
SE1 8SW

Tel: 0171-902 3206
Fax: 0171-902 3632

Application no: F/2000/0586

Our ref: C7/01/148/0/41/CLS
Date: 12/03/00

Dear Sir/Madam

RE: TOWN & COUNTRY PLANNING ACT

Location: 37 Hanwood Close, Woodley, Reading (Earley Station)

Proposal: Proposed single storey side extension to dwelling

Thank you for your letter of 23/02/00 asking for Railtrack's comments about the above application for planning permission.

Please find attached a copy of Railtrack's standard requirements, which need to be observed by the developer to ensure the integrity of Railtrack's infrastructure and the safety of the operational railway at all times. Railtrack reserve the right to make any additional comments and conditions considered necessary at a later stage.

I have examined drawing Nos. 00/37/01 and Site Plan provided and confirm that in principle there are no objections to the proposals at this time.

Please advise me of the outcome of this application at your earliest convenience and note that a copy of this letter has been forwarded to the Applicant's Agent.

Yours faithfully

pp **Bernard Purcell**
For the Asset Information Manager

Enclosure: Railtrack's standard requirements - Comments and conditions to be observed in connection with the development of land adjacent to the railway.

RAILTRACK

Southern

Comments/Conditions To Be Observed in Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage, etc., caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance noted should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed 'Tree Species', and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railway's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping, etc., may be required to prevent damage to Railtrack's infrastructure and the train operator's trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance/renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new/existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increase in surface water discharge into Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent should be designed and constructed so that they will have no influence on the stability of Railtrack'' structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne to mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserve the right to request the screening of any light, including vehicle lights, which may interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains.

17. Any scaffolding which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possession of the track.

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3-metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

TREE SPECIES

Not Recommended	Permitted
Ainus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Sylvatica (Beech)	Prunus Padus (Bird Cherry)
Prunus Avium (Wild Cherry)	Pyrys Communis (Wild Pear)
Carpinus Betulus (Hornbeam)	Pinus (spp) (Fir Trees - Pines)
Tilia Cordata (Small-leaved Lime)	Cretaegus (spp) (Hawthorn)
Quercus (spp) (Oak)	Corylus Avellana (Hazel)
Salix Willow (spp) (Willows)	Sorbus (spp) (Mountain Ash, Whitebeams)
Acer (spp) (Sycamore, Norway Maple)	Robinia (Pseudo) (False Acacia)
Aescullus Hippocastanum (Horse Chestnut)	Shrubby Salix (Willow Shrubs)
Castanea Sativa (Sweet Chestnut)	Thuja Plicata 'Zebrina'
Platanus Hispanica (London Plane)	

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Issued by: Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date: July 1997

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
15 MAR 2000
COPIES TO: | ACK:
FILE:

TO: DEVELOPMENT CONTROL

Natalie Brown

FROM: Environmental Design

DATE: 13th March 2000

Location: 37 Hanwood Close, Woodley

Proposal: Proposed single storey side extension to dwelling

Application Number: F/2000/0586

In response to your consultation dated 23 February 2000 for the above application, the landscape comment is as follows:

The application is acceptable provided that care is taken to protect the mature trees on the site.

The applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction*. Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand: this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

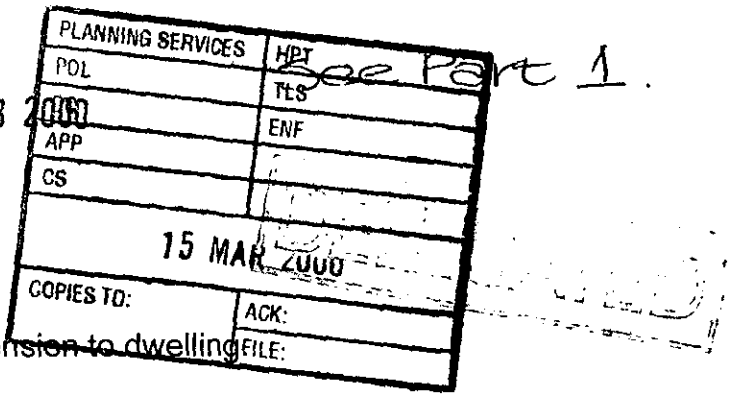
Patricia Green.

Patricia Green
Landscape Consultant

To:
Trees

From: Natalie Brown

24 FEB 2000



See Part 1.

Date: 23 February 2000

Application Number: F/2000/0586

Proposal: Proposed single storey side extension to dwelling

Site Address:
37 , Hanwood Close, Woodley, Reading.

Applicant:
Mr Hammond C/O Mr Stephen Hodge.

Your observations are required in respect of this application within **7 days** of the above date.

NO TPO

Environmental Services

For office use only.
Application number: 11.FEB.2009* 0586

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 GJ HAMMOND
	Address and postcode	37 HANWOOD CLOSE WOODLEY READING BERKSHIRE RG5 3AB
	Phone number	
	Agent's Name	MR STEPHEN HODGE
	Address and postcode	42 HAZEL CRESCENT READING BERKSHIRE RG2 7ND
	Phone number	0118 9860251
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.	37 HANWOOD CLOSE WOODLEY READING BERKSHIRE RG5 3AB
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	RED/BROWN FACING BRICK TO MATCH EXIG REDLAND STONEWOLD TUDOR BROWN TILES OTHER EXTERNAL MATERIALS WHITE UPVC OR ALUMINIUM	
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

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

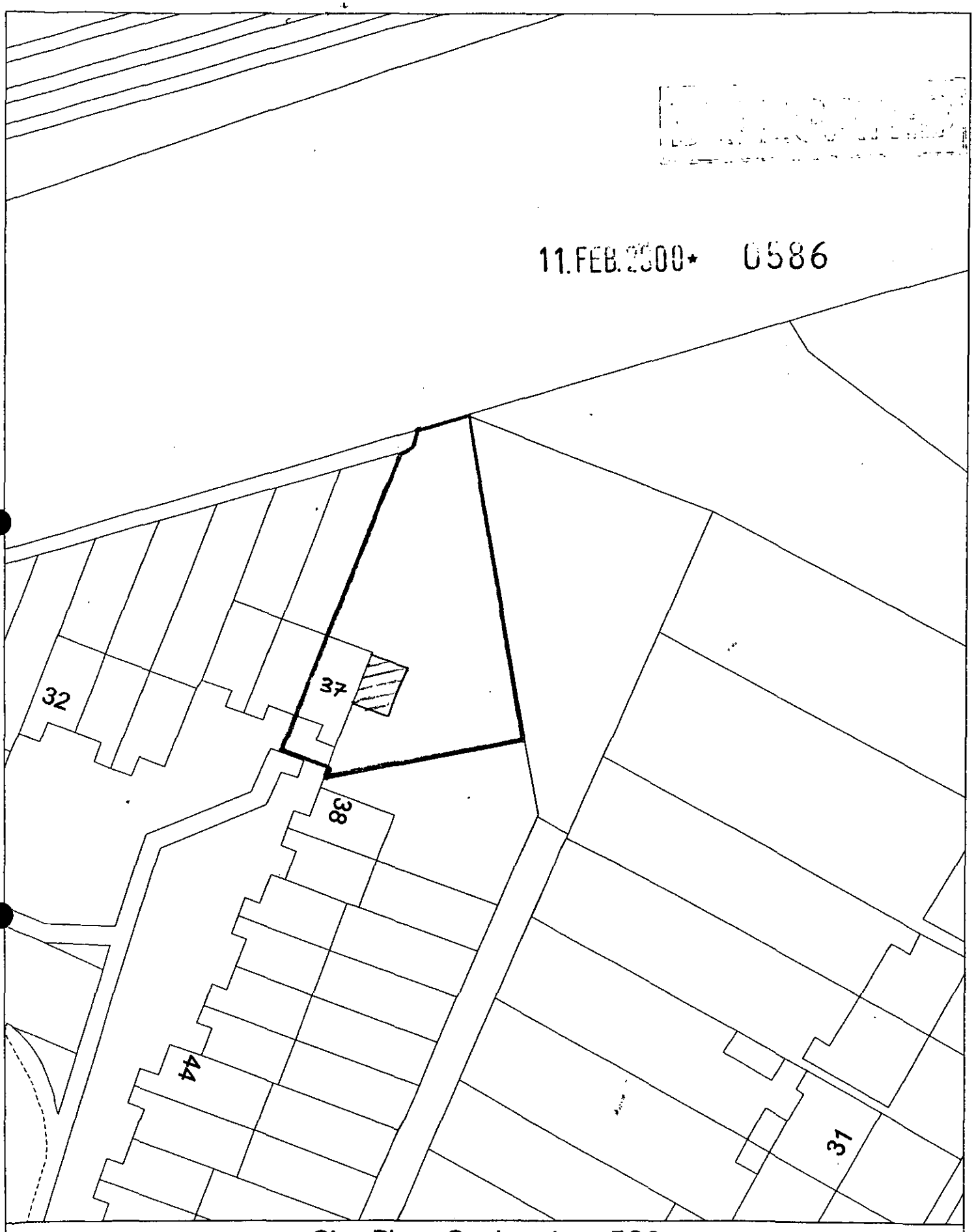
None of the land forms part of an agricultural holding.

Your signature: S Hodge

on behalf of MR & MRS GJ HAMMOND

Date 10-02-00

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



Site Plan, Scale: 1 to 500

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Date: 3 February 2000

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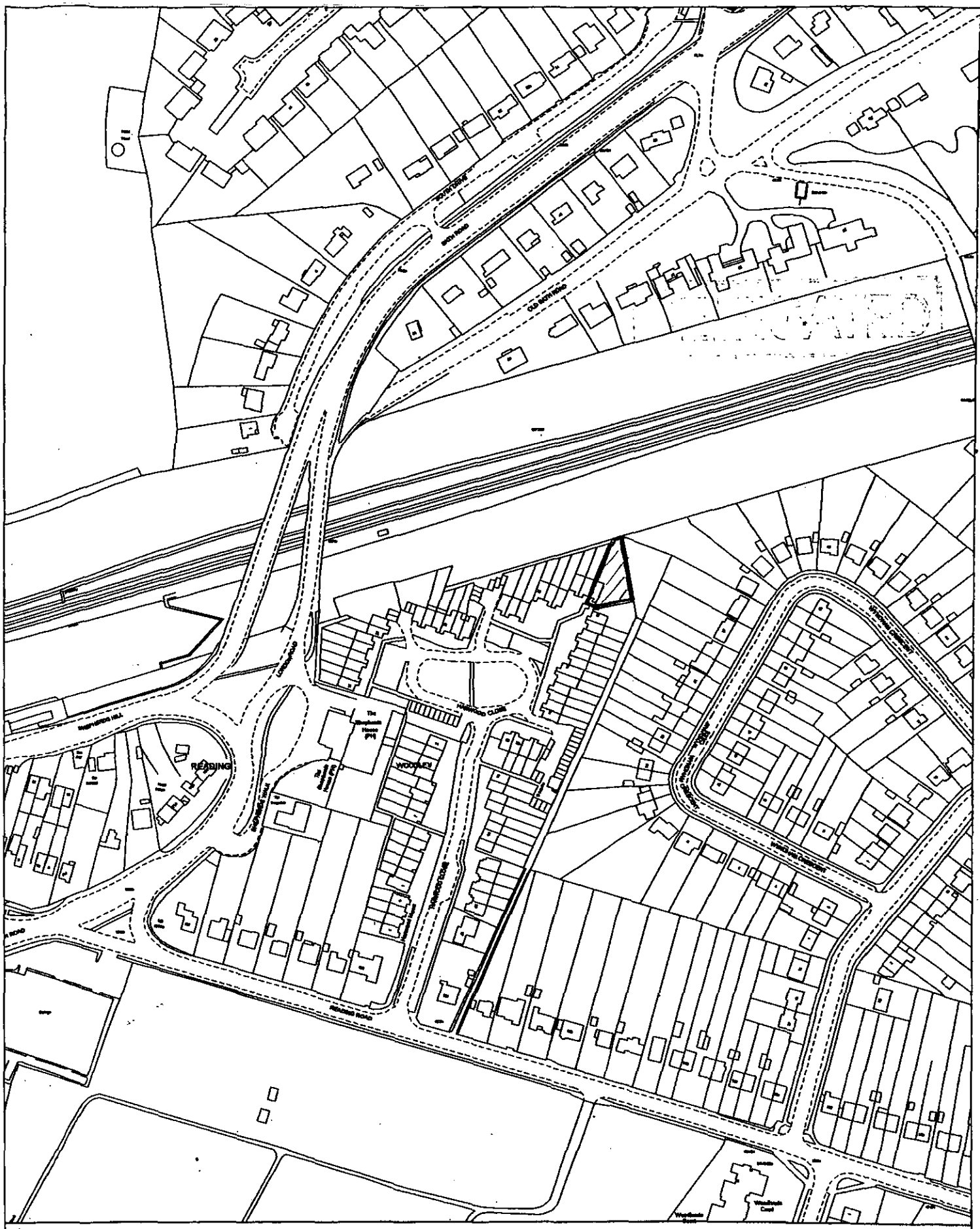

Site Plan, Scale: 1 to 2500

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Date: 3 February 2000

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11.FEB.2000* 0586

Approved on 05/04/2000
received too late

PLANNING SERVICES | 31850
POL
DC
APP
CS
COPIES TO

RAILTRACK

Southern

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Outside Party Engineer
(West)
Railtrack Southern
CP2-2-H
Waterloo Station
LONDON SE1 8SW

Tel 0207 902 3183
Fax 0207 902 3632

Application No: E/2000/0586
Fao: ~~Natalie Brown~~ Andrew.

O/R C7/01/GWR/0/02/BP/MW
Ex.:C7/01/148/0/041/CLS
10th July 2000

Dear Madam/Miss,

Re: TOWN & COUNTRY PLANNING ACT 1990
Location: 37 Hanwood Close, Downside, C/End, Twyford.
(Slough to Reading Railway Route).
Proposal: Erection of a Single Storey Extension to Existing Dwelling.

Further to Railtrack's original response (dated 12th March 2000) to your letter 2nd February 2000 asking for Railtrack's comments about the above planning application, it was discovered, when checking through this year's development office files, that the actual location is on the **Great Western Railtrack Zone**, so all correspondence has been redirected to the appropriate office.

Railtrack's standard safety requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) were **included** in this particular case. But please note, my colleagues on the **Great Western Railtrack Zone** may wish to **add** further comments of their own.

All assistance with all of Railtrack's safety concerns are always very much appreciated, will you please advise the **Great Western Railtrack Zone** of the current status/outcome of this application at your earliest convenience, please see the relevant address below.

For your assistance with all future developments that are adjacent to the railway on the Southern Zone I have attached a copy of 'Western Area Map'.

Yours faithfully,

B.Purcell
For Asset Information Manager

cc: Mike Welch, Outside Parties Manager, Great Western Railtrack, 2nd Floor, (RT2B), 125 House, 1 Gloucester Street, Swindon, Wiltshire SN1 16W

Enclosure: a copy of Western Area of the Southern Zone.
Please Note, Railtrack's Comments/Conditions to be observed in connection with the development of land adjacent to the Railway were originally included in this particular case.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 1 June, 2000
My ref. BC/DC/2000/0586

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs G Hammond
C/o Mr S Hodge
42 Hazel Crescent
Reading
Berkshire
RG2 7ND

Dear Sirs

PLANNING PERMISSION 2000/0586
SITE: 37 HANWOOD CLOSE, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0586 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Andrew Thorley
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0586	AT
BUILDING CONTROL NUMBER	KP2000/0604	Paul
~~APPLICANT~~/AGENT	Mr S. Hodge	
ADDRESS OF SITE	37 Hanwood Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/37/01A	—
ELEVATIONS	—	00/37/01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/5/00	

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	

Received by Wokingham District Council

Application No: F/2000/0586

Proposal:
Proposed single storey side extension to dwelling

Location:
37 , Hanwood Close, 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/03/2000. 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 normally be possible for an individual reply 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

FROM: Natalie Brown

DATE: 23 February 2000

WOODLEY TOWN CONSULTATION SHEET

DELEGATED

Application Number: F/2000/0586

Proposal: Proposed single storey side extension to dwelling.

Site Address: 37 , Hanwood Close, Woodley, Reading.

Applicant: Mr Hammond C/O Mr Stephen Hodge.

Your observations are required in respect of this application **by 18/03/2000** .

No comments.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: Ann Keeva DATE: 8.3.00.

CLERK TO

Environmental Services

For office use only.
Application number:

11.FEB.2000* 0586

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	HAMMOND
	Address and postcode	37 HANWOOD CLOSE WOODLEY READING BERKSHIRE RG5 3AB
	Phone number	
2	Agent's Name	MR STEPHEN HODGE
	Address and postcode	42 HAZEL CRESCENT READING BERKSHIRE RG2 7ND
	Phone number	0118 9860251
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.	37 HANWOOD CLOSE WOODLEY READING BERKSHIRE RG5 3AB
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	RED/BROWN FACING BRICK TO MATCH EXIST REDLAND STONEWOLD TUDOR BROWN TILES OTHER EXTERNAL MATERIALS WHITE UPVC OR ALUMINIUM	
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: S Hodge

on behalf of MR & MRS G J HAMMOND

Date 10-02-00

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

P.C 23 980 037

ADDRESS 37 HANWOOD CLOSE PARISH WOODLEY

PLOT No. 39 O.S. SHEET No. SU.7574(3)

BUILDER Holden White Properties Ltd

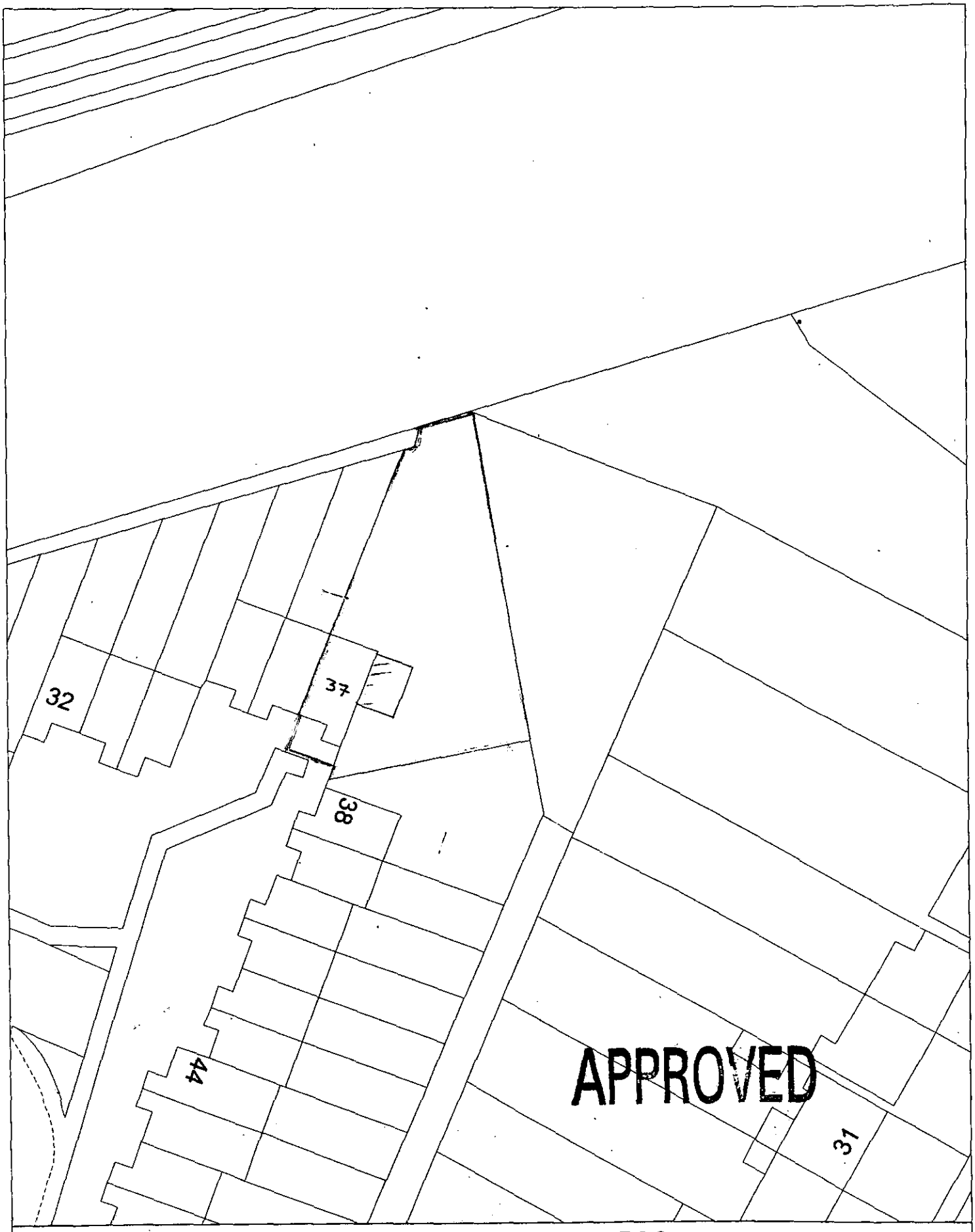
Plan No.	Applicant	Description of Development	Date of Decision	Decision
142/49	Messrs Carter Bros	use of gravel pit as scrap dump	26-1-49	N/A Refu
616/51	Mr W Carter	outline storage scrap metal etc	7-11-51	N/A Refu
O/168/60	Mr A Burns	Outline	15-8-60	N/A Refu
O/47/61	Mrs Delatour Carrie	"	7-6-61	N/A C
O/236/62	"	"	29-11-62	N/A C
159/64	H. Carter (Builders) Ltd	Terraced House	6-8-64	app C
PD/564/64	"	Drainage etc	1-10-64	app N
134/66	Holden White Properties Ltd	Terraced House	29-9-66	Refuse C
D/11/67	"	Roads, sewers, etc	19-1-67	app N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 11 FEB 2000* 0586

DRAINAGE



Site Plan, Scale: 1 to 500

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11 FEB 2000* 0586

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Date: 3 February 2000

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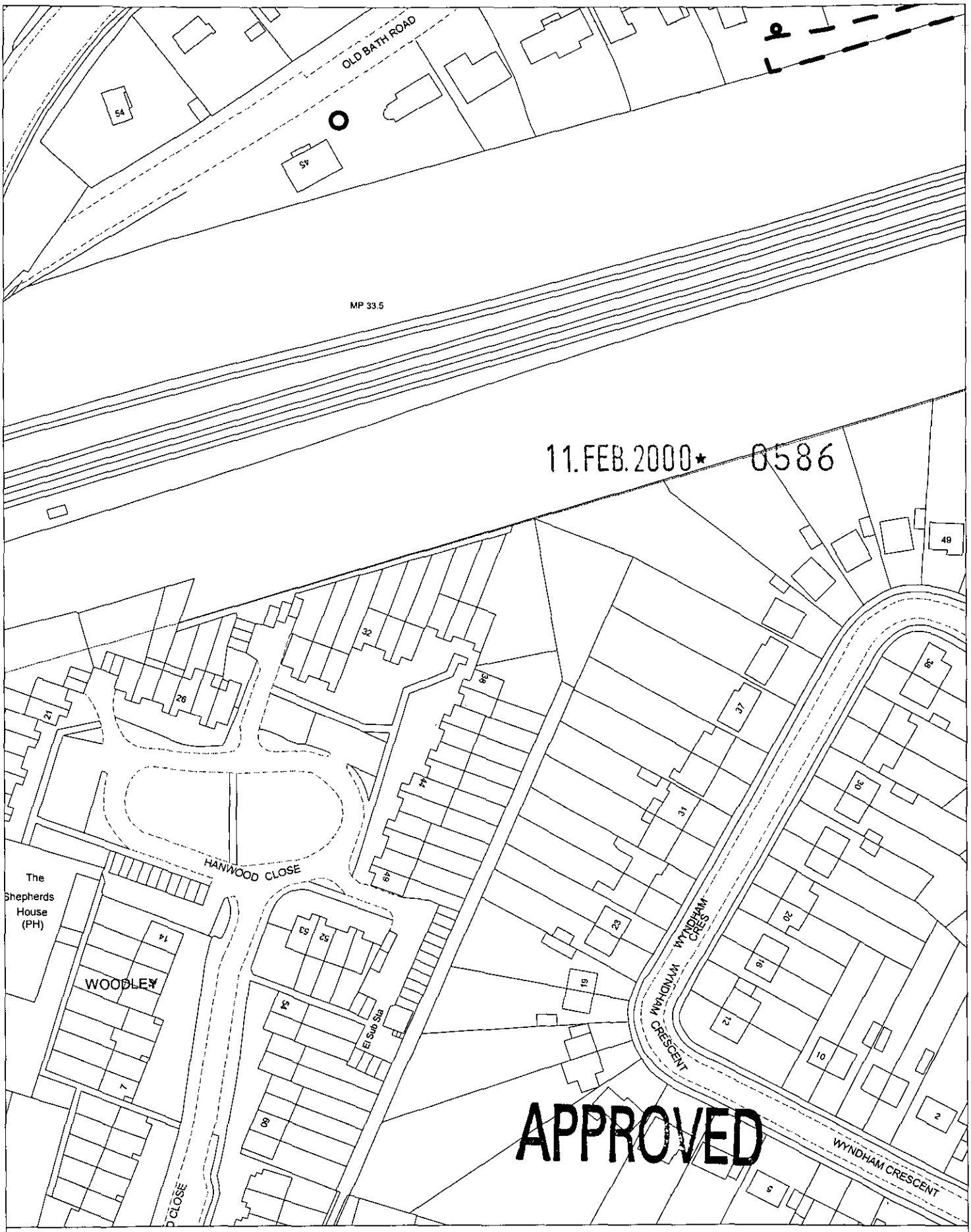

Site Plan, Scale: 1 to 1250

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Date: 15 February 2000

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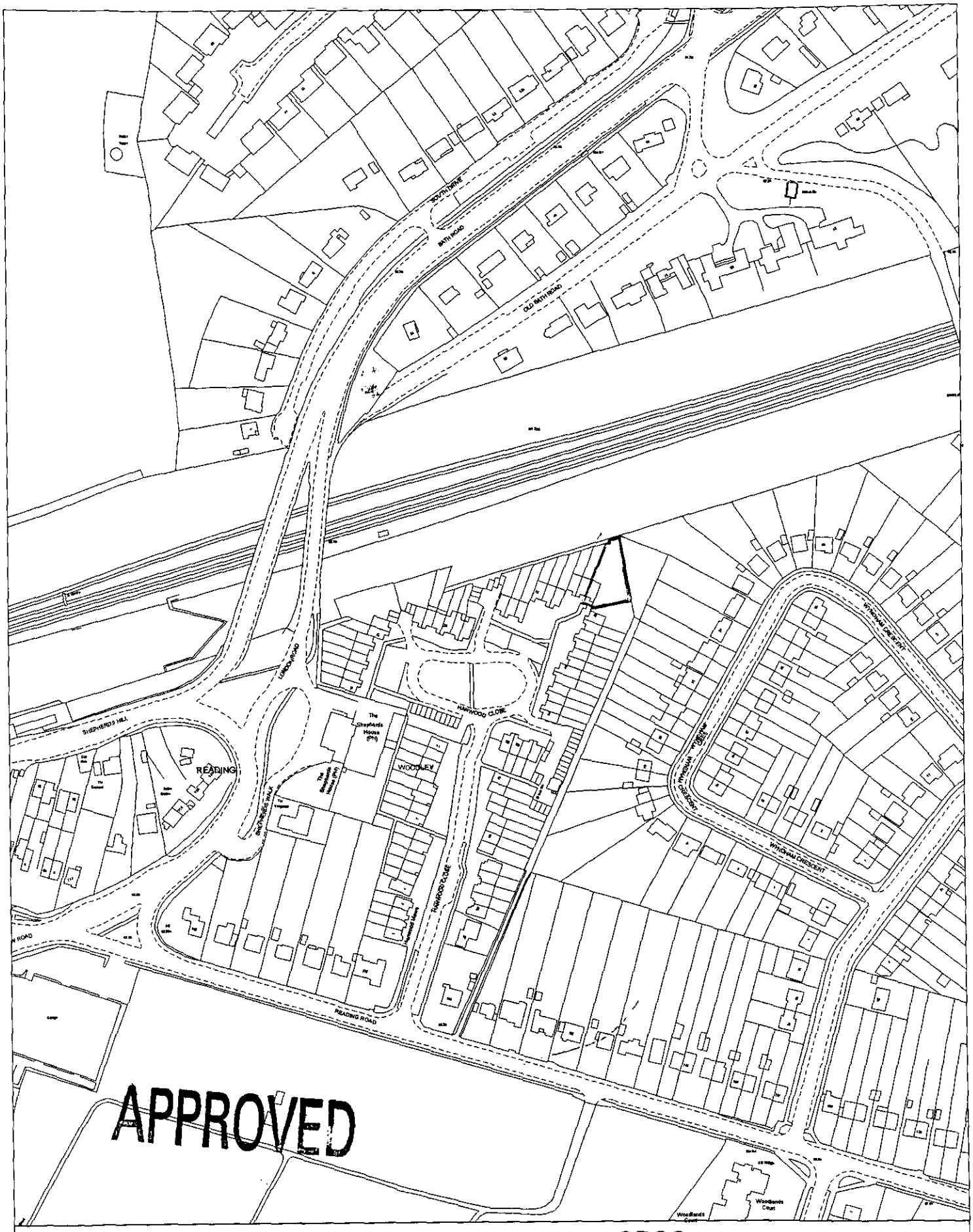

Site Plan, Scale: 1 to 2500

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Date: 3 February 2000

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11.FEB.2000* 0586