SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3200

LOCATION:
171 Colemans Moor Road, Woodley Reading.

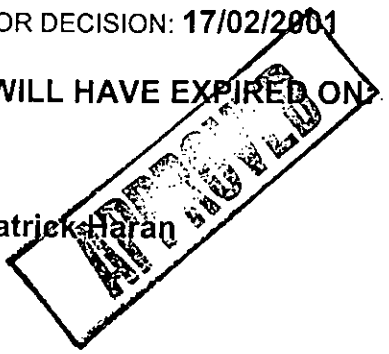
APPLICANT:
Mr P Hartley

PROPOSAL:
Proposed single storey front/side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2001

CASE OFFICER: **Patrick Haran**



(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Hartley
171 Colemans Moor Road
Woodley
READING
Berkshire
RG5 4DD

Application Number: F/2001/3200

Parish: **WOODLEY**

Location: **171 Colemans Moor Road, Woodley, Reading**

Proposal: **Proposed single storey front/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 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. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

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 amenities of the occupiers of residential 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 LTV1, LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 12/03/2001

Notice checked by: _____

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

framed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3200	PH
BUILDING CONTROL NUMBER	FP 2001/1925	Nick
APPLICANT/~~AGENT~~	Mr P. Hartley.	
ADDRESS OF SITE	171 Colemansmoor Rd Crosby	
DESCRIPTION OF PROPOSED WORK	s/s side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	HAR-1	✓
ELEVATIONS	"	(from part I register) HAR/02B
FLOOR PLANS	"	HAR/02C.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - ground floor side windows repositioned slightly	
DATE	11/6/01.	

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	

WORK SHEET FOR : Patrick Haran

Application Number : F/2001/3200

Applicant : Mr P Hartley .

Location : 171, Colemans Moor Road, Woodley, Reading.
Proposal : Proposed single storey front/side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : 17/02/2001

This application will have expired on: 15/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Woodley Town Council - appreciate reduction in height (from previous app) but still consider that proposal is overbearing on neighbour.

Neighbour responses - none

APPROVED

Planning Issues :

① IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

② IMPACT ON STREET SCENE

③ DEV PLAN CONTEXT

④ HIGHWAYS

Application Number: F/2001/3200

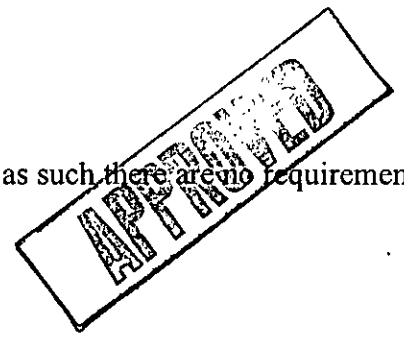
Appraisal:
The proposal under consideration is for a single storey extension to the front and side of a 1960's semi-detached property. The proposal has a hipped roof and would stand at approx. 3.4m to the ridge. If approved, the proposal would extend out as far as the front building line, incorporating an existing front porch, it would be 3.5m wide and run the full depth of the original dwelling.
The proposed extension is intended to form a Family Room, a Laundry Room and would incorporate a WC.
The proposed front elevation would incorporate a new large window. A new window, with obscure glazing, would be fitted to the side elevation to service the WC and one window would be fitted to the rear elevation.
The proposed extension, if approved, would be sited 0.8m from the boundary with 169 Colemans Moor Road and 2m from the boundary with 111 Vauxhaull Drive.
The application has been resubmitted following refusal of previous 2 storey proposal.

1/ IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES
The proposed development would cause no overlooking and, being single storey, it is considered that loss of light to adjoining properties would be negligible. Woodley Town Council considers that the proposal would still constitute overbearing on the neighbour at 169 Colemans Moor. However, it is considered here that, while still tending to dominate the site, the reduction in height softens the impact of overbearing to an acceptable level.

2/ IMPACT ON STREET SCENE
The front building line of the application site is set back from that of 169 by approx. 4m and is set back from the road by approx. 10m. The proposal seeks to extend the front elevation in line with an existing porch and the window, in this elevation, would provide for natural surveillance of the public realm. There are similar extensions along the street and while the proposed increase in the bulk and mass of the house would cause the pair of semi's to look unbalanced, this is not considered sufficient reason for refusal.

3/ DEVELOPMENT PLAN CONTEXT
The proposal is within identified settlement.

4/ HIGHWAYS
There are no extra bedrooms as part of the proposal, as such there are no requirements for extra parking spaces.



Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3200
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	STCS to be developed
2	C014	R014	External finishes to match existing
3	C047	R047	Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted and be permanently retained so thereafter.
			To safeguard the amenities of the occupiers of neighbouring residential properties.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1 LBB1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS5 WBB1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

APPROVED
AUTHORISED

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 12/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 171 Colemans Moor Road Woodley Reading.

APPLICATION NUMBER: F/2001/3200

OFFICER: Patrick Haran

DATE OF SITE VISIT: 10/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRONT OF GARAGES

2. DESCRIPTION OF SURROUNDINGS 2 STOREY SEMI DETACHED TOWN HOUSES IRREGULAR BUILDING LINES

3. DESCRIPTION OF SITE/BUILDING 2 STOREY SEMI DETACHED TOWN HOUSE BRICK / CLADDING - (TIMBER) TO FRONTAGE, PORCH WITH SLOPING TILED ROOF; YELLOW BRICK

4. RELATIONSHIP TO ADJOINING PROPERTIES SET BACK FROM NO 169 - GARDEN OVERLOOKED FROM PROPERTIES AT WINCHMILL DRIVE

5. SITE CONSTRAINTS

TREES — Large mature conifer to NW corner of proposal

ACCESS/PARKING - off road parking

LEVELS - no change - elevated from road level

BOUNDARY TREATMENT - 2m C/B FENCE

OTHERS

APPROVED

FROM: Patrick Haran

DATE: 24 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES 39720
POL
DC
APP
CS
09 Feb 2001
COPIES TO:
AGT:
FILE:

Application Number: F/2001/3200

Proposal: Proposed single storey front/side extension to dwelling.

Site Address: 171, Colemans Moor Road, Woodley, Reading.

Applicant: Mr P Hartley .

Your observations are required in respect of this application **by 17/02/2001** .

The committee appreciated the reduction in the size of the extension but still considered that it would be overbearing on the neighbour at No. 169.

SIGNED: _____ DATE: 7.02.01

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **24 January 2001**

My ref: F/2001/3200

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

Dear Councillor

Application Number: F/2001/3200
171, Colemans Moor Road, Woodley, Reading.
Proposed single storey front/side 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 **Patrick Haran** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Patrick Haran** Application Number: **F/2001/3200**
171, Colemans Moor Road, Woodley, Reading.
Proposed single storey front/side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: 0118 974 6482

Date: **24 January 2001**

My ref: F/2001/3200

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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Proposed single storey front/side extension to dwelling.
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 6482

Date: **24 January 2001**

My ref: F/2001/3200

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

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John Mitchell

John Mitchell
Development Control Manager

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171, Colemans Moor Road, Woodley, Reading.
Proposed single storey front/side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

Received by Wokingham District Council

Application No: F/2001/3200

Proposal:
Proposed single storey front/side extension to dwelling.

Location:
171, Colemans Moor Road, 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2001. 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 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

24 January 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3200
CASE OFFICER: Patrick Haran

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

PC 323 3300017100

ADDRESS 171 COLEMANS MOOR ROAD PARISH WOODLEY

PLOT No. 389 STAGE 4 ORD. SHEET No. SU. 7772.47

BUILDER Sunley Homes Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0113/59	Chaffey Wynn Simmond Ltd	Outline	14-4-59	N/A - C/A
136/63	Sunley Homes Ltd	Semi Detach House	31-10-63	App - C/A
BR 7235	MR. C MARDEN	EXTENSION TO GARAGE	11.10.77	APP. N/A
30959				
[illegible]A 5297	MR. P. HARTLEY	GR. FLOOR EXT.	6.7.88	APP
F/2000/2791	Mr. & Mrs. Hartley			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JAN 2001
Officer: PH	Application No. F 2001/3200

Map No. 41 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 171 COLEMANSMOOR ROAD

Parish: WOODLEY. Ward: Loddon. 24.01.01 D.

Applicant: MR P. HARTLEY.

Fee Received 0.00 Required ..... Additional ..... Refund .....
Re Submission 2000/2791

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 : 24-01-01 → 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:

..... Site notice and see map .....

Environmental Services

For office use only.
Application number:
18 JAN 2001 3200

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 PHILIP HARTLEY
	Address and postcode	171 COLEMANSMOOR ROAD WOODLEY BERKSHIRE RG5 4DD
	Phone number	01189 694108
	Agent's Name	N/A
	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.	171 COLEMANSMOOR RD WOODLEY BERKS RG5 4DD
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO FRONT + SIDE
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.	YELLOW BRICK TO MATCH EXISTING + ROOF 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: THREE	Proposed: THREE
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.

RE SUBMISSION OF PREVIOUS REFUSED APPLICATION F/2000/2791.

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

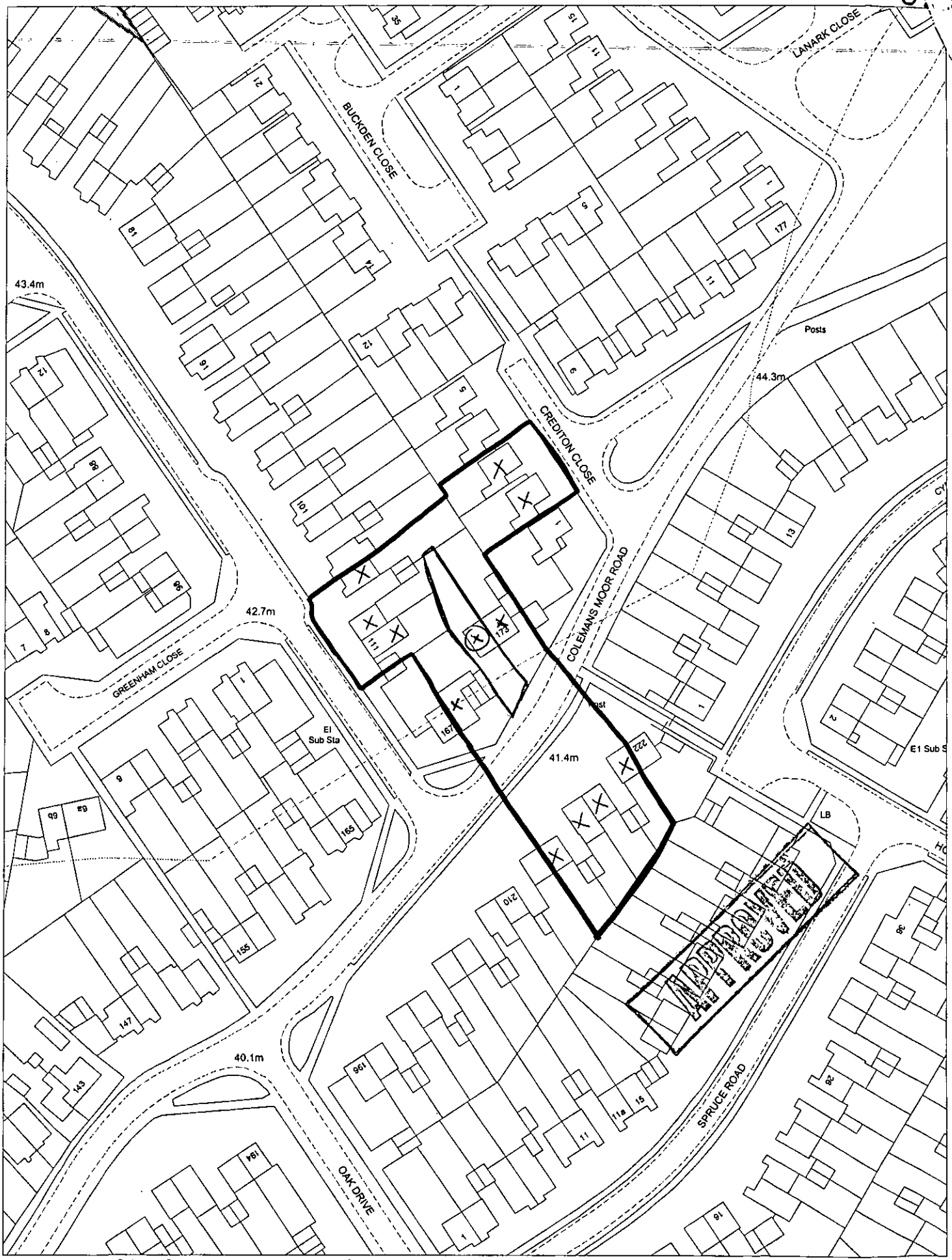
None of the land forms part of an agricultural holding.

Your signature: P F [signature] on behalf of

Date 16 · 1 · 01

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

16 JAN 2001 ★



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Development Control Section, Environmental Services, Wokingham District Council.
22 January 2001 Scale: 1 : 1250

N
W E
S