SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3201

LOCATION:
316 Headley Road East, Woodley Reading.

APPLICANT:
Mr A Searles C/O S C Designs

PROPOSAL:
Proposed conversion of loft to study.

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

APPLICATION WILL HAVE EXPIRED ON:
13/03/2001

CASE OFFICER: **Patrick Haran**

APPROVED

(PH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Searles
C/O S C Designs
63 Alderbury Road
Maidenhead
Berkshire
SL6 7HJ

Application Number: F/2001/3201

Parish: **WOODLEY**

Location: **316, Headley Road East, Woodley, Reading.**

Proposal: **Proposed conversion of loft to study.**

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.

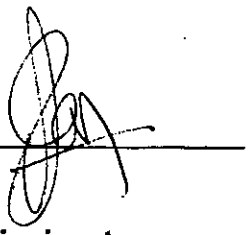
Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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 EN1.
Loddon Area Local Plan Policy LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and 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.

refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3201	PH
BUILDING CONTROL NUMBER	A1 2000/1446	Nick
~~APPLICANT~~/AGENT	SCS Designs	
ADDRESS OF SITE	316 Headley Road East WOODLEY	
DESCRIPTION OF PROPOSED WORK	loft conversion with velux windows	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	258/01	258/01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes	
APPLIC.RECEIVED & APPROVED		12/3/01
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	9/1/01	21/3/01.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	9/1/01.	16/1/01	
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/2001/3201

Applicant : Mr A Searles C/O S C Designs.

Location : 316, Headley Road East, Woodley, Reading.
Proposal : Proposed conversion of loft to study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 16/02/01

Date Registered : 16/01/2001

Earliest Date for Decision : 17/02/2001

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

This application will have expired on: 13/03/2001. 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 – No comment to make

Neighbour responses – None

APPROVED

Planning Issues :

1/ impact on amenity of neighbouring properties

2/ streetscene

3/ development plan context

4/ highways

Application Number: F/2001/3201

Appraisal:

IMPACT ON AMENITY OF NEIGHBOURING PROPERTIES

The proposal under consideration seeks to convert loft space for use as a study. The existing roof is aligned along a NW to SE axis and is of a Chalet style design, rising from approx. 5m at the eves to approx. 12m at the ridge. If approved, 2 Velux windows would be inserted into the west elevation of the roof. This west elevation forms the end flank of a row of dwellings and faces across a communal car parking space to the east elevation of numbers 1-8 Hartigan Place. 1-8 Hartigan Place is a 3 storey block of flats and the east elevation of this building contains a number of windows consistent with this type of dwelling. If approved the proposed windows would overlook those windows in Hartigan Place. However, at a distance of approx. 14m it is not considered that overlooking would be a reason for refusal.

There would be no loss of light on adjoining properties and it is not considered that the proposal would have an overbearing effect.

IMPACT ON STREET SCENE

The west facing roof slope is clearly visible from the street and the roof does have an imposing impact on the street scene. If approved, the proposed windows would set a precedent within the street, however, this is not considered a reason for refusal.

DEVELOPMENT PLAN CONTEXT

The proposal is within identified settlement.

HIGHWAYS

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

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

APPROVED

Application Number F/2001/3201
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Plans to be endorsed

RECORD OF SITE VISIT

SITE ADDRESS: 316 Headley Road East Woodley Reading.

APPLICATION NUMBER: F/2001/3201

OFFICER: Patrick Haran

DATE OF SITE VISIT: 10/10/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes TO FRONT FENCE

2. DESCRIPTION OF SURROUNDINGS Mix of older style detached - 2 storey semi detached town houses and new development of 3 storey flats with high pitched roofs.

3. DESCRIPTION OF SITE/BUILDING 2 storey end - addon to existing maisonette style - high pitched gable ended - flank faces communal parking area



4. RELATIONSHIP TO ADJOINING PROPERTIES
Part of small estate - enclosed communal parking area SW facing roof slope direct views from adjacent flats

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT /

OTHERS \ 3 storey flats at No! 1-8 all have windows facing proposal



FROM; Patrick Haran

DATE: 24 January 2001

DELEGATED

PDI	H
DC	ENF
APP	
CS	
08 FEB 2001	
COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3201

Proposal: Proposed conversion of loft to study..

Site Address: 316, Headley Road East, Woodley, Reading.

Applicant: Mr A Searles C/O S C Designs.

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

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

Tel. 0118 974 6443 (Direct Line)

Date. 9 January, 2001

My ref. CD/FP2000/1446

Mr A D Searles
C/o SCS Designs
63 Aldebury Road
MAIDENHEAD
Berkshire
SL6 7HJ

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
E-mail:

Dear Sir,

LOFT CONVERSION WITH VELUX WINDOWS AT 316 HEADLEY ROAD EAST, WOODLEY

Thank you for your letter received 14 December and Building Regulations Application Number FP2000/1446 received on 28 December.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 03 of Planning Permission 33457, when the housing development was given consent, removed Permitted Development rights in respect of any alteration to any elevation or any additional window or extension.

If you are intending to pursue this proposal would you please submit a planning application to this department by 31 January. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

APPROVAL OF RESERVED MATTERS

LB

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

FOR: BRYANT HOMES SOUTHERN LTD
C/O BOYER DESIGN GROUP
WESTMINSTER HOUSE
77-79 HIGH STREET, EGHAM
SURREY TW20 9HE

Application No. 23457 (RM)

Proposal: ERECTION OF RESIDENTIAL DEVELOPMENT COMPRISING 37 HOUSES & 52 FLATS

AT ROCKWARE SITE, HEADLEY ROAD EAST, WOODLEY

The Wokingham District Council in pursuance of their powers under the above Act hereby GRANT Approval of Reserved Matters (Outline permission 23796) in respect of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. 23796 dated 16.01.86 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.(8)

01 REASON The conditions of the outline planning permission remain in force.(5R)

02 The permission is in respect of the application as amended by the revised drawings 2157/01C (site and location plan), 2157/13B (parking layout), 2157/11-51 (highway improvement), 2157/207B (landscape), 2157/11A (site sections/levels) and 2157/04B & 05B (elevations). (600B)

02 REASON For the sake of clarity and to ensure a more satisfactory development of the site.(18R)

03 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order) there shall be no alteration to any elevation of the development hereby approved and no additional window or extension shall be constructed without the prior written permission of the District Planning Authority.(99)

03 REASON to prevent an overdevelopment of the site and to help safeguard the privacy and the visual amenity of the occupiers of adjacent

continued/-

Application 83497 continued

properties.(92R)

04 The development hereby permitted shall, subject to the conditions of this permission, be carried out and fully completed in all respects in accordance with the drawings and other details contained in the application.(146)

04 REASON In order to secure the satisfactory development of the site as approved by the District Planning Authority.(137R)

05 A detailed schedule of which materials are to be used in each elevation and the ground surface treatment of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(601B)

06 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11RD)

06 Only natural mortar shall be used in the external brickwork. Coloured mortar shall not be used without the prior written permission of the District Planning Authority.(2D)

06 REASON To avoid development of unsatisfactory appearance by the use of a coloured mortar.(12RD)

07 All the proposed site levels as shown on drawing 2157/11A shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.(602B)

07 REASON Changes in site levels may materially affect the proposed development or adjoining property.(112R)

08 All the proposed screen walls, fences and other means of enclosure approved by the District Planning Authority shall be erected concurrently with the development of the site.(249)

08 REASON In the interests of visual amenity and to protect the privacy of adjoining properties.(603B)

09 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (or any order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a highway or shared driveway (other than the railings, walls and fences shown on the approved layout).(604B)

09 REASON In the interests of visual amenity.(603B)

10 No screen wall or screen fence shall be moved from its approved position, particularly along any flank frontage of a corner plot,

continued/-

Application 344577 - continued

without the prior written permission of the District Planning Authority. (239)

10 REASON In the interests of visual amenity. (13R)

11 Details of types and location of lighting to be submitted in writing and approved by the District Planning Authority before development commences

11 REASON In the interests of amenity and road safety. (121R)

12 Before the foundations of any of the proposed dwellings are laid, all the roads shown on the approved layout which lead to or adjoin those dwellings shall be laid out and constructed (other than the final surface course) to the satisfaction of the District Planning Authority. Furthermore, all the footpaths/footways shown on the approved layout which lead to or adjoin the proposed dwellings shall be satisfactorily completed before the last dwelling is occupied. (117)

12 REASON To ensure a satisfactory access for the occupiers of the new dwellings and to help with the accurate setting out of the foundations. (120R)

13 With regard to flat unit types F1, F2, F3, F4 & F5, no washing shall be dried on the site other than inside the unit.

13 REASON In the interests of visual amenity. (13R)

14 The amenity open space shown on the submitted layout shall be provided, landscaped and planted concurrently with the development of the site to the satisfaction of the District Planning Authority. This area of the site shall not thereafter be used for any purpose other than as amenity open space. (214)

14 REASON In the interests of amenity. (90R)

15 The open space shown on the approved layout shall be securely fenced off at the commencement of the development and shall not thereafter be used for the deposit of builders rubble, materials, surplus spoil or any purpose other than to provide a play area. (605B)

15 REASON To protect the area to be used as open space from damage from adjacent construction works.

16 The development hereby permitted shall be landscaped and planted in accordance with the fully detailed scheme submitted with this application and hereby approved. (606B)

16 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting. (194R)

17 The landscaping and planting to be carried out in respect of the development hereby approved shall comply with the recommendations set out in B.S. 4428 1969 'General Landscape Operations' and B.S. 3936 Part 1 1965 'Nursery Stock'. (205)

continued/-

REASON: In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting. (194R)

18. The approved landscaping and planting scheme shall be substantially completed to the satisfaction of the District Planning Authority before the first five dwellings of the total development hereby approved are occupied. (220)

REASON: To ensure that the landscaping and planting is provided, and in the interests of amenity. (219R)

19. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation. (607B)

REASON: In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting. (194R)

20. No development shall take place until there has been submitted to, and approved by, the District Planning Authority an agreement setting out a scheme for the management and maintenance of the communal landscaped areas.

REASON: To ensure the continued maintenance of these areas to a satisfactory standard.

21. None of the dwellings shall be occupied until works for sewage disposal/drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. (114).

REASON: In the interests of amenity. (90R)

22. No dwelling shall be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the District Planning Authority. (609B).

REASON: In the interests of road safety. (550R).

23. No development shall be commenced until visibility splays of 4.5 metres by 75 metres have been provided at the centre of the access road junction with the public road. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level. (C20)

REASON: In the interests of road safety and traffic movement. (551R).

24. No dwelling shall be occupied until all the visibility splays and other sight lines/areas shown on the approved drawings have been provided. All these areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres.

REASON: In the interests of road safety and traffic movement. (551R)

continued/-

Application 33457 continued

25 The car parking spaces shall be provided on a communal and allocated basis as shown on drawing number 2157/13/B before each of the dwellings is occupied.

25 REASON To avoid on-street car parking occurring.

26 No development shall take place on the public highway until the Secretary of State has made a stopping up order under Section 209 of the Town and Country Planning Act 1971 in respect of the Perimeter Road. Details to be submitted to and approved by the District Planning Authority.

26 REASON To protect the highway network. (556R)

INFORMATIVES

The District Engineer at Shute End, Wokingham (Tel: Wokingham 786833) should be notified and details of access construction approved by him before any work is carried out within the highway. (801)

The Thames Water Authority or their agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly. (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development. (671)

The developer will be requested to enter into an Agreement under section 18 of the Public Health Act 1936 with regard to the construction and subsequent adoption by the Council, acting for and on behalf of the Thames Water Authority, of sewers within the site. In the absence of such Agreement the Council is unlikely to agree to the subsequent adoption of the private sewers constructed, which will therefore remain the responsibility of the respective owners. (672)

The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development. (673)

The existing watercourses or ditches crossing or abutting the site shall be filled/piped/culverted in accordance with Section 262 of the Public Health Act 1936. (685)

All existing land drainage disturbed shall be replaced or relaid as near as possible to its original position and subject to the approval of

continued/-

Application 3457 - continued

the Engineer, shall be connected to the surface water drainage system. (687)

The developer is responsible for obtaining easements to connect to and discharge through the private drainage system. (690)

Surface water shall discharge to the existing public surface water sewer. (705)

Soakaways will not be permitted. (707)

Dated 29 AUG 1989 ..... District Planning Officer

NB A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986 - SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

(a) that there is to be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

continued/-

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

Tel: 0118 974 6482

Date: **24 January 2001**

My ref: F/2001/3201

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/2001/3201
316, Headley Road East, Woodley, Reading.
Proposed conversion of loft to study.

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/2001/3201**
316, Headley Road East, Woodley, Reading.
Proposed conversion of loft to study.
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 6482

Date: **24 January 2001**

My ref: F/2001/3201

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3201
316, Headley Road East, Woodley, Reading.
Proposed conversion of loft to study.

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/2001/3201**
316, Headley Road East, Woodley, Reading.
Proposed conversion of loft to study.
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/2001/3201

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/2001/3201
316, Headley Road East, Woodley, Reading.
Proposed conversion of loft to study.

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/2001/3201**
316, Headley Road East, Woodley, Reading.
Proposed conversion of loft to study.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3201
CASE OFFICER: Patrick Haran

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

ADDRESS 316/318/320/322/324/326/328/330 HEADEY ROAD EAST PARISH WOODLEY

PLOT No. 8/7/6/5/4/3/2/1 WOODLEY AIRFIELD 4(4) ORD. SHEET No. SU 7772 4

BUILDER BLOCK G

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08308	ADWEST/WIMPEY	COMP. DEV. ON 138.3 ACRES	30.10.78	C/
23796	"	O/L.	25.7.85	C/
33457	BRYANT	TERR. HOUSES/PARKING	2.8.89	C/
BRA 7947	"	" "	6.11.89	APP
43115	MRS G. DUDMAN 330	GARAGE W/DRAWN	~~27.10.94~~	~~Re~~
96/64025/F	MR. I. ANDERSON 318	CONSERVATORY	7.8.96	C/
97/65666/F	MRS G. WALTERS 330	DEM. CARPORT/ERECT GARAGE	11.7.97	Re
LP 97/6432	" "	" "	5.6.97	C/APP

DATE OF COMPLETION

MINISTRY DECISION 97/65666/F 330 - APPEAL DISMISSED. 2ND APRIL 1

SPECIAL ORDERS PD. ENQ - DOUBLE GLAZING - 15.12.95

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2001/3201

Proposal:
Proposed conversion of loft to study.

Location:
316, Headley Road East, 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 JAN 2001
Officer: PH	Application No. F/2001/3201

Map No. 42 Site 0.01
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CONVERSION OF LOFT TO STUDY.

Location: 316 HEADLEY ROAD EAST

Parish: WOODLEY Ward: Laddon. 24.01.01 →

Applicant:
MR A. SEARLES

Fee Received 0:00 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 : 24.01.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N - see map

Environmental Services

For office use only.
Application number: 16.JAN.2001* 3201

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 A SEARLES
	Address and postcode	316 HEADLEY ROAD EAST WOODLEY BERKS RG45 6RJ
	Phone number	01344 773679
	Agent's Name	S.C.S DESIGNS
	Address and postcode	63 ALDERBURY ROAD MAIDENHEAD BERKS SL6 7HJ
	Phone number	01628 674082
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.	316 HEADLEY ROAD EAST WOODLEY BERKS RG45 6RJ
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT CONVERSION

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.	ALL AS 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: 2	Proposed: STUDY
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.

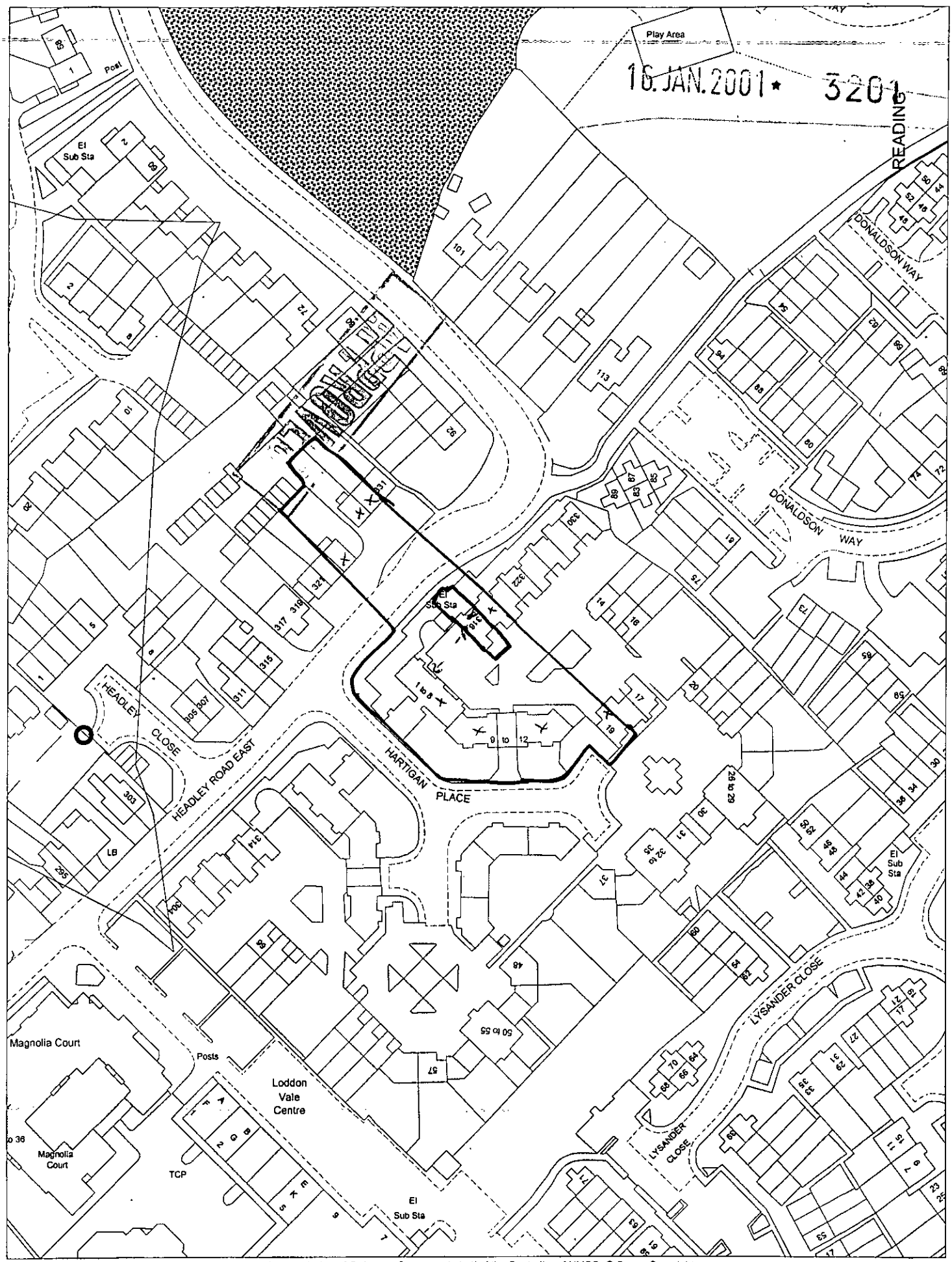
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of MR A SEARLES

Date 11/1/2001

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

19 January 2001

Scale: 1 : 1250

N W E S