APPLICATION NO:

F/2001/3263

LOCATION:
10 Beaver Way, Woodley Reading.

APPLICANT:
Mr & Mrs Hunter C/O Anglian Home Improvements (Mr S Dickerson)

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

EARLIEST DATE FOR DECISION: **26/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/03/2001

CASE OFFICER: **Helen Pollock**

-(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hunter
C/O Anglian Home Improvements (Mr S Dickerson)
P O Box 65
Norwich
Norfolk
NR6 6EJ

Application Number: F/2001/3263

Parish: **WOODLEY**

Location: **10 Beaver Way, Woodley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following 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. Except where stated otherwise on the approved drawings, 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.

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.

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 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 22/03/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3263

Applicant : Mr & Mrs Hunter C/O Anglian Home Improvements (Mr S Dickerson).

Location : 10, Beaver Way, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	06/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 30/01/2001

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/02/2001

This application will have expired on: 27/03/2001. 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 T. C : No Comment - ast neighbour Comments be taken into account. (no neighbour Comments received)

Planning Issues :

1) Impact upon neighbouring Properties

2) Impact upon Street Scene.

Application Number: F/2000/3263

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 5m wide, 5m deep and have a pitched roof, 2.3m to the eves and 3.2m to the ridge.

The property is detached, with a 1.8m fence enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

The conservatory would be visible from Beaver Way, but would be largely obscured by a 1.8m fence and vegetation in the garden of No.10. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3263
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C057	R007	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 10 Beaver Way Woodley Reading.

APPLICATION NUMBER: F/2001/3263

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/02/9

1 SITE/STATUTORY NOTICE DISPLAYED ? NO - Yes - front garden 8/2

2. DESCRIPTION OF SURROUNDINGS

Modern detached residential

3. DESCRIPTION OF SITE/BUILDING

Detached family home integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

Courner plot. - 8 vs set forward of 10.
n° 12 to rear has no 1st floor windows in side elevation, has a side door but is 1.8m fencing between

5. SITE CONSTRAINTS

TREES Several trees in rear garden. → conifers + misillanius - none should be affected.

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT 1.8m ~~[illegible]~~ close board fencing.

OTHERS N/A.

→ would be visable from side → but not intrusive.

Received by Wokingham District Council

Application No: F/2001/3263

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

Location:
10, Beaver Way, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2001. 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

02 February 2001

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

Tel: 0118 974 6480

Date: **02 February 2001**

My ref: F/2001/3263

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/2001/3263
10, Beaver Way, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3263**
10, Beaver Way, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

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

Tel: 0118 974 6480

Date: **02 February 2001**

My ref: F/2001/3263

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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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 6480

Date: **02 February 2001**

My ref: F/2001/3263

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

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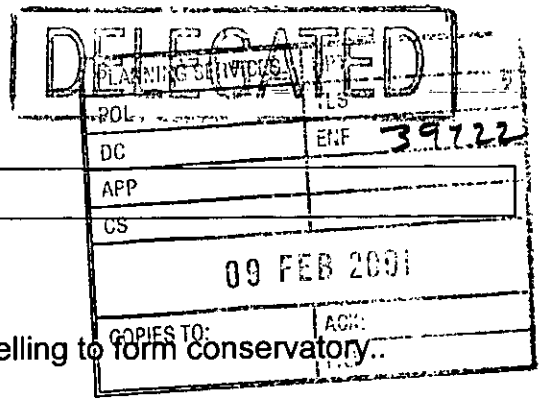
10, Beaver Way, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clacey

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

FROM: Helen Pollock

DATE: 02 February 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3263

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

Site Address: 10, Beaver Way, Woodley, Reading.

Applicant: Mr & Mrs Hunter C/O Anglian Home Improvements (Mr S Dickerson).

Your observations are required in respect of this application **by 26/02/2001** .

The committee made no comment on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 JAN 2001	Map No. 42/47 Site 0.03
Officer: HP	Application No. F/2001/3263
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 10 BEAVER WAY

Parish: WOODLEY Ward: Loddon

Applicant: MR/MRS HUNTER

Fee Received 95-00 (1) 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 : ..... 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.....

30. JAN. 2001 13

Anglian Home improvements

Conservatories Division
Conservatories Admin. Dept.
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 420780
Facsimile: 01603 420576
Facsimile: 01603 420597

Wokingham District Council
Planning Department
Po Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

29th January 2001

Our ref: MJ 099/04478 Hunter

Dear Sir or Madam,

REF: PROPOSED DEVELOPMENT AT: 10 BEAVER WAY WOODLEY READING BERKSHIRE RG5 4UD

We would like to make a formal application under the Town and Country Planning Act, to construct a conservatory in accordance with the enclosed detailed drawings and completed application forms.

As we strive to offer our clients a prompt and efficient planning service, we would be grateful if you would assist us in our efforts by forwarding your correspondence to us by fax wherever possible, stating our full reference number. This will greatly assist us in reducing unnecessary time delays.

We trust that the application has everything you require, including cheque for £95. Should you need any additional information, please contact us via the methods listed below.

We will contact you in the next few days, to see if you have any initial opinions on the proposal.

Thanking you for your assistance in this matter,

Yours faithfully,

Mr Simon Dickerson – Planning Officer
Planning Department – Central Conservatory Administration.

Tel: 01603 420780 Fax: 01603 420576 Email: cons.planning@anglian-windows.com PA1

1764

ADDRESS 10 Beaver Way PARISH Woodley

PLOT No. 44 2nd Woodley Airfield ORD. SHEET No. SU.7713 42/47

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22689	ADWIST	DET. HOUSE & GARAGE	13.12.84	CIA
BR 23948	BRYANT	"	8.1.85	APP
32770	MR. M. CONQUER	SIDE EXT.	2.6.89	Ref
33797	"	"	19.9.89	CIA
BRA 8322	"	2/ST. EXT. & GARAGE CONV.	20.12.89	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
30.JAN.2001* 3263

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 HUNTER
	Address and postcode	10 BEAVER WAY WOODLEY
		READING BERKSHIRE
		RG5 4UD.
	Phone number	
2	Agent's Name	MR S DICKERSON
	Address and postcode	ANGLIAN HOME IMPROVEMENTS
		P.O. BOX 65 NORWICH
		NORFOLK NR6 6EJ.
	Phone number	01603 420780 EXT 3475.
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.	10 BEAVER WAY WOODLEY
		READING BERKSHIRE
		RG5 4UD.
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT P.V.C.U. CONSERVATORY
		TO REAR OF PROPERTY

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE P.V.C.U. WALL FRAMES DOUBLE GLAZING - CLEAR GLASS ROOF	
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: N/A	Proposed:
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.

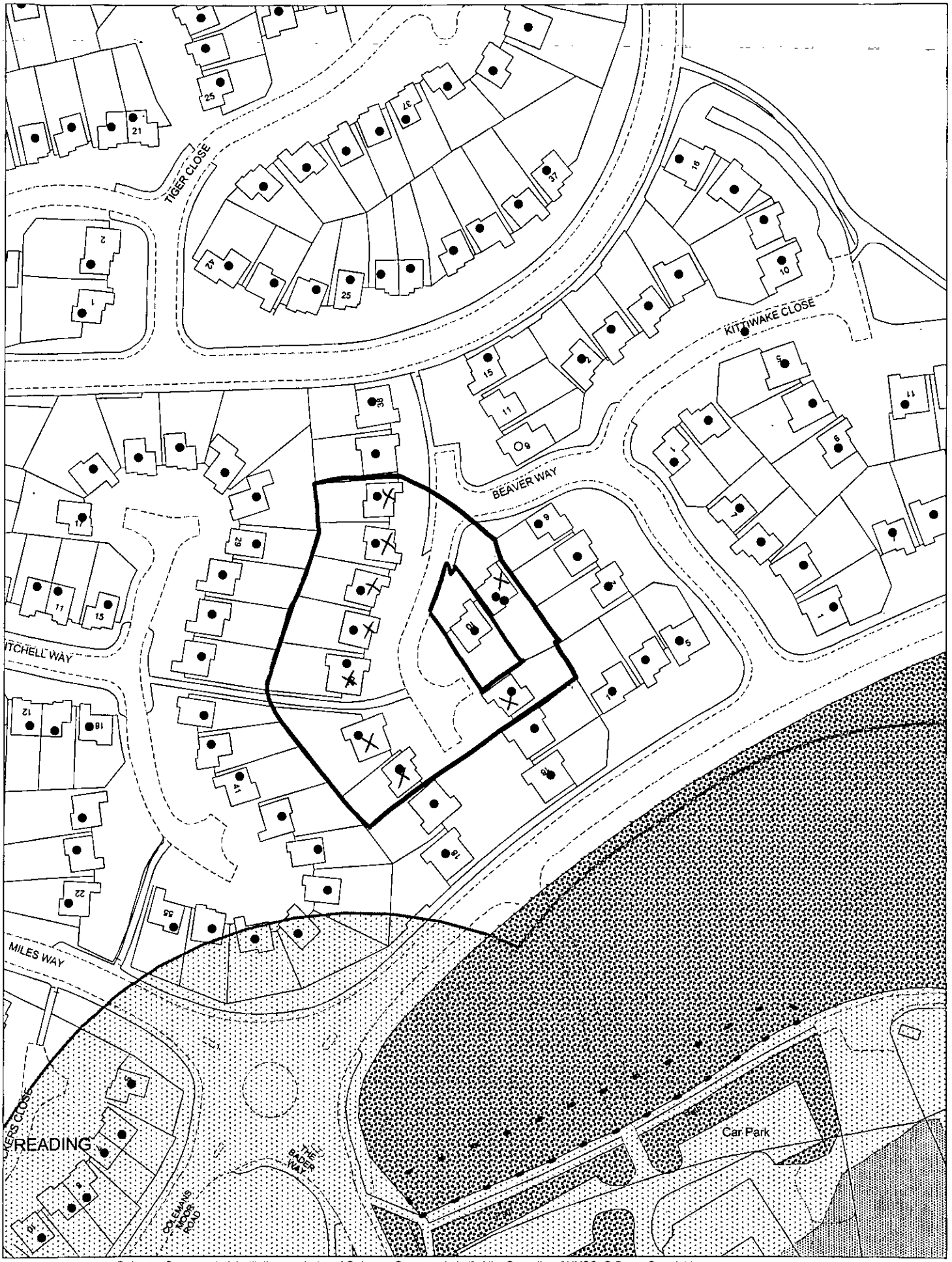
Your signature: [signature]

on behalf of MR & MRS HUNTER

Date 29/1/1

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

30.JAN.2001* 3263



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Development Control Section, Environmental Services, Wokingham District Council.

31 January 2001 Scale: 1 : 1250

N W E S

Survey®
Superplan®

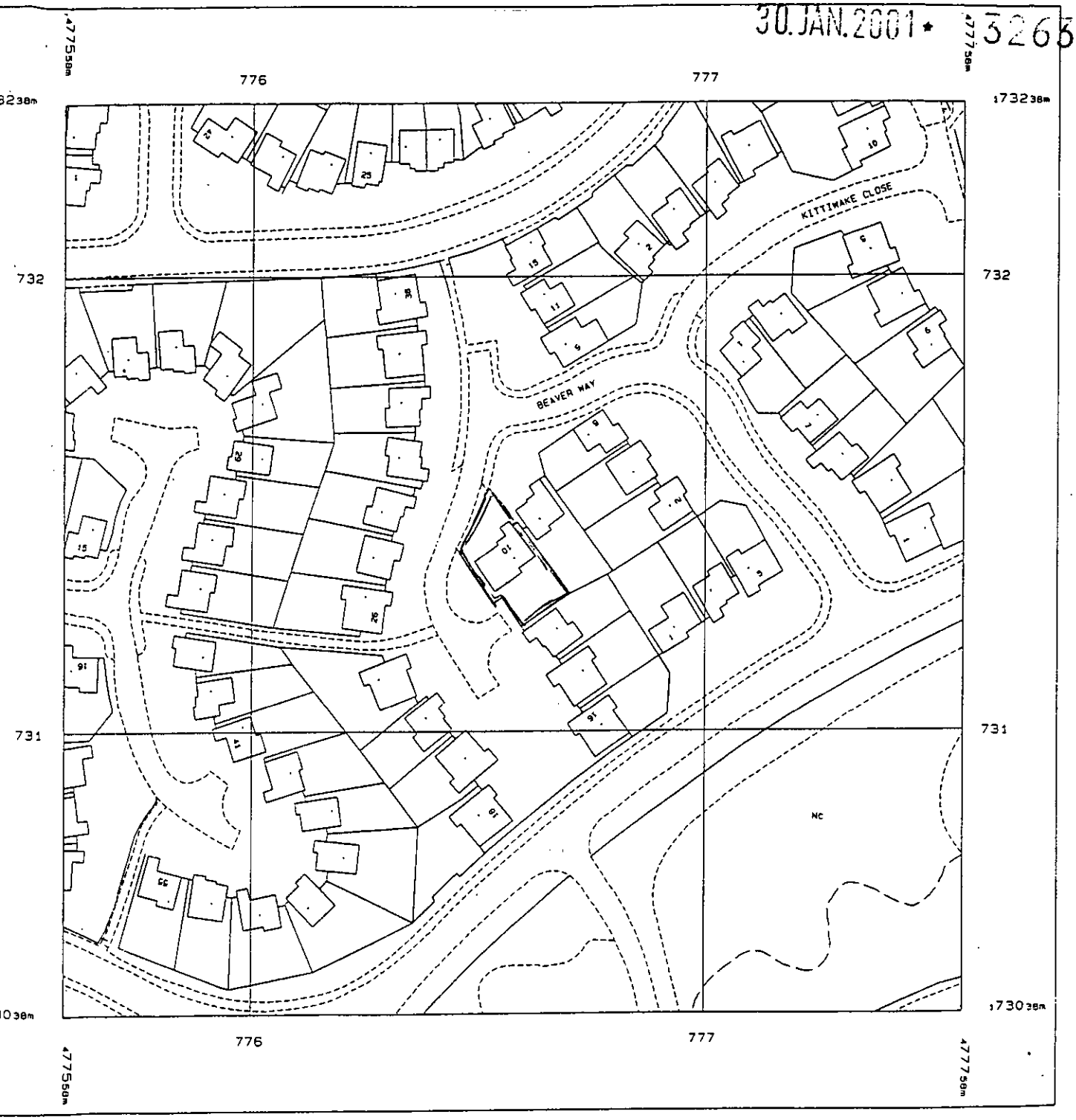
10 JAN 2001

HUNTER

Planning Extract - 1

Site-centred

30.JAN.2001 * 3266



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national mapping agency of Great Britain.

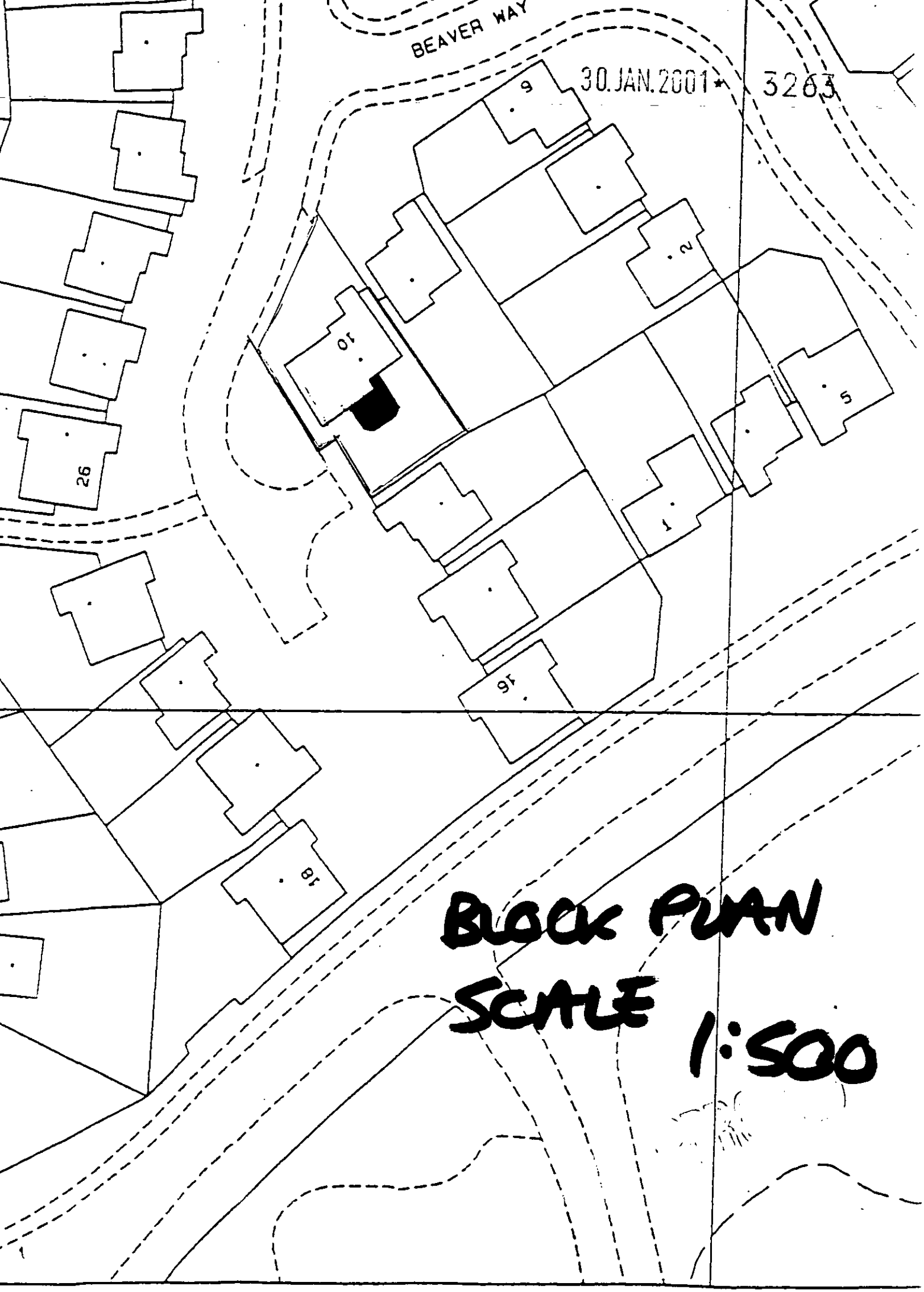
Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7773SE

The representation of a road, track or path is no evidence of a right of way.

Superplan product does not contain recorded map information.

Centre Coordinates: 477658 173138
Supplied by: National Map Centre
Serial Number: 41206



BLOCK PLAN
SCALE 1:500