APPLICATION NO:
**F/2001/4680**

LOCATION:
**1 Crossways, Woodley Reading.**

APPLICANT:
**Mr & Mrs W Abbott**

PROPOSAL:
**Proposed single storey front extension.**

EARLIEST DATE FOR DECISION: **28/09/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**15/10/2001**

CASE OFFICER: **Farah Humayun**

APPROVED

No 088 18.10.01

RAILEX
Marbleboard

EASIFILE EP7

1270

DO

(FH)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr & Mrs W Abbott**
**1 Crossways**
**Woodley**
**Reading**
**Berkshire**
**RG5 3PT**

**Application Number: F/2001/4680**

**Parish:** **WOODLEY**

**Location:** **1, Crossways, Woodley, Reading.**

**Proposal:** **Proposed single storey front extension.**

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.

**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 Policies EN1 and OS1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 12/10/2001

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.**

Finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 4680 | FH |
| BUILDING CONTROL NUMBER. | BN2001/1178 | North |
| APPLICANT/~~AGENT~~ | Mr + Mrs Abbott | |
| ADDRESS OF SITE | 1. Crossways WOODLEY | |
| DESCRIPTION OF PROPOSED WORK | S/S front ext | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | rec'd 20/8/01 | rec'd 20/8/01 |
| ELEVATIONS | -- | -- |
| FLOOR PLANS | -- | -- |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 12/10/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 24/10/01 | |

| 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 :** Farah Humayun

**Application Number :** F/2001/4680

**Applicant :** Mr & Mrs W Abbott .

**Location :** 1, Crossways, Woodley, Reading.
**Proposal :** Proposed single storey front extension.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 12/09/01. |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 12/09/01

**Date Registered : 20/08/2001**

**Earliest Date for Decision : 28/09/2001**

**Latest Consultation Date/Site Notice Expiry Date : 28/09/2001**

**This application <u>will have expired on</u>: <u>15/10/2001.</u> 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

Property Department - Does not affect any councils adjoining interests.

**Planning Issues :**

+ Impact upon neighbouring properties

* Impact upon street scene.

**Application Number: F/2001/4680**

**Appraisal :**

The application being considered is proposed single storey front extension. The proposed extension has a hipped roof which stands at 3.5 m to the pitch and 2.4m to the eaves. The extension projects 1m from the front of the property.

IMPACT UPON NEIGHBOURING PROPERTIES

No.1 is the end property in a line of terraced houses. ~~The neighbouring property of No 3 is located approx 2.5m.~~ The proposed extension is located approx. 2.5m from the shared boundary with No 3. There is existing hedging on the boundary. Therefore it is considered the proposal will not have an adverse impact upon the ~~street scene~~ neighbouring properties.

IMPACT UPON THE STREET SCENE.

No. 1 is located approx 12m from the side facing highway of Drovers Way. 'Crossways' is an existing pathway for pedestrians and cyclos. The property is well screened from the highway. Although there are no similar front extentions along Crossways it is considered that the small scale of development is in keeping with the character of the property and will not have an adverse impact upon the street scene.

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

## Application Number F/2001/4680
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| | | | |
| | | | |
| | |

# RECORD OF SITE VISIT

SITE ADDRESS: 1 Crossways
Woodley Reading.

APPLICATION NUMBER: F/2001/4680

OFFICER: Farah Humayun

DATE OF SITE VISIT: 12/09/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

CORNER TERRACE. SMALL PATHWAY ACCESS.
NEW PROPERTY.

4. RELATIONSHIP TO ADJOINING PROPERTIES

CORNER
NO 3, WELL SCREENED BY HEDGING, NO SIGNIFICANT
INTERACT

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

**Property Dept**

TO: [redacted] Farah Humayun

**Date:** 18 September 2001

**Application Number:** F/2001/4680

**Proposal:** *Proposed single storey front extension..*

**Site Address:**
1, Crossways, Woodley, Reading.

**Applicant:**
Mr & Mrs W Abbott .

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

---

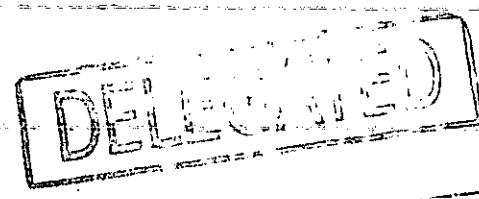
This property is a former Council house sold under the tenants right to buy scheme in November 2000.

The above proposal does not appear to affect any of the council's adjoining interests

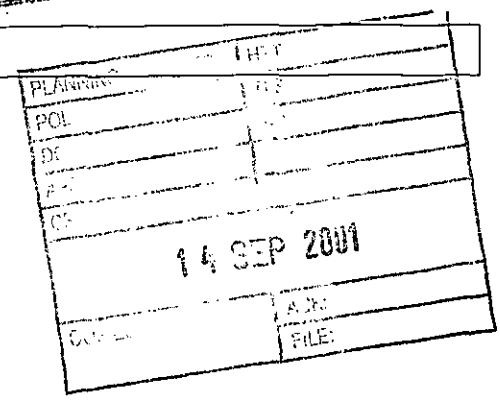
Sarah Hunter
For Head of Property Section

FROM: Farah Humayun

DATE: 28 August 2001




## WOODLEY TOWN CONSULTATION SHEET




**Application Number:** F/2001/4680

**Proposal:** Proposed single storey front extension..

**Site Address:** 1, Crossways, Woodley, Reading.

**Applicant:** Mr & Mrs W Abbott .

Your observations are required in respect of this application **by 28/09/2001** .

---

The committee made no comment on this application.

SIGNED: Anu keenan DATE: 12.9.01.

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **28 August 2001**

My ref: F/2001/4680

**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/2001/4680**
**1, Crossways, Woodley, Reading.**
**Proposed single storey front extension.**

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

*Farah Humayun*

Development Control Officer

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2001/4680**
**1, Crossways, Woodley, Reading.**
**Proposed single storey front extension.**
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: **28 August 2001**

My ref: F/2001/4680

**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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Yours faithfully,

***Farah Humayun***

Development Control Officer

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2001/4680**
**1, Crossways, Woodley, Reading.**
**Proposed single storey front extension.**
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: **28 August 2001**

My ref: F/2001/4680

**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

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**1, Crossways, Woodley, Reading.**
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Yours faithfully,

*Farah Humayun*

Development Control Officer

---

**LISTING FORM**

Case officer: **Farah Humayun** Application Number: **F/2001/4680**
**1, Crossways, Woodley, Reading.**
**Proposed single storey front extension.**
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/2001/4680

**Proposal:**
Proposed single storey front extension.

**Location:**
1, Crossways, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4680 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/09/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Head Planning and Transportation**

**28 August 2001**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 AUG 2001

Officer: FH | Application No. F 2001 4680

Map No. 47 Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

20.AUG.2001 * 4680

Description:

(F) PROPOSED SINGLE STOREY FRONT EXTENSION

Location: 1 CROSSWAYS

Parish: WOOLLEY Ward: Loddon

T.W 29/8/01

Applicant: MR + MRS W. ABBOTT

Fee (1) Received 95-00 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 : 28/8/01 T.W

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:**

.....
NS Pre-Apps
.....

**NEIGHBOURS:** Site notice + see map for neighbour notices.

Tel: 0118 974 6428 or 6429

Date: 21 August 2001

Your Ref:

My Ref:

MRS AND MRS W ABBOTT
1 CROSSWAYS
WOODLEY
READING
RG5 3PT

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

20.AUG.2001* 4680

**ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION**

Dear Sir/Madam

**Site Address: 1 CROSSWAYS, WOODLEY**
**Proposal: PROPOSED SINGLE STOREY FRONT EXTENSION**

Thank you for the above application, which has been received along with the sum of £ 95.00 in fees.

If, for any reason your application cannot be registered as valid we will contact you again as soon as possible to request any additional information we require.

If you have any queries concerning your application please contact Ian Jordan on (0118) 974 6428.

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

Mr I Jordan
*Principal Planning Support Officer*

Recd 10.10AM 20.8.01.

# Environmental Services

For office use only.
Application number: 20.AUG.2001* 4680

## 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 W. ABBOTT |
| | Address and postcode | 1 CROSSWAYS<br>WOODLEY<br>READING<br>RG5 3PT |
| | Phone number | 01189628922 |
| 2 | Agent's Name | |
| | Address and postcode | N/A |
| | Phone number | |
| 3 | Site<br>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. | 1 CROSSWAYS<br>WOODLEY<br>READING<br>RG5 3PT |
| 4 | Give brief details of the proposal for example, two storey side extension<br>About the application | G.F. FRONT EXTENSION TO FORM TOILET & CANOPY |
| 5 | Are there any trees on the site?<br>*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 BRICKS TO MATCH EXIST. INTERLOCKING CONC TILES TO MATCH EXIST. WHITE UPVC WINDOW & FRAME |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>*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?<br>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: 5 | Proposed: 5 |
| 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: J. Abbott

on behalf of

Date 20.8.01

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

23440 001

ADDRESS 1 CROSSWAYS PARISH WOODLEY

PLOT No.

ORD. SHEET No. SU4672 (47)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 531/54 | Wokingham R.D.C. | Residential Layout | 13.7.54 | N/H. NDC |
| F/2001/3512 | Mr. & Mrs. Abbott | 2St/S & R/Porch | 23.4.01 | C/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

20. AUG. 2001 * 4680


APPROVED
South Lake County Junior School
South Lake County Infant School
Crescent House
CAMPBELL ROAD
NIGHTINGALE ROAD
PEARSON WAY
KNOWLE ROAD
SOUTH LAKE CRESCENT
761
762
763
764
765
SCALE 1 : 2500
0
500
1000
SU 7671




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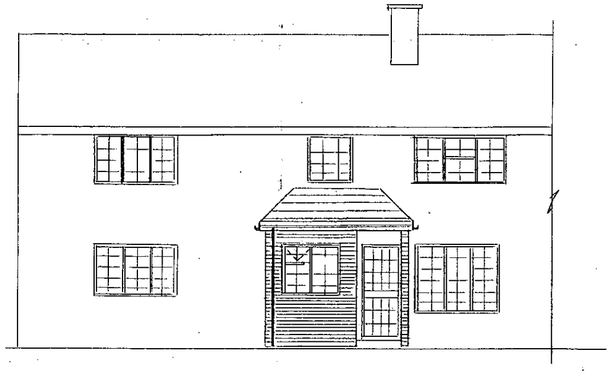
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

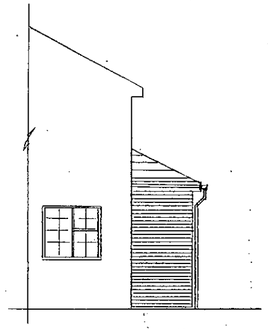
Development Control Section, Environmental Services, Wokingham District Council.

23 August 2001 Scale: 1 : 1250

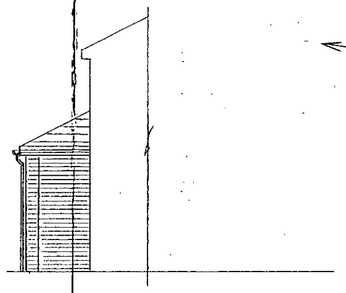
N
W E
S

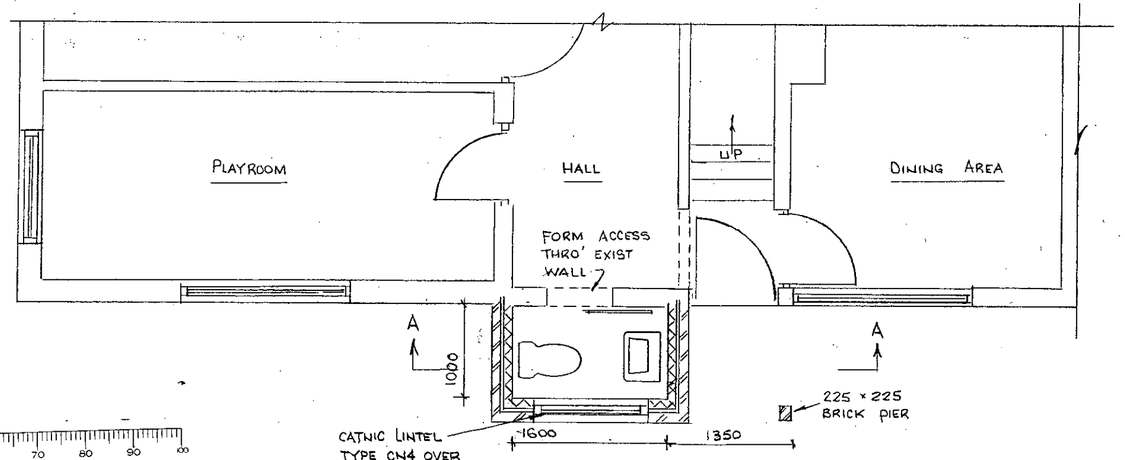


FRONT ELEVATION

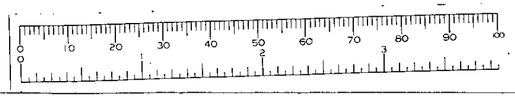


END ELEVATIONS

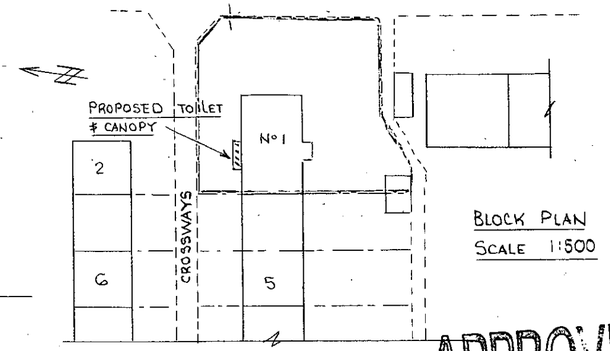





PLAN

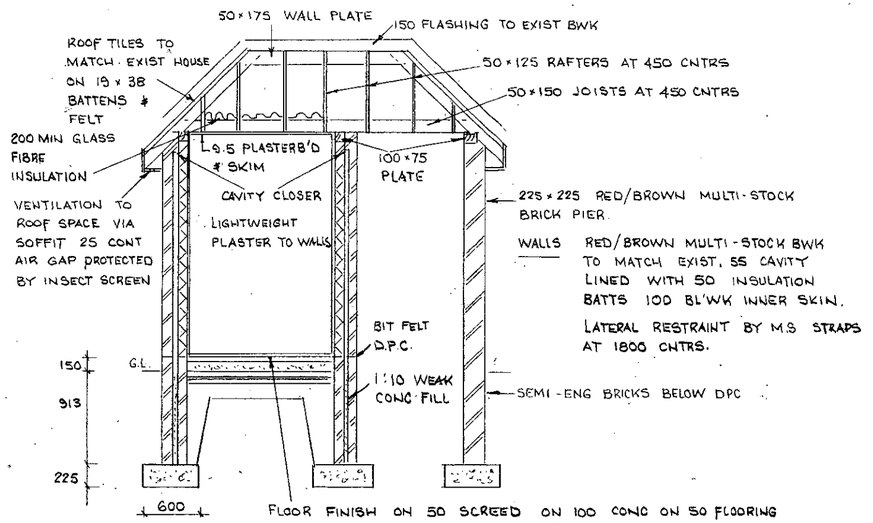


DROVERS WAY




BLOCK PLAN
SCALE 1:500

APPROVED




SECTION A-A

20.AUG.2001* 4680

PROPOSED TOILET & FRONT ENTRANCE CANOPY FOR MR & MRS. W. ABBOTT
AT 1. CROSSWAYS WOODLEY READING RG5 3PT

SCALES 1:100
1:50

DATE AUGUST 2001

CS 24/10/01

