APPLICATION NO:
F/2001/3572

LOCATION:
3 Mulberry Close, Woodley Reading.

APPLICANT:
Mr Monagham C/O Drawing Office Associates

PROPOSAL:
Proposed two storey side and rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

1390

01

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Monagham
C/O Drawing Office Associates
Unit 1 Holly Tree Farm
Lower Ickneild Way
Great Kimble
Aylesbury
Bucks HP17 9TX

Application Number: F/2001/3572

Parish: **WOODLEY**

Location: **3, Mulberry Close, Woodley, Reading.**

Proposal: **Proposed two storey side and rear 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall in the north-west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor en-suite window in the north-east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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 residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

4. 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 LBE1, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 02/05/2001

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 11 October, 2001
My ref. BC/DC/2001/3572

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Monaghan
c/o Drawing Office Associates
Unit 6 Holly Tree Farm
Lower Icknield Way
Great Kimble
Aylesbury, Bucks.
HP17 9TX

Dear Sirs

PLANNING PERMISSION 2001/3572
SITE: 3 MULBERRY CLOSE, WOODLEY, READING

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

I would like to take this opportunity to remind you that Planning Permission Number 2001/3572 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

ANDREW THORLEY
Planning Assistant

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3572	AT
BUILDING CONTROL NUMBER.	BR 2001/2111 North	
~~APPLICANT~~/AGENT	Drawing Office Associates	
ADDRESS OF SITE	3 Mulberry Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 Storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		~
ELEVATIONS	4519/00 1A	4519/00 1A
FLOOR PLANS	~	~

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/8/01	

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	

Applicationo	Name & Address
F/2001/3572	Noel Cutler 7 Mulberry Close Woodley READING RG5 3LR

App approved
Letters sent 18-05-01

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3572

Applicant : Mr Monagham C/O Drawing Office Associates.

Location : 3, Mulberry Close, Woodley, Reading.
Proposal : Proposed two storey side and rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01

Date Registered : 15/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application <u>will have expired on</u>: <u>10/05/2001.</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 :

Highways : Approval with conditions.
Neighbour: 1 letter of concern + note.
Woodley TC: See comments on memo.

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
3) highways.

Application Number: F/2001/3572
Appraisal:

The proposal is for a 2-storey side extension to a 2-storey previously extended semi-detached house to provide additional living accommodation and a replacement garage, also to include the replacement of the existing single storey rear extension's flat roof with a pitch roof.

The proposed 2-storey side extension will have a metre set back at first floor level from the front elevation of the existing house. It would extend a further 2.4 metres beyond the original house at the rear, but will be flush with the existing single storey rear extension. It will be 2.8 metres wide, taking the flank wall to the boundary. At first floor level it will be 9.3 metres deep. The garage will be projected forward so to be in line with the front elevation of the existing house. It is proposed that the eaves height of the pitched roof will be 5 metres, which will match existing, with a maximum ridge height of 7.9 metres, (0.3 metres below the main ridge).

The mono pitched roof at the front over the new porch and garage will have an eaves height of 2.7metres with a ridge height of 3.5 metres. On the front elevation a new entrance door and at first floor a new bedroom window, and on the rear elevation a new utility door /window and at first floor a new en-suite window will be inserted. But they will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 4, to the southeast, 2-storey, semi-detached neighbour, extended to the rear with a single storey flat roofed extension which projects a further 0.7 metres beyond No.3 existing single storey extension, main windows at ground floor and at first floor face front and rear gardens.
Due to the orientation it is considered that the occupants of this property will not be affected by the proposals.

No.2, to the northwest, 2-storey, semi-detached house, extended to the side right up to the boundary with a single storey garage /workshop also to the rear with a single storey conservatory which projects 2.4 metres from the rear elevation of the house. There is a first floor landing window on the flank elevation. Due to the shallow roof pitch of the proposal it is considered that there will be minimal loss of daylight to the window on the flank elevation and to the conservatory on the rear elevation.

The distances to the properties to the rear in Seaford Gardens are sufficient to prevent any detriment to their amenities.

2) Impact on street scene /visual impact.

The house is set back from the road by approximately 9 metres, this combined with the first floor setback and lower ridgeline would prevent the extension being prominent in the street scene and would not cause a terracing effect - considered acceptable.

Woodley Town Council are concerned about the terracing effect that this would have on the street scene, and also the impact it would have on No. 2 Mulberry Close. See explanations above.

3) Highways

Neighbours at No.7 and at No 5. (see letter and note on file) is concerned with the parking provision located within the front garden of No. 3, and the possible loss of on street parking if the drop kerb was to be extended.

The applicant's have already removed their front boundary wall, which abuts the highway with the intention of removing the front garden (with lawn and flower beds) so to provide for the additional parking space required. It is believed that the applicant will replace the front boundary wall after works have been completed. Highways Section – conditional approval.

Recommendation : Approval: [✓] Refusal: [ ]
(tick appropriate box)

Application Number F/2001/3572
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions~~/ Reasons for Refusal~~
1.	COO1	ROO1	**Full Permission – 5 Years**
2.	CO14	RO14	**External Finishes to Match**
3.	CO44	RO44	**No Windows To Be Inserted "flank wall " in the "north west" elevation of the building/extension**
4.	CO45	RO45	**Obscure Glazing first floor "en-suite window" in the "north east elevation"** **Please delete: It shall be fixed shut, and be permanently so retained thereafter.**
5.	CO49	RO49	
6.	C122	R122	

~~Garage to have minimum internal dimensions of 2.5 metres x 5 metres, to comply with the Local Planning Authority's standards in respect to parking.~~

Informatives

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

NO7 Access construction (agency)

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
LALP: LBE1, LTV1, LTV6.
BSP: EN1

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

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

Date: 2/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 3 Mulberry Close
Woodley Reading.

APPLICATION NUMBER: F/2001/3572

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 'Residential' cul-de-sac No. 2, 2 storey semi detached house, with garage at side adjacent to proposal with (projected canopy over garage porch area) single storey conservatory at rear project 2.4m, only first floor landing window in flank elev.

3. DESCRIPTION OF SITE/BUILDING
2 storey semi detached house, with detached rear garage. Brown brickwork, brown concrete tiled roof, white UPVC windows + doors fascia + guttering. Enclosed rear garden. (Grassed) lawn + flower beds at front

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site plan / Neighbouring properties have all been extended in some shape or another.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — as existing / Hen will remove front tarmac area to accommodate new parking layout

LEVELS — No change

BOUNDARY TREATMENT — No. 2, 1m low fence then a single storey garage, 1.8m high fence continues along rest of boundary to the rear.

OTHERS
— Rear boundary 1.87m high fence
— No. 4, single storey flat roof extension project 0.7m beyond No. 3. rear ext line then a 1 metre boundary fence.

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

Tel: 0118 974 6441

Date: **23 March 2001**

My ref: F/2001/3572

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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/2001/3572
3, Mulberry Close, Woodley, Reading.
Proposed two storey side and rear 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 **Andrew Thorley** *on* **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3572**
3, Mulberry Close, Woodley, Reading.
Proposed two storey side and rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

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

Tel: 0118 974 6441

Date: **23 March 2001**

My ref: F/2001/3572

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3572**
3, Mulberry Close, Woodley, Reading.
Proposed two storey side and rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6441

Date: **23 March 2001**

My ref: F/2001/3572

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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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Application Number: F/2001/3572
3, Mulberry Close, Woodley, Reading.
Proposed two storey side and rear extension to dwelling.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3572**
3, Mulberry Close, Woodley, Reading.
Proposed two storey side and rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

Received by Wokingham District Council

Application No: F/2001/3572

Proposal:
Proposed two storey side and rear extension to dwelling.

Location:
3, Mulberry Close, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/04/2001. 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

23 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3572
CASE OFFICER: Andrew Thorley

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


P131BJH

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 MAR 2001 ~~10 JAN 2001~~
Officer: AT	Application No. F/2001/3572

Map No 47 Site 003
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE & REAR EXTENSION TO DWELLING

Location: 3 MULBERRY CLOSE

Parish: WOODLEY Ward: South Lake
23.3.01 D.

Applicant: MR MONAGHAM

Fee Received 15.00 (5) 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	Parking layout for 3 Vehicles	ES/1	✓ 15 MAR 2001
3	Forms unsigned			
4	Correct S 66 certificate	Agric holding declaration deleted.	1S/1	✓
5	Elevation plans	Other side elevation & rear. Utility room door shown on floor plan but not on rear elev.	1S/1	✓ 15 MAR 2001
6	Floor plans	Helpful to see existing floor plans. (not clear position of existing garage)	1S/1	✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 · 2 2*

Advertisement Required .....

Date Site Notice Sent :23.3.01 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:

.....S/N + See map.....

7, Mulberry Close,
Woodley,
Reading,
RG5 3LR

PLANNING SERVICES	HPT
PGL	TLS
DC AC	ENF
APP	
CS Obs	
18 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

Mr A Thorley,
Planning Department,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
RG40 1WR

16th April 2001

Dear Mr Thorley,

RE: F/2001/3572 3, Mulberry Close, Woodley

I am writing to you following our phone conversation of Monday 9th April. As you are no doubt aware the matter of parking often becomes a contentious issue in small Closes such as ours. I would like to seek clarification that any potential issues on this matter have been addressed to prevent any further animosity arising here.

I have no objection in principle to the extension as detailed in the plans available for examination at Woodley Library, but have some concerns over the allocation of parking on the property and on the adjoining public highway.

I note that the plans provide for three off-road parking spaces. These are provided as follows:

a) one in a re-positioned, integral garage,
b) one on the current driveway, which has been reduced in length, and
c) one on what is currently the front garden.

In my estimation the current driveway could hold at least three and probably four cars and so the plans as proposed provide for an overall reduction of at least one, if not two, parking spaces.

One of the planned parking spaces is currently on the front garden of the property, which would mean that the car would need to be driven onto the current driveway and then turned through 90 degrees to park. Has anything in the plans describe how this manoeuvre will be achieved?

I also notice that in recent weeks the front boundary wall of the property has been removed and an attempt has been made to cut down a tree or shrub located next to the old position of the gates. Does the current application include, or has any other application been made for, permission to extend the dropped kerb along part or all of the frontage to the property to allow the third parking space to be accessed by 'nose diving' onto what is now the garden? Any such extension of the current vehicle access to allow access across the whole of the property frontage would remove the only on-road parking spaces that is not opposite a drive way of a property on the other side of the road.

Cont/.....

...../Cont

I understand that your department has written to the occupiers of No 5 (next door but one to No 3) to inform them that revised parking plans had been submitted. I also understand that these will not be available at Woodley Library until the 17th April, I will not be able to view this plans before the new deadline for comments on the 20th April as no time has been allowed for viewing at week-ends. If this revision adds additional parking spaces in front of the property which will require access across the current 'raised' foot path then I would feel that would be detrimental to the on-road parking in the Close and I would wish to object to the Application.

Can you assure me that the proposed planning application will not, if granted, negatively impact the limited on-road parking in this Close?

Yours Sincerely,

N R Cutler

Noel Cutler

WOKINGHAM DISTRICT COUNCIL

To ANDREW

Date 19/04/01 Time 10.00

WHILE YOU WERE OUT

Name SARAH COLLINS

Of NO 5 MALBRY CLOSE

Phone No. 9697346. Ext.

Phoned	✓	Please call back	BACK ON MONDAY.
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE BACKING UP LETTER FROM NO 7.

CONCERNED ABOUT PARKING PROVISION. PLEASE

COULD YOU CALL HER BACK TO CLARIFY ADDITIONAL

PLAN SUBMITTED

Signed FH.

FROM: Andrew Thorley

DELEGATED

DATE: 23 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3572

Proposal: Proposed two storey side and rear extension to dwelling..

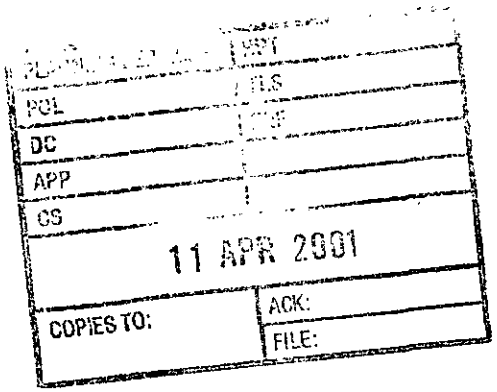
Site Address: 3, Mulberry Close, Woodley, Reading.

Applicant: Mr Monagham C/O Drawing Office Associates.

Your observations are required in respect of this application **by 16/04/2001** .

COMMENTS:

Members had concerns about the terracing effect that this proposed extension would have on the site. Related to this, they were concerned in respect of the impact that this proposal would have on the resident of No. 2 Mulberry Close.



SIGNED: M Bowsake

DATE: 9 April 2001

pp Clerk To Woodley Parish/Town Council.

Date: 10 April 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3572

Location: 3, Mulberry Close, Woodley, Reading.

Proposal: Proposed two storey side and rear extension to dwelling.

Applicant: Mr Monagham C/O Drawing Office Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout.

Comments are required by 20/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL.

1/ C049, RC49.

2/ C122, R122.

3/ Garage to have minimum ~~internal~~ dimensions of 2.5m x 5.0m, to comply with the LPA's standards ~~in respect~~ to parking.

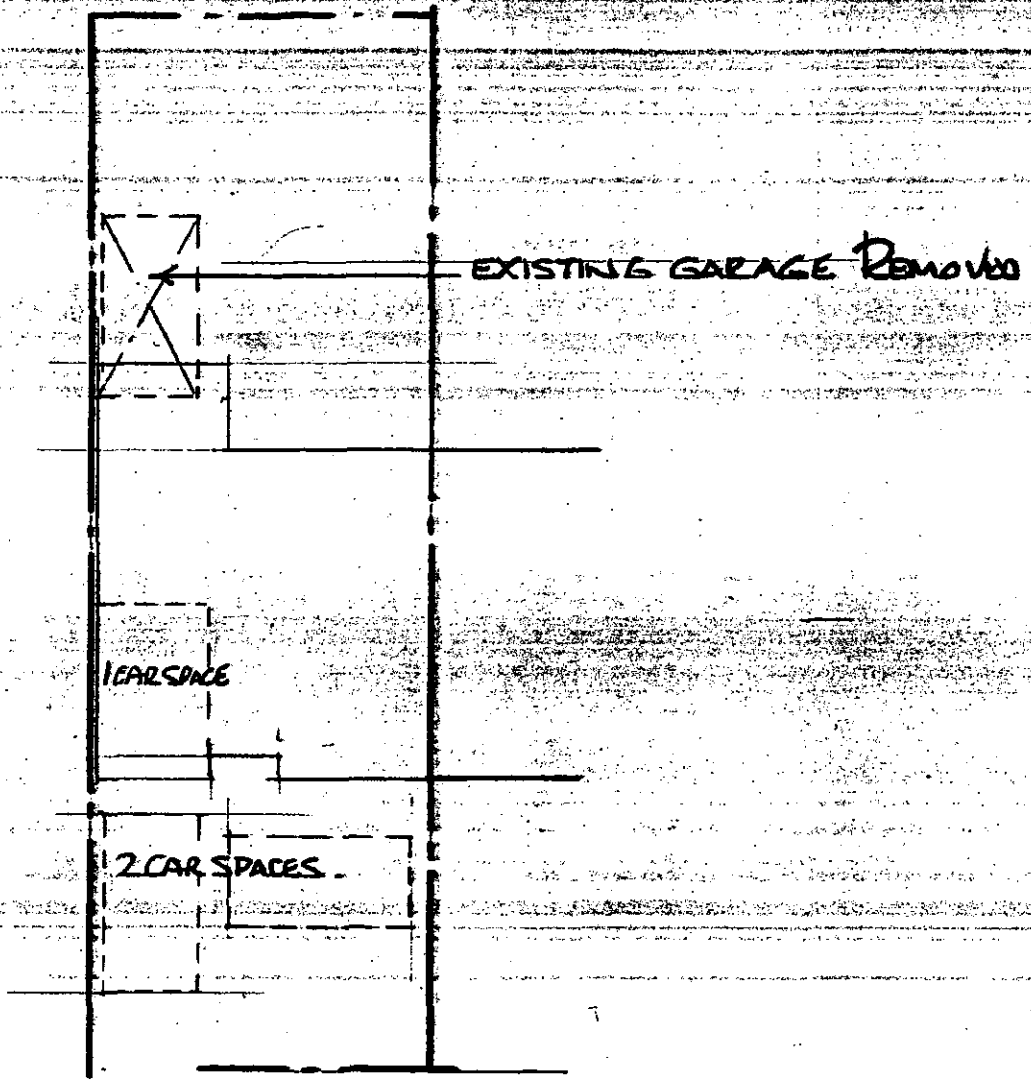
In this instance & without prejudice to our standards the HA will accept a reduced length of garage as per dwg no. 459/001 1A

Adam Coggins 12/04/01

include NO 7

ADDITIONAL PLAN

3572

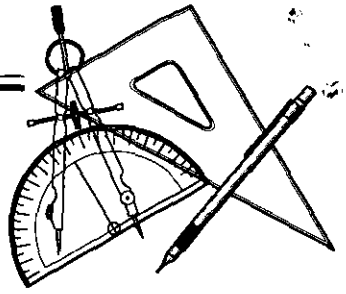


SITE PLAN 1:200 3, MULBERRY CLOSE, WOODLEY.

THE DRAWING OFFICE

Unit 1, Holly Tree Farm
Lower Icknield Way
Great Kimble
Aylesbury. HP17 9TX

Tel: 01844 273221 (Answerphone Service)
Fax: 01844 343626



REF F/2001/3572

WITH COMPLIMENTS

• Measured Surveys • Planning Permission • Building Regulation Approval •

Date: 10 April 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3572

Location: 3, Mulberry Close, Woodley, Reading.

Proposal: Proposed two storey side and rear extension to dwelling.

Applicant: Mr Monagham C/O Drawing Office Associates.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout.

Comments are required by 20/04/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 3572 (Planaps) / (Ludhouse) Date Rec. 09/04/01

Location: 3, Mulberry Close,

Parish Woodley

Applicant: Mr. Monaghan

Description of attached plans Parking layout

Drawing No's: —

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: in Mulberry Close, Woodley

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 10.04.PS

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6441(Direct Line)
E-mail:

Date. 28 March, 2001

My ref. AJT/F/2001/3572

Your ref.

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

Drawing Office Associates
Unit 1,
Hollytree Farm,
Lower Icknield Way,
Great Kimble,
HP17 9TX.

Dear Sir,

RE: TWO STOREY SIDE AND REAR EXTENSION – 3,MULBERRY CLOSE, WOODLEY.

I refer to your planning application received on the 15th March 2001.

Our Highway section, require:

1) An additional plan (at least to 1:200 scale) showing the parking layout for three (3) vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions as follows:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

2) The garage must have minimum internal dimensions of 2.5 metres by 5.0 metres.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

AJT.
ANDREW THORLEY
Case Officer

10/04/01

C.C. Mr. Monagham. 3,Mulberry Close, Woodley, RG5 3LR.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 23 March 2001

Application Number: F/2001/3572

Proposal: Proposed two storey side and rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
3, Mulberry Close, Woodley, Reading.

Applicant:
Mr Monagham C/O Drawing Office Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment

(1) Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

(2) The garage must have minimum internal dimensions of 2.5 metres by 5.0 metres.

Signed: _____ **Print name:** Adam Coggins 26/03/01

ADDRESS 3 MULBERRY CLOSE PARISH WOODLEY

PLOT No. 12 ORD. SHEET No. SU 7672 (47)

BUILDER J.T. Cook & Son.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12.4.55	N/A. C/A.
406/57	Messrs. Wells Estates	"	9.7.57	N/A. Refuse
0/247/58	Mr. & Mrs. Ben. S. Clark	"	17.4.59	N/A. C/A.
218/60	Messrs. J.T. Cook & Son	Layout	1.12.59	App. C/A.
237/60	"	Semi/Det. House	29.12.60	App. C/A.
788/71	Mr. F P. Nicholls S/	Storey E-t' & Garage	5.8.71	App C/A
BR 12365	"	Concrete "	20 11. 79	app N/A
12194	"	GARAGE	14.2.80	N/A C/A
BR21988	"	"	17.1.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

Environmental Services

For office use only.
Application number:

15.MAR2001 * 3572

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 Address and postcode Phone number	Mr Monagham 3 Mulberry Close Woodley Reading RG5 3LR
2	Agent's Name Address and postcode Phone number	Drawing Office Associates Unit 1, Hollyhee Farm Lower Icknield Way Great Kimble HP17 9TX ~~HP17 9TX~~ 01844 273221
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.	3 Mulberry Close Woodley Reading
4	Give brief details of the proposal for example, two storey side extension. About the application	Two Storey side + rear extension

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	Brick + Tiled	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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: Chamson

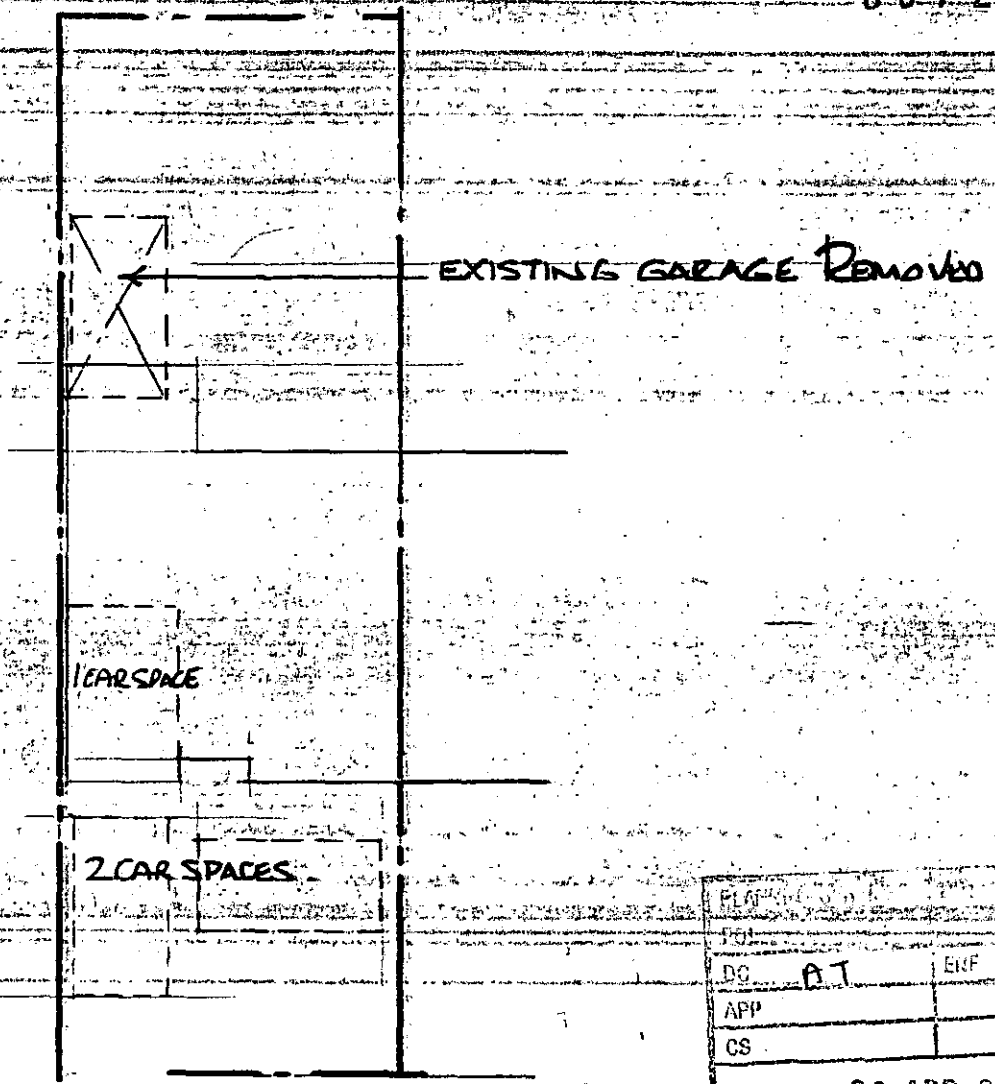
on behalf of mr Monaghan

Date 18.12.00

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

ADDITIONAL PLAN

3572



PLAN	42119
DO	
DC AT	ENF
APP	
CS	
09 APR 2001	
COPIES TO:	ACK:
	FILE:

APPROVED

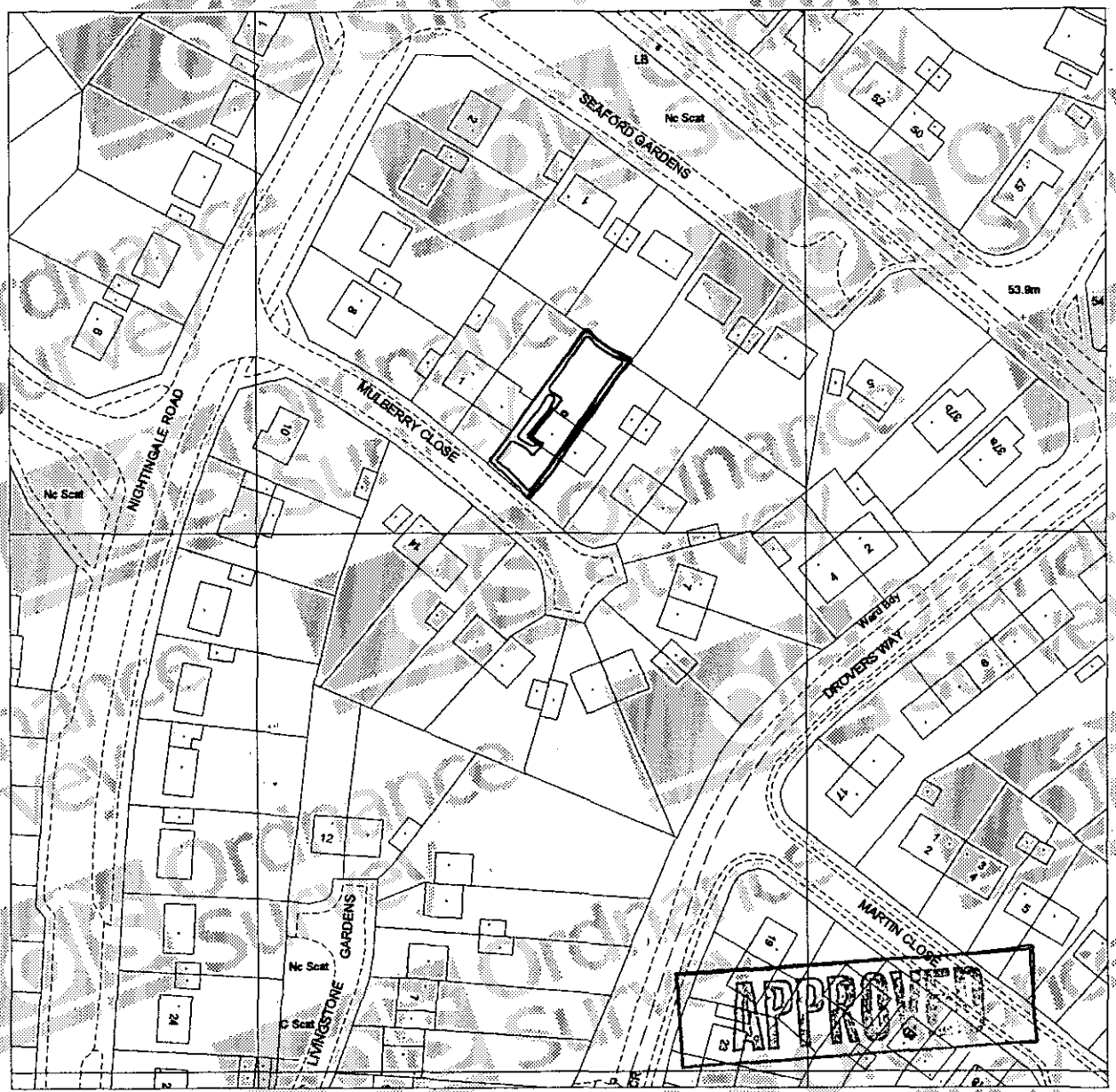
SITE PLAN 1:200 3, MULBERRY CLOSE, WOODLEY.

Ordnance Survey®

15.MAR2001* 3572

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

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3 MULBERRY CLOSE, WOODLEY
READING
RG5 3LR

Centre coordinates : 476255mE 172597mN

National Grid sheet reference at centre of this Siteplan: SU7672NW.

Supplied by : Trident, Dunstable
Serial Number : 2838

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Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary....Electoral Division
Ward Boundary....Ward
Boro Const Bdy....Constituency
Euro Const Bdy....(County Borough or European)
Und....Undefined
CB....Centre of Bank
CD....Centre of Ditch
CR....Centre of Road
CS....Centre of Stream
Def....Defaced
FF....Face of Fence
FW....Face of Wall
SR....Side of River
TB....Top of Bank
TkH....Track of Hedge
RH....Root of Hedge

Other Information

Chy....Chimney
El P....Electricity Pillar or Pole
ETL....Electricity Transmission Line
FB....Foot bridge
FS....Flagstaff
GP....Guide Post
GVC....Gas Valve Compound
LB....Letter Box
Mem....Memorial
MHW....Mean High Water
MLW....Mean Low Water
NTL....Normal Tidal Limit
P....Post or Pole
PC....Public Convenience
PH....Public House
PO....Post Office
PW....Place of Worship
TCB....Telephone Call Box
Tk....Tank or Track
(um)....Unmade
W....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/



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Development Control Section, Environmental Services, Wokingham District Council.

11 January 2001 Scale: 1 : 1250

N W E S