APPLICATION NO:
F/2001/3600

LOCATION:
9 Rose Close, Woodley Reading.

APPLICANT:
Mrs Andrews C/O Peter H Watkins

PROPOSAL:
Proposed first floor side extension to dwell and front bay window.

EARLIEST DATE FOR DECISION: **21/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

13

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Andrews
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
RG30 6AL

Application Number: F/2001/3600

Parish: **WOODLEY**

Location: **9, Rose Close, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and front bay window.**

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 south west elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Informative
1. This permission relates to the application as amended with revised drawing submitted to the Local Planning Authority on 27th April 2001 showing a metre set back at first floor level from the existing front elevation and a change in roof style to a pitched roof which will match the main roof line and does not approve the proposals as originally submitted.

Informative
2. 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

3. 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

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 and LTV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/05/2001

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.

finished for planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3600	AT
BUILDING CONTROL NUMBER	FP 2001/1691	Nick
~~APPLICANT~~/AGENT	Peter H. Watkins	
ADDRESS OF SITE	9. Rose Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	First floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	21036 rec.d 19/3/01	21036 rec.d 27/4/01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Seen Nick	DC - first floor set back 1 metre - lower roofline ~~front elevation~~	
DATE	5/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	5/6/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2001/3600	Anita Cooper 2 Rose Close Woodley READING Berkshire RG5 4UR
F/2001/3600	Ian Roach 11 Rose Close Woodley READING Berkshire

App APPROVED
LETTER SENT
31/05/01

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3600

Applicant : Mrs Andrews C/O Peter H Watkins.

Location : 9, Rose Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling and front bay window.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 11/04/01

Date Registered : 19/03/2001

Earliest Date for Decision : 21/04/2001

Latest Consultation Date/Site Notice Expiry Date : 21/04/2001

This application will have expired on: 14/05/2001. 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 PC: No comment only that the neighbours comments should be noted..

Neighbours: 1 letter of objection (No. 11)
Revised plans no further objections received

Highways: ~~Condition Approved~~ / No comments received.

Planning Issues : (identified settlement)

1) neighbours

2) Streetscene

3) highways.

Application Number: F/2001/3600

Appraisal:

The proposal is for a first floor side extension and for the front bay window to be extended down to ground level. It was advised that amendments be made to the proposal in order to overcome the detrimental impact to the open character and appearance of the area.

The proposed first floor side extension will be located directly above the existing garage. It will have a metre set back at first floor level from the front elevation and will be flush with the rear elevation. At first floor level it will be 2.6 metres wide and will be 7.5 metres deep. It is proposed that the eaves height of the pitched roof will be 5 metres, which will match the existing, with a ridge height 7.7 metres, (0.5 metres below the main ridge).

Windows are to be inserted at first floor level on the front and rear elevations only. It is considered that these new windows will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 11, to the southwest, 2-storey detached house, set further back from the road than No.9, by 3.6 metres. This neighbour has a number of concerns (see letter on file), which included the reduction of light to their ground floor and first floor windows located on the front elevation. However I now consider that the revised scheme has sufficiently addressed their concerns and therefore there will be minimal loss of light to their property.

No. 9, to the north east, 2-storey detached house, due to the orientation it is considered that the occupants of this property will not be affected.

No. 29, Tiger Close, to the south, 2-storey detached house, there are no windows on the flank elevation. Therefore due to the orientation and distance away the occupants of this property will be affected by the proposal.

2) Impact on street scene /visual impact.

The design and materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Conditional approval.

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

Application Number F/2001/3600
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 ~~or above~~" in the "south west" elevation of the building/ extension.** ? of above that?
4.	CO49	RO49	**Garage to be retained for vehicle parking**
5.	C122	R122	**Parking and turning area before occupation** delete

Informatives

NO2 This permission relates to the application as amended with revised: drawing submitted to the Local Planning Authority on 27th April 2001 showing a metre set back at first floor level from the existing front elevation and a change in roof style to a pitched roof which will match the main roof line and does not approve the proposals as originally submitted.

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LTV1/6

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 / WOS2/3

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENI

~~MINERALS LOCAL PLAN POLICIES~~:

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

Date: 18/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 9 Rose Close
Woodley Reading.

APPLICATION NUMBER: F/2001/3600

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS (open plan frontages) 'Residential' 2 storey detached houses with integral garages different designs. No. 11, 2 storey detached house with integral garage set back from road ~~with~~ windows at ground floor + at first floor face front garden, consist of lounge area + bedroom, no windows on flank elev.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house with integral garage, extended to rear with conservatory ~~brick~~ Red brick, brown pantile roof, white wooden casement windows. Brown fascia boards and guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES Refer to Location / Site plan { Set back from No. 7 but set forward of No. 11.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — As existing two on drive and one in garage

LEVELS — No change

BOUNDARY TREATMENT — No. 7, 1.8m fence with shrubs and conifer hedging + open plan front boundary.

OTHERS — No. 11, 1.74m fence along side boundary with a metre high fence at front

— Rear Boundary 1.8m fence + shrubs, specimen trees. backing onto No. 29 Tiger close, flank wall with no windows.

— Front boundary 2m high conifer hedge.

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

Tel: 0118 974 6441

Date: **28 March 2001**

My ref: F/2001/3600

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/2001/3600
9, Rose Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front bay window.

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/2001/3600**
9, Rose Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front bay window.
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 6441

Date: **28 March 2001**

My ref: F/2001/3600

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
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Development Control Manager

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9, Rose Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front bay window.
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 6441

Date: **28 March 2001**

My ref: F/2001/3600

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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

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9, Rose Close, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3600**
9, Rose Close, Woodley, Reading.
Proposed first floor side extension to dwelling and front bay window.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3600
CASE OFFICER: Andrew Thorley

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3600**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3600

Proposal:
Proposed first floor side extension to dwelling and front bay window.

Location:
9, Rose 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 21/04/2001. 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

28 March 2001







WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 MAR 2001	
Officer: AT	Application No. F/2001/3600

Map No. 42 Site 0:03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND FRONT BAY WINDOW

Location: 9 ROSE CLOSE

Parish: WOODLEY Ward: LODDON
28.03.01

Applicant: MRS ANDREWS

Joint cheque with B/cont.

Fee 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	Side elevations of bay window.	28.03.01	
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 : 28:03:01 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-app .....

NEIGHBOURS:

..... S/N + See map ✓

Date: 03 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3600

Location: 9, Rose Close, Woodley, Reading.

Proposal: Proposed first floor side extension to dwelling and front bay window.

Applicant: Mrs Andrews C/O Peter H Watkins.

Case Officer: Andrew Thorley

The new plans show the following: A metre set back at first floor level from the existing front elevation and a change in roof style to a pitched roof which will match the main roof line.

Comments are required by 14/05/2001.

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

1970

(RING ONE)

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

F/2001/

App No. 3600 (Planaps) / (Ludhouse) Date Rec. 27/04/01

Location: 9, Rose Close,

Parish Woodley

Applicant: Mrs Andrews

Description of attached plans ~~Set plan back at first~~ Revised plans showing a metre set back at first floor level from the existing front elevation and ~~to~~ a change in roof style to a pitched roof which will match the main roof line

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: No 11, Rose Close,

_____ Date for Responses 14 May 2001 ~~today~~

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 03.05.PS

Yellow - Part One Copy
Green - Officer's Copy

MIKE ~~DORPE~~ AT

DRAWINGS MODIFIED

AS SUGGESTED

REGARDS

Pete Wolf

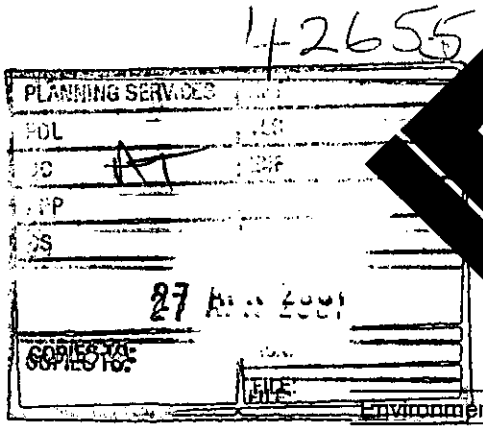
Tel. 0118 974 6441 (Direct Line)

E-mail:

Date. 23 April, 2001

My ref. AJT/MLT/F/2001/3600

Your ref.



WOKINGHAM DISTRICT COUNCIL

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. Peter Watkins
48, Broomfield Road,
Tilehurst,
RG30 6AL.

Dear Mr. P. Watkins,

RE: PROPOSED FIRST FLOOR SIDE EXTENSION AND FRONT BAY WINDOW – 9, ROSE CLOSE, WOODLEY.

I write regarding the above planning application.

Whilst some form of extension maybe acceptable, the current application is considered to have a detrimental impact to the open character and appearance of the area. Therefore, I am writing to suggest that the following amendments are made:

1) set back the first floor extension by 1 metre from the existing front elevation at first floor level.

2) and change the roof style to a pitched roof which will match the main roofline.

These changes will subordinate the extension and help retain the integrity of the original building.

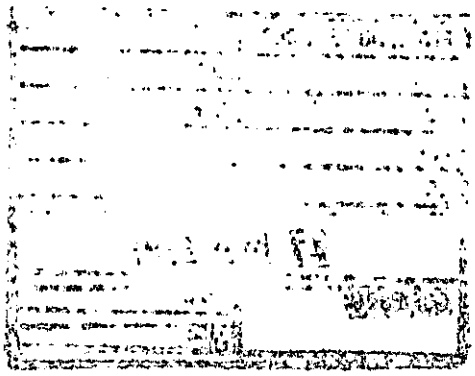
I should be grateful if you would submit revised plans showing this; otherwise if I do not hear from you within the next 10 days, I shall assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of an 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 Andrew Thorley, on the above telephone number.

Yours sincerely,

M L THORP
Principal Development Control Officer

c.c. Mrs. Andrews, 9, Rose Close, Woodley, Reading,



Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 23 April, 2001
My ref. AJT/MLT/F/2001/3600
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

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Tilehurst,
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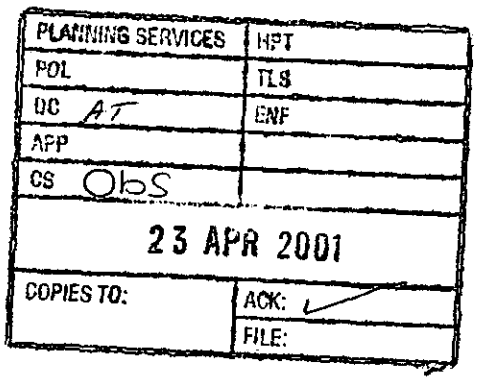
Yours sincerely,

MLT by 4th May 2001.

M L THORP
Principal Development Control Officer

c.c. Mrs. Andrews, 9, Rose Close, Woodley, Reading,

11 Rose Close
Woodley
Reading
Berks



14th April 2001

Your Ref: Andrew Thorley
F/2001/3600

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sir,

RE: APPLICATION NO: F/2001/ 3600

Further to your letter of the 28th March I can confirm that I am the owner of house number 11 Rose Close, Woodley which is adjacent to number 9, and which is the subject of the current planning application.

I have viewed the proposed plans for the extension which do give me cause for concern for the following reasons. There is a property nearby which has had a similar extension which I have viewed externally to give me an idea of the impact it could have on its neighbours. In the instance of the other extended property, one thing that is highly noticeable is that it is level with both its neighbours – i.e. the properties stand identically side by side having little impact on each other. In the instance of my property compared with number 9 as you can see from the plans of the road, the properties are staggered and I sit slightly behind the property number 9, the front of number 9 being approximately 15/16 feet further forward than my property at number 11. The front aspect of my property is generally of a northerly aspect so has lower levels of light coming into the front elevation and the direction of the extension would in my opinion have a noticeable impact on the amount of light coming across over and across the existing garage and onto my frontage. This

would noticeably reduce the amount of light coming into my living room and to a certain degree into the master bedroom above also. Secondly, from the first floor bedrooms we currently enjoy nice views across the close and especially towards the end of the close and across onto Sandford Park. This extension would totally obscure the view across the park and indeed the view of the end of the close which in my opinion is very important to number 11.

Over the past 3 years since I moved to number 11, I have invested thousands of pounds in refurbishing my property and in particular the living room and the front landscaping in order to maximize the amount of light the front of my property benefits from, and that this extension will now effectively take me a few steps backwards in what I have recently achieved.

The third point would be the view of the extension from my property in that this would be a fairly plain and bland wall to look at. Obviously there will be no windows but nevertheless it will be fairly bland and unattractive in its appearance.

To summarize, I would say that if our properties were equally aligned side by side, I would probably have very little or any cause for concern however with the fact that number 9 is situated noticeably further forward than number 11, this is the major factor which I feel is of concern and has the greatest impact on my property. I appreciate there is nothing one can do about this fact but a reduced proposal may still allow me the benefits that I have been accustomed to at my property. There has been an extension built at number 7 Rose Close which I notice is significantly smaller than the current proposed extension to number 9 and I would feel that an extension more of this nature would be more appropriate and still allow me to feel the benefits I have mentioned above.

Yours faithfully,

IAN ROACH

FROM: Andrew Thorley

DATE: 28 March 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3600

Proposal: Proposed first floor side extension to dwelling and front bay window..

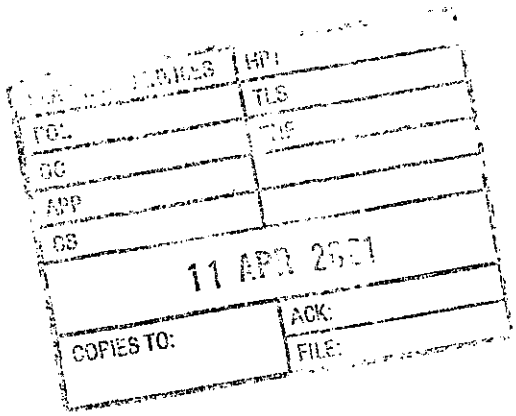
Site Address: 9, Rose Close, Woodley, Reading.

Applicant: Mrs Andrews C/O Peter H Watkins.

Your observations are required in respect of this application **by 21/04/2001** .

COMMENTS:

Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.



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11 APR 2001	
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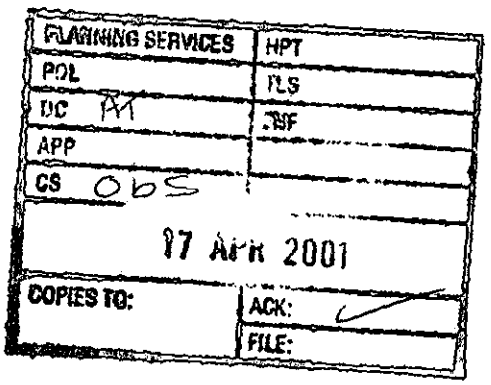
SIGNED: [signature] DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

Carol Hurst

From: Ian Jordan
Sent: 16 April 2001 19:27
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Monday, April 16, 2001 7:54:37 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule



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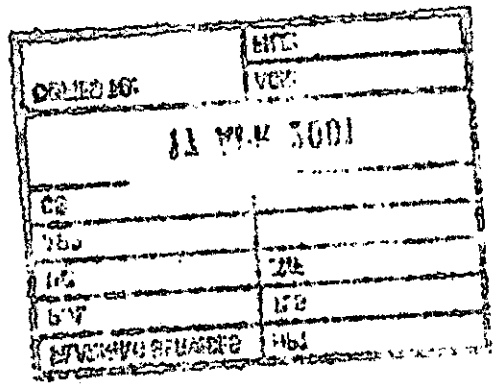
NatureofEmail: Comment
ApplicationNumber: F/2001/3600
Correspondent_FullName: Anita Cooper
Correspondent_StreetAddress: 2 Rose Close
Correspondent_Address2: Woodlel
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG5 4ur
Correspondent_Telephone:
Correspondent_Email: anita.cooper@abbott.com

Comments:

Would it be possible to see the plans for this site on the website or emailed?
anita.cooper@abbott.com



Environmental Services

For office use only.
Application number: 19.MAR2001 3600

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	MRS ANDREWS 9 ROSE CLOSE WOODLEY 9698302
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BLOOMFIELD ROAD TILEHURST RG30 6AL 9423696
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.	9 ROSE CLOSE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTN
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.	CLAY TILES & BRICK TO MATCH
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 ☑

3544 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.	£95-00	
	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 Mrs. ANDREWS

Date 12-3-2001

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

MASTER CARD FOR

ADDRESS ROSE CLOSE PARISH WOODLEY

PLOT No. WOODLEY AIRFIELD 2B, C ORD. SHEET No. SU. 7773

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
M/1/62, 63, 64	COLL, ADWEST, ADWEST	GRAVEL EXTRACTION	11.4.62, 13.11.63, 11.3.64	N/A C/A
0/119/64	WOODLEY DEVS	O/L. RES. DEV. 240 ACRES	28.2.66	N/A RE
0/104/67	"	" " "	5.8.67	N/A RE
0/207/67			29.1.67	N/A RE
08308	ADWEST / WIMPEY	COMPR. DEV. 138.3 ACRES	30.10.78	N/A C/A
09497	"	LINKS FROM PERIPHERAL ROAD	15.2.79	N/A C/A
18834	ADWEST	313 DWELLINGS	10.2.83	N/A R

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074.

ADDRESS 9 ROSE CLOSE PARISH WOODLEY

PLOT No. 242 AREA 2B,C WOODLEY AIRFIELD ORD. SHEET No. SU. 7773 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	ADWEST	DET HOUSE & GARAGE	31.3.83	N/A C/A
BR 20606	BRYANT	"	12.7.83	APP N/
FP95/3667		S/ST. EXTENSION	14.6.95	C/APP

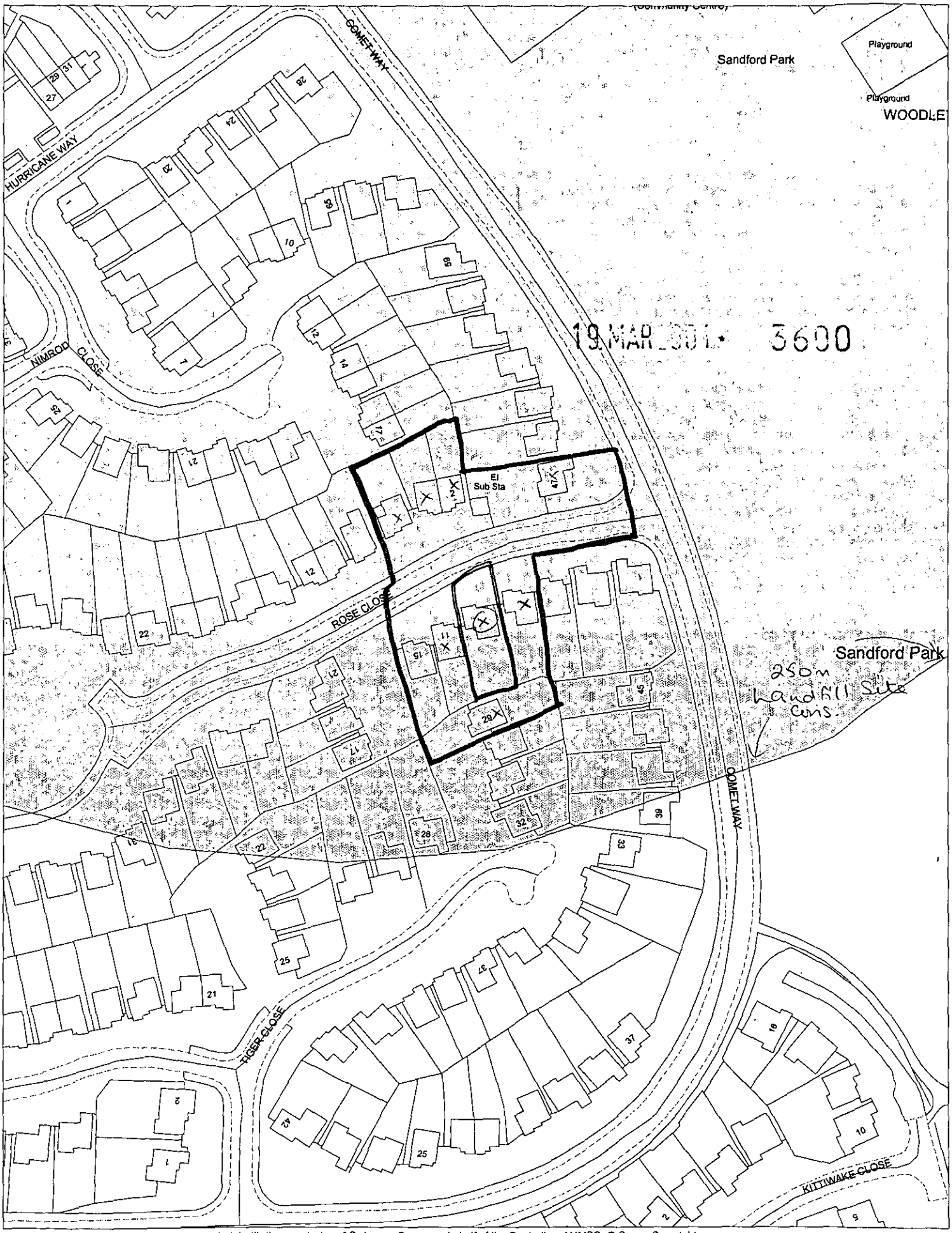
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

22 March 200

Scale: 1 : 1250

