STANDARD CONDITIONS

APPLICATION NO:
F/2002/6184

LOCATION:
21 Cottesmore Road, Woodley Reading.

APPLICANT:
Mr Moreland C/O C H Maddox

PROPOSAL:
Proposed single storey rear and front extensions to dwelling.

EARLIEST DATE FOR DECISION: **09/05/2002**
28 day expiry 14/5/02
APPLICATION WILL HAVE EXPIRED ON:
04/06/2002

CASE OFFICER: **Francis Leo**

APPRC'D

NO 065

135

D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Moreland
C/O C H Maddox
15 Keswick Close
Tilehurst
Berkshire
RG30 4SD

Application Number: F/2002/6184

Parish: **WOODLEY**

Location: **21, Cottesmore Road, Woodley, Reading.**

Proposal: **Proposed single storey rear and front extensions 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.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST finalised

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6184	FL
BUILDING CONTROL NUMBER.	FP 2002/3195 North	
APPLICANT/AGENT	C. H. Maddox.	
ADDRESS OF SITE	21 Cottesmore Road Coalville.	
DESCRIPTION OF PROPOSED WORK	S/S new + S/S front exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	SL 100/02 Feb 02	SL 100/02 Feb 02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	18/6/02	

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	

Application Number F/2002/6184
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: 21 Cottesmore Road
Woodley Reading.

APPLICATION NUMBER: F/2002/6184

OFFICER: Francis Leo

DATE OF SITE VISIT: 10/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey, semi-di integral garage, wide gardens.

3. DESCRIPTION OF SITE/BUILDING 2 storey. semi-di tile facing - at 1st Floor - located some 15m behind No19 Single storey rear extn with pitched roof and side extn.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No19 side extn. No impact.
No 21 has a patio door 1m from boundary -

5. SITE CONSTRAINTS

TREES at rear.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6184

Applicant : Mr Moreland C/O C H Maddox.

Location : 21, Cottesmore Road, Woodley, Reading.
Proposal : Proposed single storey rear and front extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		16/April 02

Date of Neighbour Notifications : .....

Date of Site Visit : 7/5/02

Date Registered : 09/04/2002

Earliest Date for Decision : 09/05/2002

Latest Consultation Date/Site Notice Expiry Date : 09/05/2002

This application will have expired on: 04/06/2002. 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 without conditions

Woodley Parish : no comments

Planning Issues :

LBE1, LBE2

WOS3, WBE1

EN1

Application Number: F/2002/6184 **Officer : Francis Leo**
21 Cottesmore Road, Woodley, Reading

Appraisal :

Development
Proposed single storey rear and front extensions to dwelling

The site has a single storey rear extension at present, this proposal is to in-fill the space between the extension and the boundary fence.

The site is a semi-detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
No 23 adjoining property to the east has a patio door at the rear about 1m away from the party wall. The proposed extension would not affect the adjoining property because the boundary fence is 1.8m high between the two properties and because the proposal would have part lean-to roof, nearest to the rear wall of the main building, and part pitched roof following the design of the existing extension. Hence the passage of light to the patio door would not be restricted.

No 19, adjoining property to the west is located closer to the road than the application site and there is a garage near to the boundary wall and the proposed extension, hence there would be no adverse impact upon no 19.

The proposed front porch measures 2.75m in width x 1.5m in depth with a lean-to roof extending over the front part of the garage. Because of its small size it would have no adverse impact upon the neighbouring properties.

Impact upon the character of the area
The proposed rear extension would be in keeping with the existing extension and the main house. The proposed front porch is small and would be located some 20m from the road. In view of this is felt there would be no adverse impact upon the character of the area. at the area

Parking: There is no parking implication because no additional bedrooms are created by the proposal.

Recommendation : approval ☑ **Refusal** ☐

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 16 April 2002

Application Number: F/2002/6184

Proposal: Proposed single storey rear and front extensions to dwelling.

Parish: WOODLEY TOWN

Site Address:
21, Cottesmore Road, Woodley, Reading.

Applicant:
Mr Moreland C/O C H Maddox.

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).

Signed: _____ **Print name:** Adam 17/4/02.

FROM: Francis Leo

DATE: 16 April 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6184

Proposal: Proposed single storey rear and front extensions to dwelling..

Site Address: 21, Cottesmore Road, Woodley, Reading.

Applicant: Mr Moreland C/O C H Maddox.

Your observations are required in respect of this application **by 09/05/2002** .

Members had no comment to make on this application.

PLANNING SERVICES	
POL	
DC	ENF
APP	
CS	
07 MAY 2002	
COPIES TO	ACK:
	FILE

SIGNED: _____ DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/6184	**Map No :** 46
Case Officer : FL	**Site Area :** 0 04
Valid Date : 09 APR 2002	**Received Date: 20/03/2002**

Level : Delegated Application

Description : Proposed single storey rear and front extensions to dwelling.

Location : 21, Cottesmore Road, Woodley, Reading.

Parish : WY **Ward : SOU** 16.4.02 TS.

Applicant : Mr Moreland C/O C H Maddox.

Fee Required: £95 **Fee Received: £95** (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No Scale .	S/H	✓ 09 APR 2002
BLOCK PLANS	BLOCK PLAN AND PARKING LAYOUT .	S/4	✓
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	BOTH SIDE ELEVATIONS , REAR ELEVATION TO SHOW PROPOSED GARAGE ROOF, &	S/4	✓ 09 APR 2002
FLOOR PLANS	WIDTH OF REAR EXTENSION WIDER ON FLOOR PLAN THAN REAR ELEVATION .	S/4	✓
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT .	S/4	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 16.4.02 -3

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-appr

NEIGHBOURS

S/N + see map

Organisation_Name	Building_Name	address1	Postcode
		19COTTESMORE ROADREADING	RG5 3NX
		20COTTESMORE ROADREADING	RG5 3NX
		21COTTESMORE ROADREADING	RG5 3NX
		22COTTESMORE ROADREADING	RG5 3NX
		23COTTESMORE ROADREADING	RG5 3NX
		24COTTESMORE ROADREADING	RG5 3NX
		67ANTRIM ROADREADING	RG5 3NY
		69ANTRIM ROADREADING	RG5 3NY
		71ANTRIM ROADREADING	RG5 3NY
		4PORTRUSH CLOSEREADING	RG5 3PB
		5PORTRUSH CLOSEREADING	RG5 3PB

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6184

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2002/6184
21, Cottesmore Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6184**
21, Cottesmore Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Rowland

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

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6184

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6184
21, Cottesmore Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Francis Leo** Application Number: **F/2002/6184**
21, Cottesmore Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C Lawley

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

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

Tel: 0118 974 6502

Date: 16 April 2002

My ref: F/2002/6184

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2002/6184
21, Cottesmore Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6184**
21, Cottesmore Road, Woodley, Reading.
Proposed single storey rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL
and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor K Gilder

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

Received by Wokingham District Council

Application No: F/2002/6184

Proposal:
Proposed single storey rear and front extensions to dwelling.

Location:
21, Cottesmore Road, 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 quote application number F/2002/6184 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/05/2002. 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.

Trevor Watson
Development Control Manager

16 April 2002

09.APR.2002* 6184

Tel. (0118) 974 6429 or 6433

Date: 05 April 2002

Your Ref:

My Ref: F/2002/6184

Mr Moreland
C/O C H Maddox
15
Keswick Close
Tilehurst
Berkshire
RG30 4SD

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 Sir/Madam

Reference Number: 2002/6184

Site Address: 21, Cottesmore Road, Woodley, Reading.

Proposal: Proposed single storey rear and front extensions to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

What scale are the location plans?

Please provide 6 copies of a block plan highlighting the proposals in relation to the adjoining properties.

Please provide 6 copies of both side elevations of proposal.

The front of the garage roof should show on the rear elevation.

Is any encroachment intended? If so please serve notice on neighbours and fill in Cert B of Section 66 ,or confirm no encroachment in writing.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Pc 23 420 021

ADDRESS 21 COTTESMORE ROAD PARISH WOODLEY

PLOT No. 778

BUILDER J.T. Cook & Son Ltd ORD. SHEET No. SU.7572 (46)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	NIA. CIA.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	NIA. Refuse
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	NIA. CIA.
R/102/62	J.T. Cook & Son Ltd	Layout of Rds & Sewers	12/7/62	App. CIA.
164/64	"	Semi/Det. House	29/10/64	App. CIA.
179/61	" / Part-Foul	Sewer plans & Sections	5/10/61	App. CIA.
PD/504/67	"	Garage	28.9.67	App. NIA.
BR 7868	MR. & MRS. T. ALLEN	EXTENSION TO KITCHEN	28.2.78	App. N/A
07794.	" "	" "	13.4.78	N/A. CIA.
35902			2.8.90	Rec
BRA 9039	"	" LIVING ROOM	4.7.90 10.7.90	REC APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

36412 " ASS. 41. 25.9.90 CA

09 APR 2002

Environmental Services

For office use only.
Application number:

09.APR.2002 * 6184

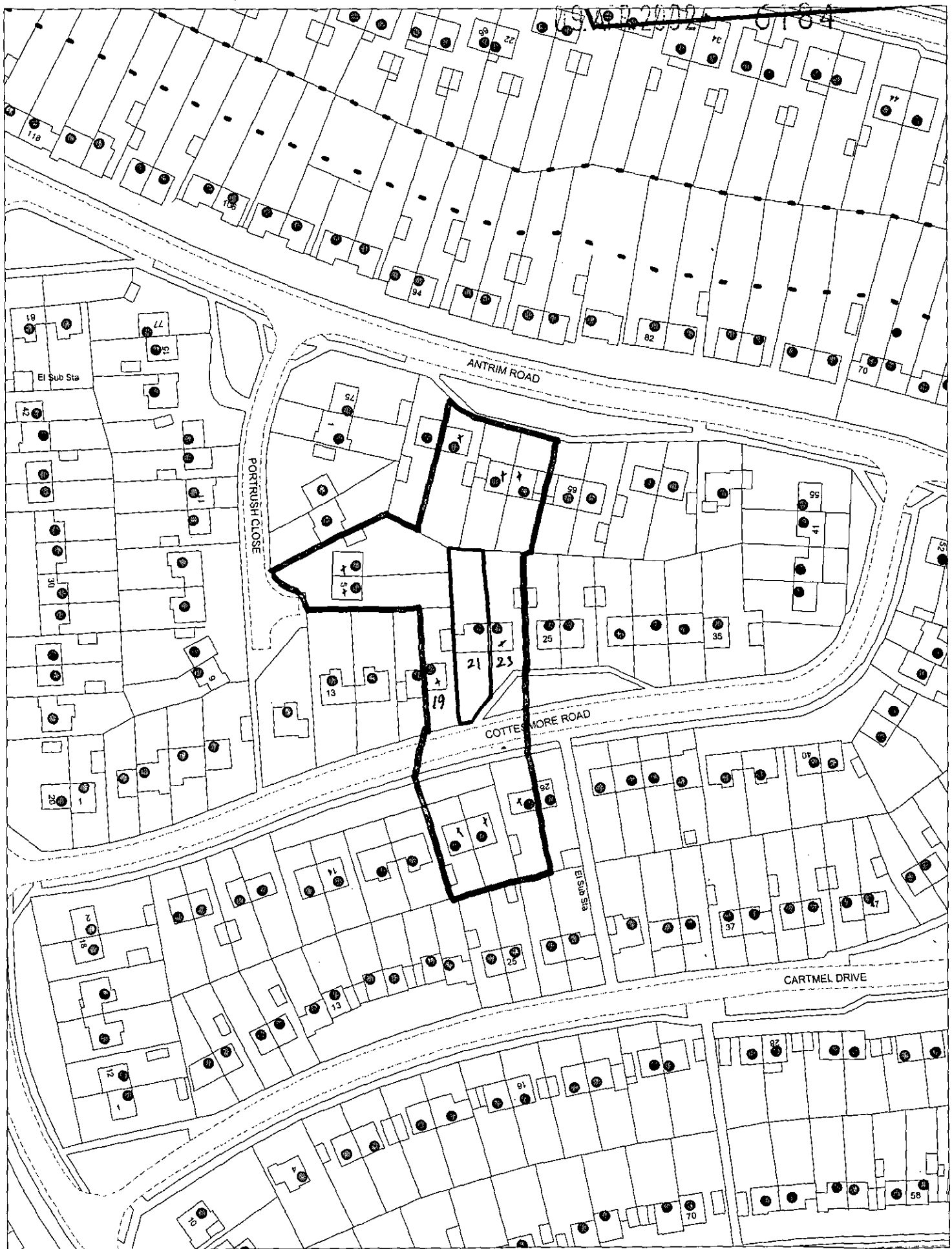
Householder planning application form

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 MORELAND 21 COTESHORE ROAD READING.
2	Agent's Name Address and postcode Phone number	C H MADDOX 13 KESWICK CLOSE TILEHURST READING RG30 4SD. 0118-9613603
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.	21, COTESHORE ROAD. READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR + 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.	BRICK TO MATCH EXISTING. CONC. TILES " " " WHITE PVC WINDOWS.
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



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2002

Scale: 1 : 1250

N
W E
S