APPLICATION NO:
F/2002/5612

LOCATION:
27 Woodwaye, Woodley Reading.

APPLICANT:
Mr Goddard C/O Peter H Watkins

PROPOSAL:
Proposed two storey rear extension to dwelling with loft conversion.

EARLIEST DATE FOR DECISION: **07/02/2002**
28 day expiry · 11/2
APPLICATION WILL HAVE EXPIRED ON:
04/03/2002

CASE OFFICER: ~~Phillip Taylor~~

FL

APPROVED

725

D1

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Goddard
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/5612

Parish: **WOODLEY**

Location: **27, Woodwaye, Woodley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling with loft conversion.**

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

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.

Anna Cronin
Head of Planning & Transportation
Date: 25/02/2002

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.

finalise

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5612	Francis Lee
BUILDING CONTROL NUMBER	BP 2002/2587 North	
~~APPLICANT~~/AGENT	Peter H Watkins	
ADDRESS OF SITE	27 Woodvale, Oadby	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + loft conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PW 21217	PW 21217
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	22/5/02	

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	

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5612

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rahmouni
C/O 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) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5612
27, Woodwaye, Woodley, Reading.
Proposed two storey rear extension to dwelling with loft conversion.

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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5612**
27, Woodwaye, Woodley, Reading.
Proposed two storey rear extension to dwelling with loft conversion.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rahmouni

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

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

Tel: (0118) 974 6444

Date: **14 January 2002**

My ref: F/2002/5612

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Case officer: **Phillip Taylor** Application Number: **F/2002/5612**
27, Woodwaye, Woodley, Reading.
Proposed two storey rear extension to dwelling with loft conversion.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

Received by Wokingham District Council

Application No: F/2002/5612

Proposal:
Proposed two storey rear extension to dwelling with loft conversion.

Location:
27, Woodwaye, 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/2002/5612 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/02/2002. 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.

Head Planning and Transportation

14 January 2002

HIGHWAYS CONSULTATION SHEET

From: ~~Phillip Taylor~~ FRANCIS LGO **Date:** 14 January 2002

Application Number: F/2002/5612

Proposal: Proposed two storey rear extension to dwelling with loft conversion.

Parish: WOODLEY TOWN

Site Address:
27, Woodwaye, Woodley, Reading.

Applicant:
Mr Goddard C/O Peter H Watkins.

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).

C122, R122

Signed: _____ **Print name:** ADAM 17/01/02

FROM: Phillip Taylor FRANKS CEO

DELEGATED

DATE: 14 January 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5612

Proposal: Proposed two storey rear extension to dwelling with loft conversion..

Site Address: 27, Woodwaye, Woodley, Reading.

Applicant: Mr Goddard C/O Peter H Watkins.

Your observations are required in respect of this application **by 07/02/2002** .

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

PLANNING SERVICES	[illegible]
POL	[illegible]
DC	[illegible]
APP	
CS	
11 FEB 2002	
EXPIRES ON	[illegible]
	[illegible]

SIGNED: _____ DATE: 6.2.02.

Clerk To Woodley Parish/Town Council.

Francis Loo

WORK SHEET FOR : ~~Phillip Taylor~~

Application Number : F/2002/5612

Applicant : Mr Goddard C/O Peter H Watkins.

Location : 27, Woodwaye, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling with loft conversion.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 8/2/02

Date Registered : 07/01/2002

Earliest Date for Decision : 07/02/2002

Latest Consultation Date/Site Notice Expiry Date : 07/02/2002

This application <u>will have expired on</u>: <u>04/03/2002.</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 : approve with conditions.

Planning Issues :

LBE1, LBE2

WOS3, WBE1

ENV.

Application Number: F/2002/5612 **Officer : Francis Leo**
27 Woodwaye, Woodley, Reading

Appraisal :

Development
Proposed two storey rear extension to dwelling with loft conversion including a dormer at the front.

The site is a detached property located within the identified settlement of Woodley.

Impact upon neighbouring properties
There exists a space of approximately 2.9m between the site and adjoining properties and 1.8m high fence on either side with shrubs and bushes separating them. No 25 adjoining property to the east has a dormer window facing application site. No 29 on the other side has a door and kitchen window along the flank wall facing the site. There would be no adverse impact upon neighbouring properties because the proposal is to extend the roof at the same height and would not affect the dormer at no 25. On the other side the window is to the kitchen is located near to the middle of the flank wall. The proposed extension would not worsen the situation any more than existing.

Impact upon the character of the area
Similar extensions exits at nos 21, 25, 29 and 31. The proposal would merge with the existing street scene and would have no adverse impact upon the character of the area.

Highways: have recommended an approval with conditions

The new relation between 27 and 29 would be the same as nos 25 and 27. where a ~~[illegible]~~ similar rear extn exists at no 25.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/5612
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

RECORD OF SITE VISIT

Francisco

SITE ADDRESS: 27 Woodwaye Woodley Reading. APPLICATION NUMBER: F/2002/5612	OFFICER: ~~Phillip Taylor~~ DATE OF SITE VISIT: 8/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Chalet type bungalows with high pitched roof

3. DESCRIPTION OF SITE/BUILDING

Chalet type bungalow. Large front garden. passage on the side bet 25 and 27.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 25 has a similar roof alteration and side dormer. also No 21.
No 29. has 2 bay window at the front. a door and kitchen window to the side. facing site

5. SITE CONSTRAINTS

TREES	Trees at side and rear.
ACCESS/PARKING	Wide frontage for parking
LEVELS	
BOUNDARY TREATMENT	1.8 m high hedges to the west at front.
OTHERS	Trees and bushes along the east and west boundary

* Similar exts at 31, and 25.

Application Number : F/2002/5612	Map No : 41
Case Officer : PT	Site Area : 0·06
Valid Date : 7/01/02	Received Date: 07/01/2002

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling with loft conversion.

Location : 27, Woodwaye, Woodley, Reading.

Parish : WY Ward : BUL

Applicant : Mr Goddard C/O Peter H Watkins.

Fee Required: £95 Fee Received: £95 Joint cheque with B/control.

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~~		
BLOCK PLANS	~~SHOW AREA OF DEVELOPMENT. SHOW CELLS WINDOWS.~~		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

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-apps

NEIGHBOURS

S/N + see map

5612

Environmental Services

For office use only.
Application number: 07 JAN 2002* 5612

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. GODDARD 27 WOODWAYE WOODLEY
●	Agent's Name Address and postcode Phone number	PETER H. WAKING 48 BROOMFIELD 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.	27 WOODWAYE
4	Give brief details of the proposal for example, two storey side extension. About the application ●	REAR EXTN. & LOFT ROOM
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE RENDER BLOCK & PLAIN TILES
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: 2	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 MR GODARD

Date 2-1-2002

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

ADDRESS 27 WOOD WAYE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7573 A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/5612	Mr. Goddard	2St/R+1st ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

07 JAN 2002* 56



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Development Control Section, Environmental Services, Wokingham District Council.
11 January 2002

Scale: 1 : 1250

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