APPLICATION NO:
F/2001/3174

LOCATION:
4 Alderley Close, Woodley Reading.

APPLICANT:
Mr P Isgar C/O Colin Dawson And Associates

PROPOSAL:
Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)

EARLIEST DATE FOR DECISION: **11/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Isgar
C/O Colin Dawson And Associates
1 Malvern Way
Twyford
Berkshire

Application Number: F/2001/3174

Parish: **WOODLEY**

Location: **4, Alderley Close, Woodley, Reading.**

Proposal: **Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)**

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 side elevations 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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3174 GA
BUILDING CONTROL NUMBER.	FP 2001/1482 Nick
APPLICANT/AGENT	Colin Dawson
ADDRESS OF SITE	4. Alderley Close Woodley
DESCRIPTION OF PROPOSED WORK	2 storey front ext + new chimney (amendment to consent P/2000/2651)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D538-03D	D538-03B
ELEVATIONS	-"	-"
FLOOR PLANS	-"	-"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/3/01	

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	

Received by Wokingham District Council

Application No: F/2001/3174

Proposal:
Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)

Location:
4, Alderley 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2001. 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

19 January 2001

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

Tel: 0118 974 6442

Date: **19 January 2001**

My ref: F/2001/3174

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2001/3174
4, Alderley Close, Woodley, Reading.
Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3174**
4, Alderley Close, Woodley, Reading.
Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6442

Date: **19 January 2001**

My ref: F/2001/3174

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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
Development Control Manager

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4, Alderley Close, Woodley, Reading.
Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6442

Date: **19 January 2001**

My ref: F/2001/3174

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3174**
4, Alderley Close, Woodley, Reading.
Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/3174

Applicant: Mr P Isgar C/O Colin Dawson Associates.

Location: 4 Alderley Close, Woodley, Reading.

Proposal: Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651.

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		28/01/01

Date of Neighbour Notifications: 19/01/01

Date of Site Visit: 08/02/01

Date Registered: 15/01/2001

Earliest Date for Decision: 11/02/2001

Latest Consultation Date/Site Notice Expiry Date: 11/02/01
18/02/01 (GA)

This application will have expired on: 12/03/2001. 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:

Highways - recommend approval subject to appropriate conditions.

Woodley Town Council -

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to the street scene, neighbour amenity, parking and highway safety.

The following policies are also relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/3174

Appraisal:

The application property is situated on a small estate of modern, uniformly designed single family dwellings. They are detached, with garage and a car port projecting forward of the front elevation. The garage is sited on the east side of each house. The houses are box like in their appearance, functionally designed and not particularly attractive.

The extensions for which planning permission was granted on the 4th December 2000, comprised: continuing the plane of the roof on the front elevation, down over and as far as the garage. The car port is retained outside of the main envelope of the extended building. A dormer window would be formed in the front roof slope providing an additional bedroom, and a modest depth front extension to enlarge the ground floor lounge and hallway. The ground floor extension would have a roof that roughly corresponds to the profile of the main roof.

Neither street scene or neighbour amenity is adversely impacted upon.

The current scheme differs in so far as chimney stack is proposed, this is the sole variation.

Likewise, neither street scene or neighbour amenity is considered to be adversely impacted upon by this amendment.

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

Application Number: F/2000/3174
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extension..
4	C049	R049	GARAGE(S) TO BE REATINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 and LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

21/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 4 Alderley Close, Woodley, Reading.

APPLICATION NUMBER: F/2000/3174

OFFICER: George Allpress

DATE OF SITE VISIT: 06/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.2 to the north east. No.6 to the south west.

5. SITE CONSTRAINTS

TREES	N/A
ACCESS/PARKING	Garage Car Port plus space in front to accommodate two cars.
LEVELS	House around 0.75 metre above road level otherwise level.
BOUNDARY TREATMENT	Open plan to front, timber fencing to rear.
OTHERS	None

[redacted]WAYS CONSULTATION SHEET

From: George Allpress **Date:** 19 January 2001

Application Number: F/2001/3174

Proposal: Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651)

Parish: WOODLEY TOWN

Site Address:
4, Alderley Close, Woodley, Reading.

Applicant:
Mr P Isgar C/O Colin Dawson And 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).

Comments as per app no. 2651.

Signed: _____ **Print name:** Adam Coggins.

26/01/01

1792

GA 3

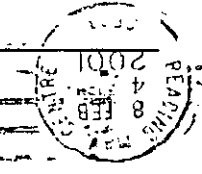
I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3174 relates.

Address of site 4 Aldeley Close

Woodley Reading RG5 4TG

Signed

Date 28.1.01



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Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



FROM: George Allpress

DATE: 19 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

39721

POL
DC
ARE
CS
09 FEB 2001
COPIES TO:
ACK
FILE

Application Number: F/2001/3174

Proposal: Proposed two storey front extension to dwelling and new chimney to side (Amendment to consent 2000/2651).

Site Address: 4, Alderley Close, Woodley, Reading.

Applicant: Mr P Isgar C/O Colin Dawson And Associates.

Your observations are required in respect of this application **by 11/02/2001** .

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

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JAN 2001
Officer: GA	Application No. F/2001/3174

Map No 37 Site 004
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY FRONT EXTENSION TO DWELLING AND NEW CHIMNEY TO SIDE (AMENDMENT TO CONSENT 2000/2651)

Location: 4 ALDERLEY CLOSE

Parish: WOODLEY Ward: Coronation 19.1.01.mb

Applicant: MR P ISGAR re submission of 2000/2651

Fee Received 90-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.1.01 D. 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. .....
.....
.....
.....
.....
.....
.....
.....
.....

15 JAN 2001 3174

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks RH40 1WR

Our Ref; CED/BK/538
10th January 2001

Dear Sir

RE; 4 ALDERLEY CLOSE, WOODLEY, READING, BERKS

Please find attached a Planning Application for a two storey front extension and new chimney at the above property.

The application is made in the light of your recent permission reference F/2000/2651 for substantially similar proposals which my client now wishes to include a new chimney within the building works.

I understand that as this submission is within 12 months and is for substantially similar proposals, no fee is payable.

I would appreciate if you could assess the application under your delegated powers or place it before the next meeting of the Planning Committee, however, should there be any issues that raise concern, I would very much appreciate the opportunity of discussing them with you should a rejection be contemplated.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Environmental Services

For office use only.
Application number:
15 JAN 2004 5174

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	Mr P Isgar
	Address and postcode	4 Alderley Close, Woodley, Readng, Berks
	Phone number	
2	Agent's Name	Colin Dawson & Associates
	Address and postcode	1 Malvern Way, Twyford, Reading, Berk
	Phone number	0118 9343322
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.	4 Alderley Close, Woodley, Reading, Berks
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey front extension and new chimney
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.	Red facing bricks to match existing Brown roof tiles to match existing White windows to match existing
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: 4	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: [signature]

on behalf of Mr P Isgar

Date 10/01/01

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

PC 23 005 004

ADDRESS 4 ALDERLEY CLOSE PARISH WOODLEY

PLOT No. 1 ORD. SHEET No. SU.7674(3

BUILDER P.H. Smith (Reading) Ltd

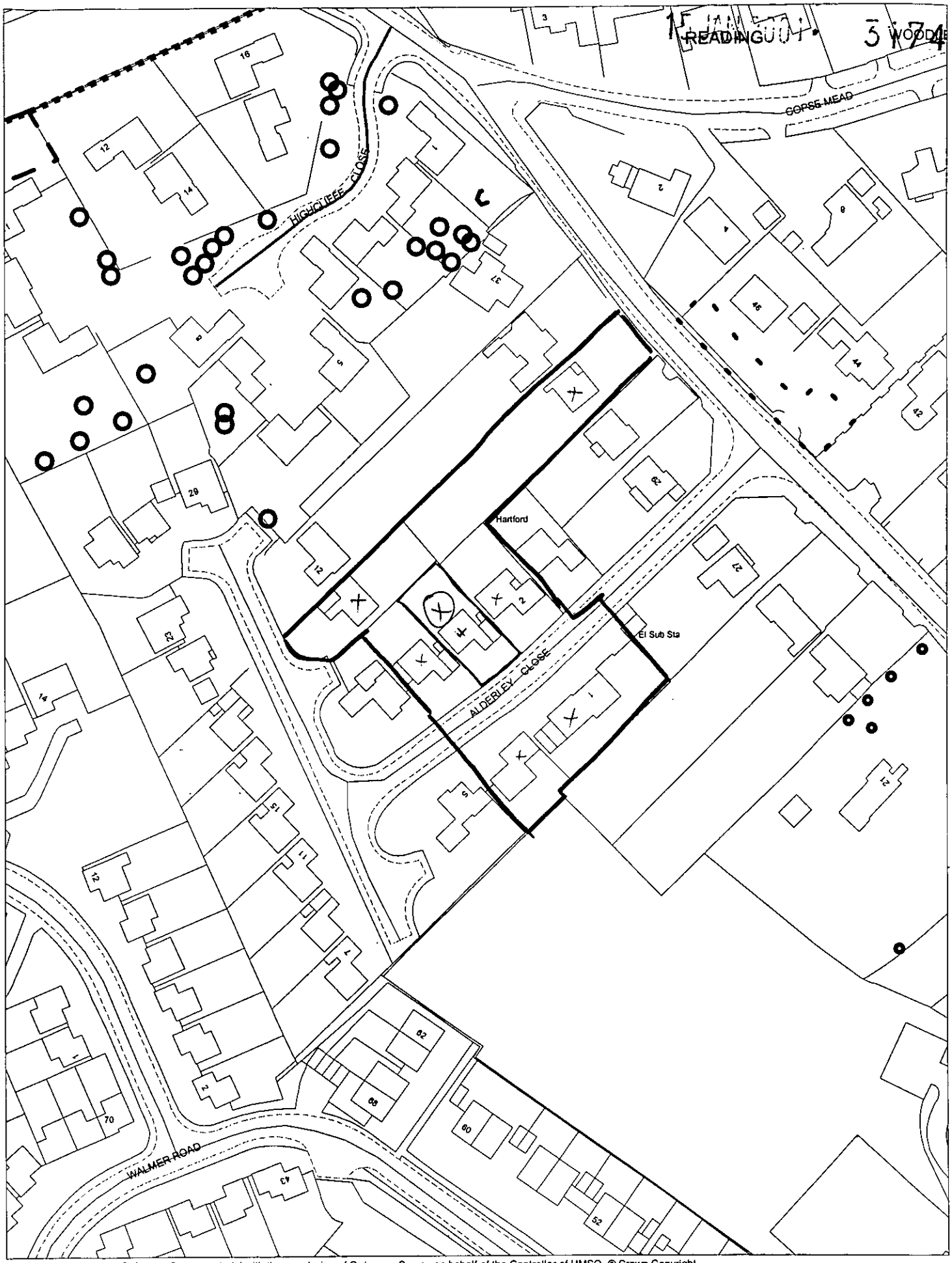
Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/91/65	Messrs. Nicholas	Outline	13.5.65	N/A Clk
39/66	PH Smith (Reading) Ltd	Detached House	14.4.66	App. Clk
RP95/3413	MR. P. ISGAR	5/ST. HT. & SHOWER ROOM	6-6-95	C/APP
F/2000/2651	"	2 St/F Ext.	4.12.00	AF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

17 January 2001

Scale: 1 : 1250

N
W E
S