APPLICATION NO:
F/2000/0688

LOCATION:
11 Selcourt Close, Woodley Reading.

APPLICANT:
Mr Holloway C/O Peter H Watkins

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **27/03/2000**

APPLICATION EXPIRY DATE: **20/04/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Holloway
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Berkshire
RG30 6AR

Application Number: F/2000/0688

Parish: **WOODLEY**

Location: **11, Selcourt Close, Woodley, Reading.**

Proposal: **Proposed single storey rear extension to dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 10 April 2000

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.

1811

Planning Application

Received by Wokingham District Council

Application No: F/2000/0688

Proposal:
Proposed single storey rear extension to dwelling

Location:
11, Selcourt 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 letter 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 27/03/2000. 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0688	AT.
BUILDING CONTROL NUMBER	FP2000/0213	Nick
APPLICANT/AGENT	Peter H. Watkins	
ADDRESS OF SITE	11, Selcourt Close WOODLEY. Tel 927 2033	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	99205A	99205
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	10/4/00.
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BE...		None
IF YE... Mrs Holloway rang. Work has not commenced. Old conservatory has to be demolished first + drains re-sited but nothing has been done yet. Andrew has not yet done site visit. I advised her to ring nearer the time when building work is hoped to start. CO 30/3/00.		/
DATE	10/4/00.	13/4/00.

	STED	RECEIVED	REMINDER
PROB			
PLANN	00.	24/4/00	
REVISI			
PLANN.			
WAIT F			

COMME	
NO PLAN	Seen Nick. It was No 4 started CO 30/3/00.
NO PLAN	

Application Number F/2000/0688
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 11 Selcourt Close
Woodley Reading.

APPLICATION NUMBER: F/2000/0688

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on gate post

2. DESCRIPTION OF SURROUNDINGS 2-storey residential semi and detached 1920's houses in quiet cul-de-sac. enclosed gardens back + front, detached + integral garages.

3. DESCRIPTION OF SITE/BUILDING Extended + modernized 2 storey red brick semi-detached house, white UPVC windows and doors, tiled roof ~~has a~~, has a single/st ext at rear separate garage at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan, neighbours properties all in line with b/c of No 11. Selcourt Close.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing provided at front with driveway + garage.

LEVELS — No change

BOUNDARY TREATMENT — No 9. to north 1.8m high fence at rear, extended with a s/st ext, flat roof.

OTHERS — No. 13 to south 1.8m high fence at rear, extended with a s/st ext with pitched roof extended 2.1m beyond b/c

— Rear boundary 1.8m fence

— No windows in flank elev. either side.

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

Tel:

Date: **03 March 2000**

My ref: F/2000/0688

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/0688
11, Selcourt Close, Woodley, Reading.
Proposed single storey rear extension to dwelling

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on .

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/0688**
11, Selcourt Close, Woodley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel:

Date: **03 March 2000**

My ref: F/2000/0688

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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Case officer: **Andrew Thorley** Application Number: **F/2000/0688**
11, Selcourt Close, Woodley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

File copy

Tel:

Date: **03 March 2000**

My ref: F/2000/0688

CONFIDENTIAL

Councillor Oredge
67 Welford Rd
Woodley
Berks
RG5 4QS

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: **Andrew Thorley** Application Number: **F/2000/0688**
11, Selcourt Close, Woodley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0688

Applicant : Mr Holloway C/O Peter H Watkins.

Location : 11, Selcourt Close, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		4/4/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4/4/2000

Date Registered : 24/02/2000

Earliest Date for Decision : 27/03/2000

Latest Consultation Date/Site Notice Expiry Date : 27/03/2000

Application Expiry Date: 20/04/2000

Consultation Responses :
Woodley Town Council : No objections
Neighbours : None received.

Planning Issues : identified settlement WOS2/WDLP

1) Impact upon neighbouring properties
2) Impact upon the street scene / visual amenity

Application Number: F/2000/0688

Appraisal :

1) Impact on neighbouring properties.

The proposed development is for a single storey rear extension, forming an extension to the kitchen and dining room. It will be the full width of the dwelling, 6.1m wide and protrude beyond the existing rear building line by 3.3m. It will have a lean-to roof, 2.3m to the eaves and 3.7 to the ridge. [redacted] The site is bounded with a 1.8m high fence/enclosure.

No 9, to the north, has been extended to the rear with a single storey extension with a flat roof, it protrudes from the rear by (By 2.45m, 0.9m short of the proposed extension) Therefore, there will be no over shadowing or overlooking on the occupants of this property.

No 13, to the south [redacted] positioned 1m away from a 1.8m high fence (and 4m away from the proposed extension) due to the distance away and that the southern elev' of the proposed ext is a blank wall, there will be no visual intrusion on the occupants of this property.

2) Impact upon street scene. / visual amenity.

Materials will match existing :. no detrimental impact to the street scene / visual amenity of the area.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

1327

WOKINGHAM DISTRICT COUNCIL

10·30 – 11·00 am

Woodley.

To CHRISTINE

Date 30/3 Time 9.00

WHILE YOU WERE OUT

Name ~~MISS~~ Mrs HELLOWAY

Of

Phone No. 927 2083 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Ref:- F/2000/0688

11 FELCOURT

Have made arrangement to visit next Tues 4/4/2000 10·30 – 11.00 am.

* Spoke to Mr Brown (Builder) [illegible]. Thurs 30/03/2000 11·15am advising him that the application runs until 20/04/2000. earliest date for decision.

Signed Faran

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 FEB 2000

Officer: AT | Application No. F/2000/0688

Map No. 41. Site ...004.

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 11 SELCOURT CLOSE

Parish: WOODLEY Ward: Coronation ✓ 3/3

Applicant: MR HOLLOWAY

Fee Received 95-00 (1) 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 : 3/3..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... Site Notice + 43 & 45 & 47 Western Avenue ✓ 3/3 .....

.....

.....

.....

.....

.....

.....

.....

.....

FROM: Andrew Thorley

DATE: 03 March 2000

WOODLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
31 MAR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0688

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 11, Selcourt Close, Woodley, Reading.

Applicant: Mr Holloway C/O Peter H Watkins.

Your observations are required in respect of this application **by 27/03/2000**.

The committee made no comment on this application.

SIGNED: Andrew Keeley DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

ADDRESS 11 SELCOURT CLOSE PARISH WOODLEY

PLOT No. 42, Part Plot 41, Part Plot 43 ORD. SHEET No. SU.7573(41)

BUILDER James T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
957/54	James T. Cook & Son Ltd	Layout	7.12.54	N/A. C/A
401/55	"	Semi/Det. House	14.6.55	App. App.
773/55	"	Semi/Det. House	11.10.55	App. App.
PD/234/67	Mr. Lewis	Garage	19.5.67	App. N/A.
PD/274/73	"	Ext & Conservatory	17.4.73.	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Watkins - S/SH/R - 10/2/00

DRAINAGE

24.FEB.2000* 0688

24.FEB.2000* 0688

Tel. 0118 974 6443 (Direct Line)

Date. 10 February, 2000

My ref. CD/FP2000/0213

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
E-mail:

Mr Peter H Watkins
48 Broomfield Road
Tilehurst
READING
Berkshire RG30 6AL

Dear Mr Watkins,

11 SELCOURT CLOSE, WOODLEY
SINGLE STOREY REAR EXTENSION

Thank you for your Building Regulations Application Number FP2000/0213 received on 19 January.

This proposal is not permitted development, as stated on your Building Regulation application. Planning permission is required as the proposal, together with the previous extensions, exceeds the permitted development volume allowed under the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 1, Class A.

It is always advisable to contact the Planning Department with a plan of the proposals together with a letter outlining the scheme. You will then receive a written response as to whether planning permission is required or not. This should avoid future problems. It is always useful for your clients to have written confirmation if they move house, as a Land Search check would reveal if any unauthorised building work has been done, and may delay a house sale.

If you are intending to pursue this proposal would you please submit a planning application to this department by 2 March. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours sincerely

C Dodsworth

24.FEB.2000* 0688

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr L Holloway

Environmental Services

For office use only.
Application number: 24.FEB.2000* 0688

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. HOLLOWAY
	Address and postcode	11 SERCOMB CLOSE WOOLLEY RG5 3AS
	Phone number	927033
	Agent's Name	PETER H. WATKINS
	Address and postcode	48 BROOMFIELD ROAD TILEHURST RG30 6AL
	Phone number	942369 6
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.	11 SERCOMB
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR 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 & BLOCK 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

Date 20-2-2000

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 2 March 2000

N
W E
S

24.FEB.2000* 0688