APPLICATION NO:
F/2000/0892

LOCATION:
20 South Lake Crescent, Woodley Reading.

APPLICANT:
Mrs L Evans C/O R F Hood

PROPOSAL:
Proposed single storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **05/05/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs L Evans
C/O R F Hood
12 Kirkfell Close
Tilehurst
Reading
Berkshire
RG31 6QL

Application Number: F/2000/0892

Parish: **WOODLEY**

Location: **20, South Lake Crescent, Woodley, Reading.**

Proposal: **Proposed single storey side/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: 20 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0892	AT Paul
BUILDING CONTROL NUMBER	FP 2000/0407	
~~APPLICANT~~/AGENT	RF Hood.	
ADDRESS OF SITE	20. South Lake Crescent WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S side/rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/626/1A	P/626/1
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/5/00.	

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	

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/0892

Applicant : Mrs L Evans C/O R F Hood.

Location : 20, South Lake Crescent, Woodley, Reading.
Proposal : Proposed single storey side/rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18/4/2000

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : .....10/4/2000.....

Date Registered : 10/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 05/05/2000

Consultation Responses :

Woodley Town Council: No comment.
Property: No objections
Neighbours: None received!

Planning Issues : (identified settlement)

1) Impact on neighbours
2) Impact on street scene.

Application Number: F/2000/0892

Appraisal :

1) Impact upon neighbouring properties

The proposal is for a single storey side and rear extension to the dwelling. This will replace the existing single storey store room + coal shed. This will form an extension to the kitchen, it will be 2.1m wide at the front, 4.4m approx at the rear, protrude 2.7m from the rear building line and the overall length will be 8.4m long. The flat roof will be replaced with a pitched roof, 2.4m to eaves and 3.2m to the ridge. There will be an additional rooflow in the rear elevation and a door + window in the north elevation, these will not cause overlooking to neighbours.

- No 21 to the South, 0.37m higher, set 2m away behind a 2m high (approx) privet hedge. Due to its orientation and distance away the occupants of this property will not be overlooked /overshadowed.

- No. 19 to the north, semi detached neighbour, there is a 1.8m high fence + hedge on boundary extending 5.4m to the rear, after that distance the boundary fence reduces in height, windows in rear elevation only. Due to the distance away (6.5m) of the new window + door facing No 19, the occupants of this house will not be overlooked.

2) Impact on streetscene

Materials will match existing ∴ no significant visual impact on streetscene.

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

Application Number F/2000/0892
Conditions/~~Reasons for Refusal~~

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

20/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 20 South Lake Crescent Woodley Reading.

APPLICATION NUMBER: F/2000/0892

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 10/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post rear hedge & front garden

2. DESCRIPTION OF SURROUNDINGS Predominantly medium sized gardens f/back (1948) Residential, council estate type under, large grass verges at front 2 storey semi detached houses, on street parking.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi detached, house, no garage, on street car parking. white coloured UPVC windows, + door red brick + red clay roof tiles, garage at rear of property

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location plan.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, on street parking at front, pedestrian access only.

LEVELS — 0.37m, lower than No 21. South Lake.

BOUNDARY TREATMENT — No 21, 2m high privet hedge (extending from approx 1m forward of b/l of No 20) along side boundary.

OTHERS — No 19, 1.8m high fence + hedge — Rear boundary backs of garages No 20's garage at rear of Woodyer close.

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

Tel:

Date: **20 March 2000**

My ref: F/2000/0892

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

Dear Councillor

Application Number: F/2000/0892
20, South Lake Crescent, Woodley, Reading.
Proposed single storey side/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/2000/0892**
20, South Lake Crescent, Woodley, Reading.
Proposed single storey side/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 Thair

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

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

Tel:

Date: **20 March 2000**

My ref: F/2000/0892

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0892
20, South Lake Crescent, Woodley, Reading.
Proposed single storey side/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/2000/0892**
20, South Lake Crescent, Woodley, Reading.
Proposed single storey side/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 Clifford

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

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

Tel:

Date: **20 March 2000**

My ref: F/2000/0892

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/2000/0892
20, South Lake Crescent, Woodley, Reading.
Proposed single storey side/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/2000/0892**
20, South Lake Crescent, Woodley, Reading.
Proposed single storey side/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 Clacey

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 MAR 2000	Map No. 47 Site 0:04
Officer: AT | Application No. F/2000/0892.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED SINGLE STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 20 SOUTH LAKE CRESCENT

Parish: WOODLEY Ward: Loddon 20.3.2000

Applicant: MRS L EVANS

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 : ..... 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 ATTACHED.

NEIGHBOURS:

S/N + 21+19 SOUTH LAKE CRESENT
1-25 CRESENT HOUSE - SOUTH LAKE CRESENT
11 PEARSON WAY
5 WOODYER CLOSE

NEED TO INSURE SITE NOTICE CLEAR TO RESIDENTS OF CRESENT HSE

FROM: Andrew Thorley

DATE: 20 March 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0892

Proposal: Proposed single storey side/rear extension to dwelling.

Site Address: 20, South Lake Crescent, Woodley, Reading.

Applicant: Mrs L Evans C/O R F Hood.

PLANNING SERVICES	HPT
	TLS
DC	
APP	
CS	

Your observations are required in respect of this application **by 13/04/2000** .

The committee made no comment on this application.

SIGNED: Anne Keeva DATE: 29.3.00.

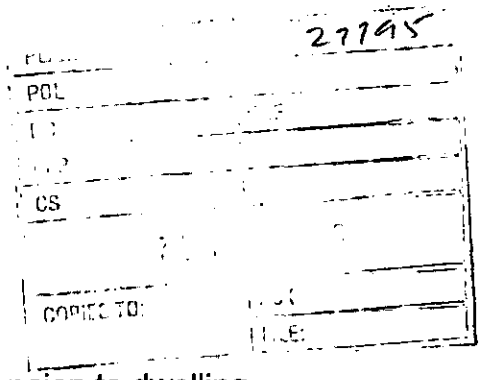
Clerk To Woodley Parish/Town Council.

~~To~~
Property Dept

TO ~~**From:**~~ Andrew Thorley

Date: 27 March 2000

Application Number: F/2000/0892



Proposal: *Proposed single storey side/rear extension to dwelling..*

Site Address:
20, South Lake Crescent, Woodley, Reading.

Applicant:
Mrs L Evans C/O R F Hood.

Your observations are required in respect of this application within **7 days** of the above date.

The above property is a former Council House which was sold under Tenants Right to Buy legislation in 1989.

This Section has no objections to the proposed extension.

S. Heyes
Property Management Officer.

29/3/00

10.MAR2000* 0892

ADDRESS 20 SOUTH LAKE CRESCENT PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
411/48	Wokingham R.D.C.	Layout {Semi/Dev. House	14.12.48	N/A App.
PD/120/61	Mrs. Pottinger	Garage	23.3.61	App. N/A.
34931	Mr & Mrs K. Evans	"	22.1.90	CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
16.MAR.2000 0852

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	MRS. L. EVANS
	Address and postcode	20, SOUTH LAKE CRESCENT, WOODLEY, READING, RG5 3QW
	Phone number	9694772
2	Agent's Name	R. F. HOOD
	Address and postcode	12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL
	Phone number	9425277.
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.	20, SOUTH LAKE CRESCENT.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY REAR/SIDE EXTENSION
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.	PITCHED - RED TILES TO MATCH EXSTG FLAT - MINERAL FELT & CHIPPGS WALLS - RED BRICK TO MATCH EXSTG.
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.		
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 L. EVANS.

Date 9/3/00

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
16 March 2000 Scale: 1 : 1250