APPLICATION NO:
F/2001/3137

LOCATION:
285 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr & Mrs Stevens C/O Mr R Dunn

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Stevens
C/O Mr R Dunn
11 New Lane Hill
TILEHURST
Berkshire
RG30 4JB

Application Number: F/2001/3137

Parish: **WOODLEY**

Location: **285 Loddon Bridge Road, Woodley, Reading**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. The proposed development by reason of its bulk, massing and location would form an overbearing and overshadowing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

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, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 26/02/2001

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.

08.JAN.2001* 3137

283 Loddon Bridge Rd,

Woodley,

Reading,

Berkshire,

RG5 4BE

16 October 00

Dear Sir,

Re: Georgian conservatory for Mr and Mrs Stevens, 285 Loddon Bridge Rd

Mr Stevens has shown us the plans for the conservatory, and discussed them with us fully. We have no objection to the proposed plan at all.

Should you wish to discuss this further, please feel free to contact us at the above address, or phone 0118 9697591.

Yours sincerely,

Mr and Mrs W Bonney



283 Loddon Bridge Rd,

Woodley,

Reading,

Berkshire,

RG5 4BE

16 October 00

Dear Sir,

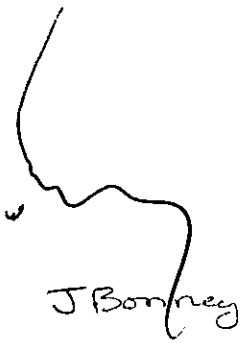
Re: Georgian conservatory for Mr and Mrs Stevens, 285 Loddon Bridge Rd

Mr Stevens has shown us the plans for the conservatory, and discussed them with us fully. We have no objection to the proposed plan at all.

Should you wish to discuss this further, please feel free to contact us at the above address, or phone 0118 9697591.

Yours sincerely,

Mr and Mrs W Bonney



WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3137

Applicant : Mr & Mrs Stevens C/O Mr R Dunn.

Location : 285, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 23/02/01

Date Registered : 08/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001

This application will have expired on: 05/03/2001. 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 :

Woodley Town Council - No comment.

Planning Issues :

* Impact upon neighbouring properties
* Impact upon surrounding area

Application Number: F/2001/3137

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop s/st rear extension to dwelling to form conservatory. This is an amendment to app 70248. Under 70248 a similar proposal was originally submitted for a s/st ext with a projection of 5 metres, with a flat roof design. The original proposal was considered and revised plans were submitted.

The proposal now submitted in application F/2001/3137 also has a projection of 5 metres. The proposal is for a conservatory with a pitched roof design. The neighbouring property of NO 283 has an existing s/st ext set back from that proposed. Therefore it is considered that a projection of 5m on the shared boundary with NO 283 will have a detrimental overbearing and overshadowing impact.

IMPACT UPON SURROUNDING AREA

There are similar extensions in the surrounding area of the dwellinghouse. It is not considered the prop. dev would have an adverse impact upon the surrounding area.

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

(tick appropriate box)

Application Number F/2001/3137
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	—	— D	THE PROPOSED DEVELOPMENT BY REASON OF ITS
			BULK, MASSING AND LOCATION WOULD FORM
			A ~~DOMINANT~~ OVERBEARING AND OVERSHADOWING
			FEATURE TO THE DETRIMENT OF THE
			RESIDENTIAL AMENITY OF THE ADJACENT
			DWELLING. AS SUCH THE PROPOSAL IS
			CONTRARY TO POLICY LBE2 OF THE LODDON
			AREA LOCAL PLAN AND POLICIES WOS3
			AND WBE1 OF THE WOKINGHAM DISTRICT
			LOCAL PLAN.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 26/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 285 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2001/3137

OFFICER: Farah Humayun

DATE OF SITE VISIT: 23/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

RES - OPPOSITE TO INDUSTRIAL AREA.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DETACHED.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Nº 283 = EXISTING S/ST EXTENSION TO REAR, HOWEVER SET BACK IN PROJECTION TO EXISTING EXT OF NO 285.
Nº 287 = EXISTING S/ST EXT TO NO 285 SCREENS PROPERTY, Nº 287 EXISTING SHED STRUCTURE ON ADJACENT BOUNDARY. NO SIDE WINDOWS IN FLANK WALL.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2-3 CARS

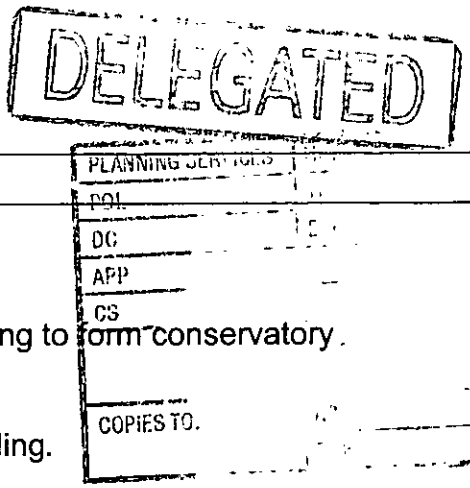
LEVELS —

BOUNDARY TREATMENT 1.8 M C&B FENCE TO BOTH NEIGHBOURS. REDUCED TO CHAIN LINK FENCE WITH Nº 287

OTHERS —

FROM: Farah Humayun

DATE: 15 January 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3137

Proposal: Proposed single storey rear extension to dwelling to form conservatory. (amendment to consent 70248).

Site Address: 285, Loddon Bridge Road, Woodley, Reading.

Applicant: Mr & Mrs Stevens C/O Mr R Dunn.

Your observations are required in respect of this application **by 08/02/2001** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **15 January 2001**

My ref: F/2001/3137

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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3137
285, Loddon Bridge Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3137**
285, Loddon Bridge Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

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

Tel: 0118 974 6482

Date: **15 January 2001**

My ref: F/2001/3137

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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/2001/3137
285, Loddon Bridge Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3137**
285, Loddon Bridge Road, Woodley, Reading.
Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

Received by Wokingham District Council

Application No: F/2001/3137

Proposal:
Proposed single storey rear extension to dwelling to form conservatory (amendment to consent 70248)

Location:
285, Loddon Bridge 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. 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. 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

15 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 NOV 2001 08 January 2001
Officer: FH	Application No. F/2001/3137

Map No. 42 Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY (AMENDMENT TO CONSENT 70248)

Location: 285 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Bulmershe 15-1-01 J.

Applicant: MR/MRS STEVENS

resubmission fee paid 70748 2

Fee Received 00-00 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		✓ 20/11	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties		✓ "	✓
3	Forms unsigned	Q3	✓ "	
4	Correct S 66 certificate		"	
5	Elevation plans	Other side elevation	✓	
6	Floor plans			
7	Metric scale disclaimer	Scale? 1:50 & 1:100 ?	✓ "	✓
8	Encroachment letter	Encroachment? May need cert B + Serve notice	✓ "	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.1.01 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 + 283 & 284 Hoddon Bridge Road ✓
40, 42, 44 Caldbeck Drive
Units D1 & D2 Headley Road East

WOKINGHAM DISTRICT COUNCIL

08 JAN. 2001 * 3137

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr & Mrs Stevens
C/o Excel Design Ltd
17 Gorse Ride South
FINCHAMPSTEAD
Berkshire RG40 4EH

Application No : 99/70248/F

Parish : WOODLEY

Proposal : PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location : 285 LODDON BRIDGE ROAD, WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :
01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
This permission relates to the application as amended by and shall be carried out in accordance with revised drawing numbers 9A, 11A and 13A submitted to the Local Planning Authority on 11th February 2000 showing the existing dining room extension to remain.
03
All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
For the avoidance of doubt.
03
To ensure a satisfactory external appearance.

Head of Planning and Transportation

Date 22 March 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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

Tel. 0118 9746429 (Direct Line)

08. JAN. 2001 *

Date 20/11/00

Your ref.

My ref.

Mr R Dunn
11 New Lane Hill
Tilehurst
Reading
Berks RG30 4JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☑
Q3 Site address

9) The Section 66 Certificate is missing/unsigned/not deleted. ☑
Is any encroachment intended on next door? NO
If so serve notice & fill in Cert B of Section 66

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☑
other side elevation
Scale of elevations?

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

ADDRESS 285 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. 42 SU.7673

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
W45/54	Mr. N.A. Rowe	Garage	13.7.54	App N/A
R/563/70	"	Covered Way	31-12-70	App - App
BR9591	MR. J. O'NEILL	EXTENSION + ALTERATIONS	12.10.78	App N/A
0945P	"	"	14.12.78	N/A C/A
FP98/7879	Mr. & Mrs. J. Stevens	S/St/R ext.	11.8.98	App
99/70248/F	Mr & Mrs Stevens	S/St/R Ext	22.03.00	C/A
FP99/9041	"	S/St/R ext.	18.8.99	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

08.JAN.2001 * 3137

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 & MRS STEVENS
	Address and postcode	285, LODDON BRIDGE RD.
		WOODLEY
		READING
		BERKS
	Phone number	07867 517253
	Agent's Name	MR R. DUNN
	Address and postcode	11, NEW LANE HILL
		TILEHURST
		READING
		BERKS RG30 4JB
	Phone number	07867 517253
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.	285 LODDON BRIDGE RD WOODLEY BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATION TO P.P. REQUESTED FROM EXTENSION TO CONSERVATORY

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.	BRICKS TO MATCH EXISTING. WHITE UPVC FRONT. CLEAR POLYCARBONATE ROOF	
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: 3	Proposed: SAME
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 & MRS STEVENS

Date 29-10-2008

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3137**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

ALTERATION TO PLANNING PERMISSION GIVEN, FOR MR & MRS STEVENS 285 LODDON BRIDGE RD WOODLEY. THEY NOW WISH TO HAVE A SLIGHTLY LARGER CONSERVATORY INSTEAD OF THE BRICK EXTENSION. * note letter from next door.

Many thanks

R. DUNN

08 JAN. 2001 * 3137

283 Loddon Bridge Rd,

Woodley,

Reading,

Berkshire,

RG5 4BE

16 October 00

Dear Sir,

Re: Georgian conservatory for Mr and Mrs Stevens, 285 Loddon Bridge Rd

Mr Stevens has shown us the plans for the conservatory, and discussed them with us fully. We have no objection to the proposed plan at all.

Should you wish to discuss this further, please feel free to contact us at the above address, or phone 0118 9697591.

Yours sincerely,

Mr and Mrs W Bonney



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS 08.JAN.2001* 3137

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr & Mrs Stevens
C/o Excel Design Ltd
17 Gorse Ride South
FINCHAMPSTEAD
Berkshire RG40 4EH

Application No : 99/70248/F

Parish : WOODLEY

Proposal : PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location : 285 LODDON BRIDGE ROAD, WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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.

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03
All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
For the avoidance of doubt.
03
To ensure a satisfactory external appearance.

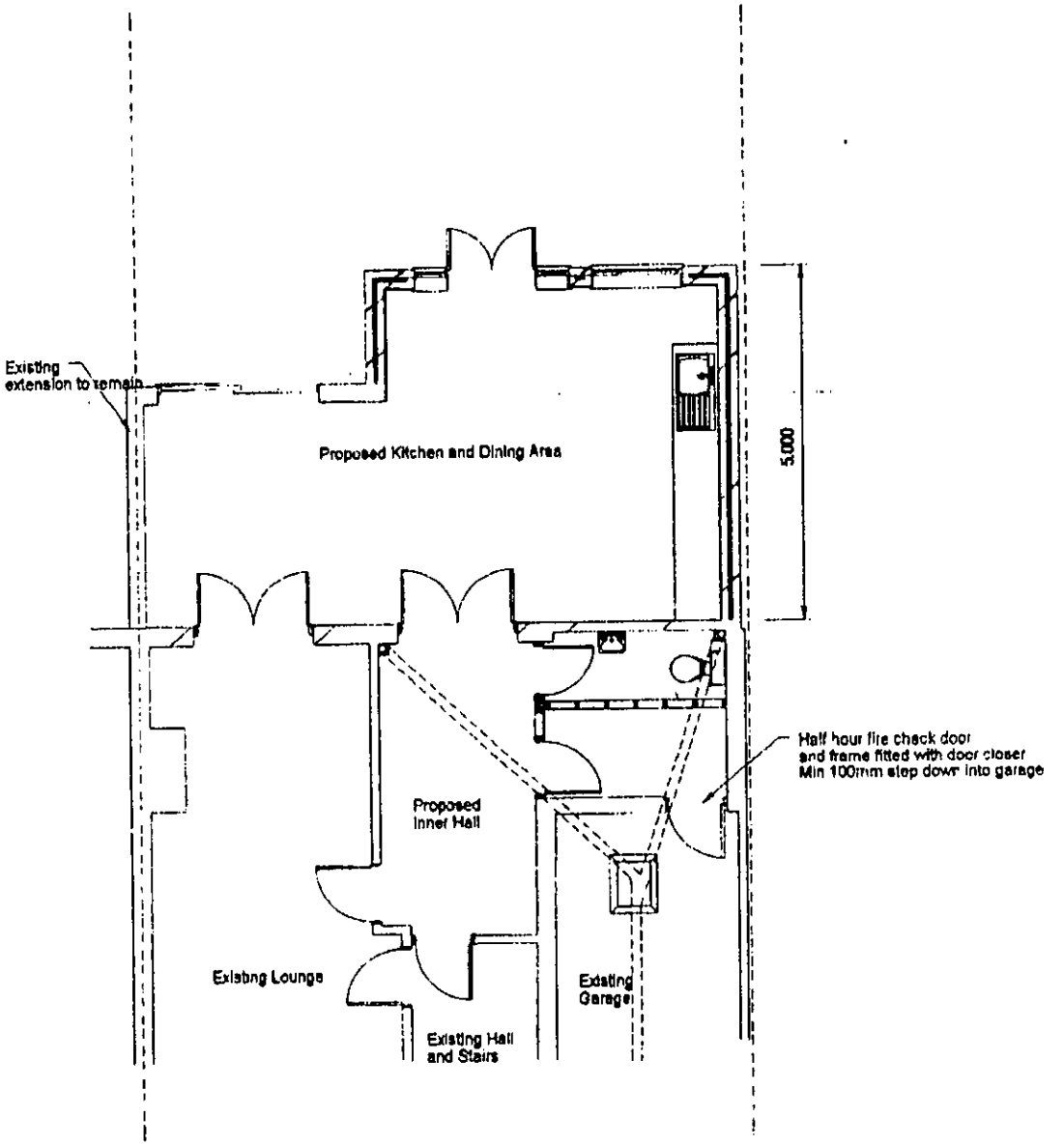
Head of Planning and Transportation

Date 22 March 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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

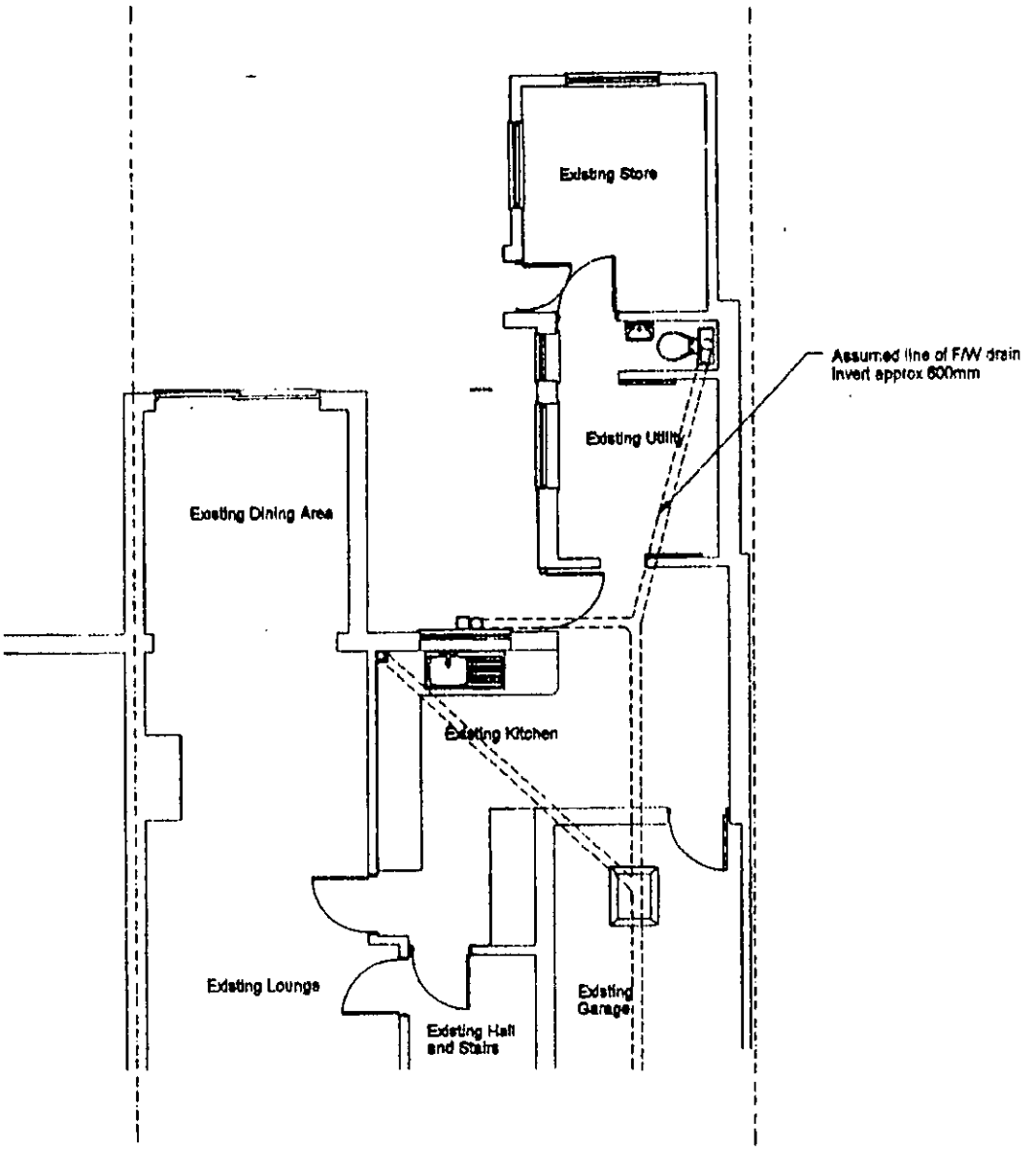
Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

08.JAN.2001* 3137



PROPOSED GROUND FLOOR PLAN

08.JAN.2001* 3137



EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Stephens, 285 Loddon Bridge Road, Woodley	DESCRIPTION:	Ground Floor Plans	
PROJECT:	Single Storey Rear Extension.	SCALE:	1:100	DRAWING No: 9957&/ 12
DATE:	July 1999	REVISION:		

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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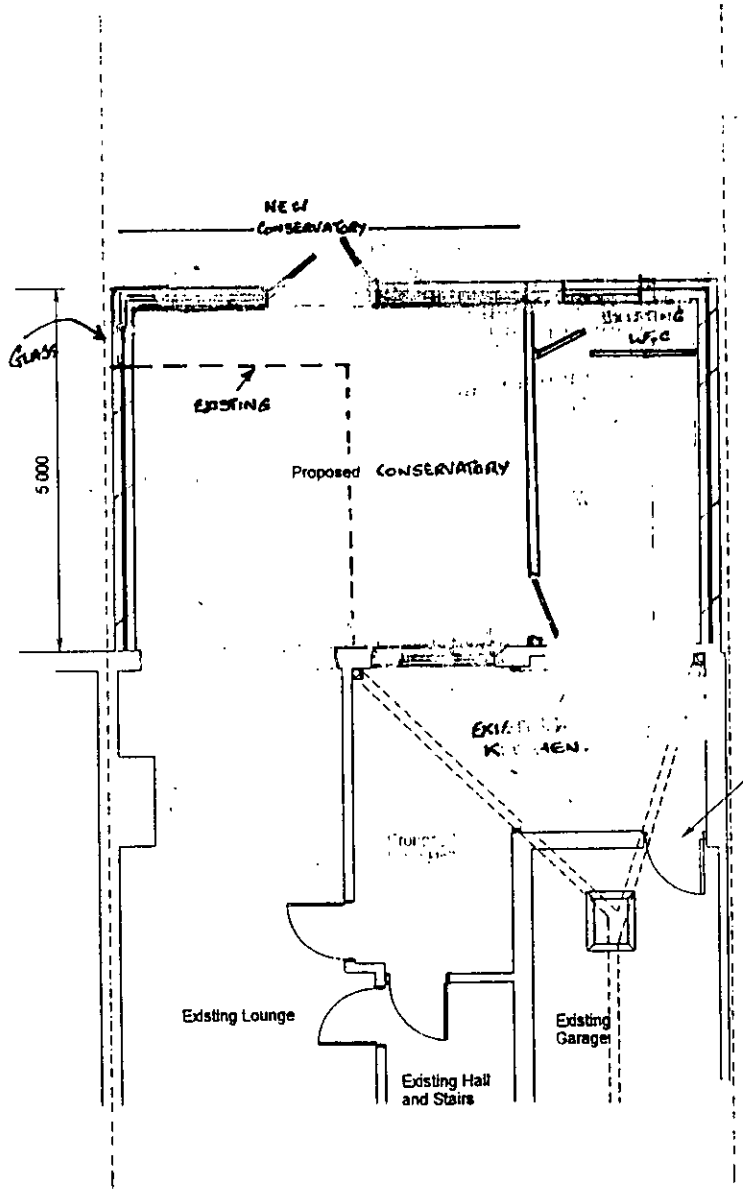

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Stephens, 285 Loddon Bridge Road, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single Storey Rear Extension.	SCALE:	1:100	DRAWING No:	99578/ 13
DATE:	July 1999	REVISION:			

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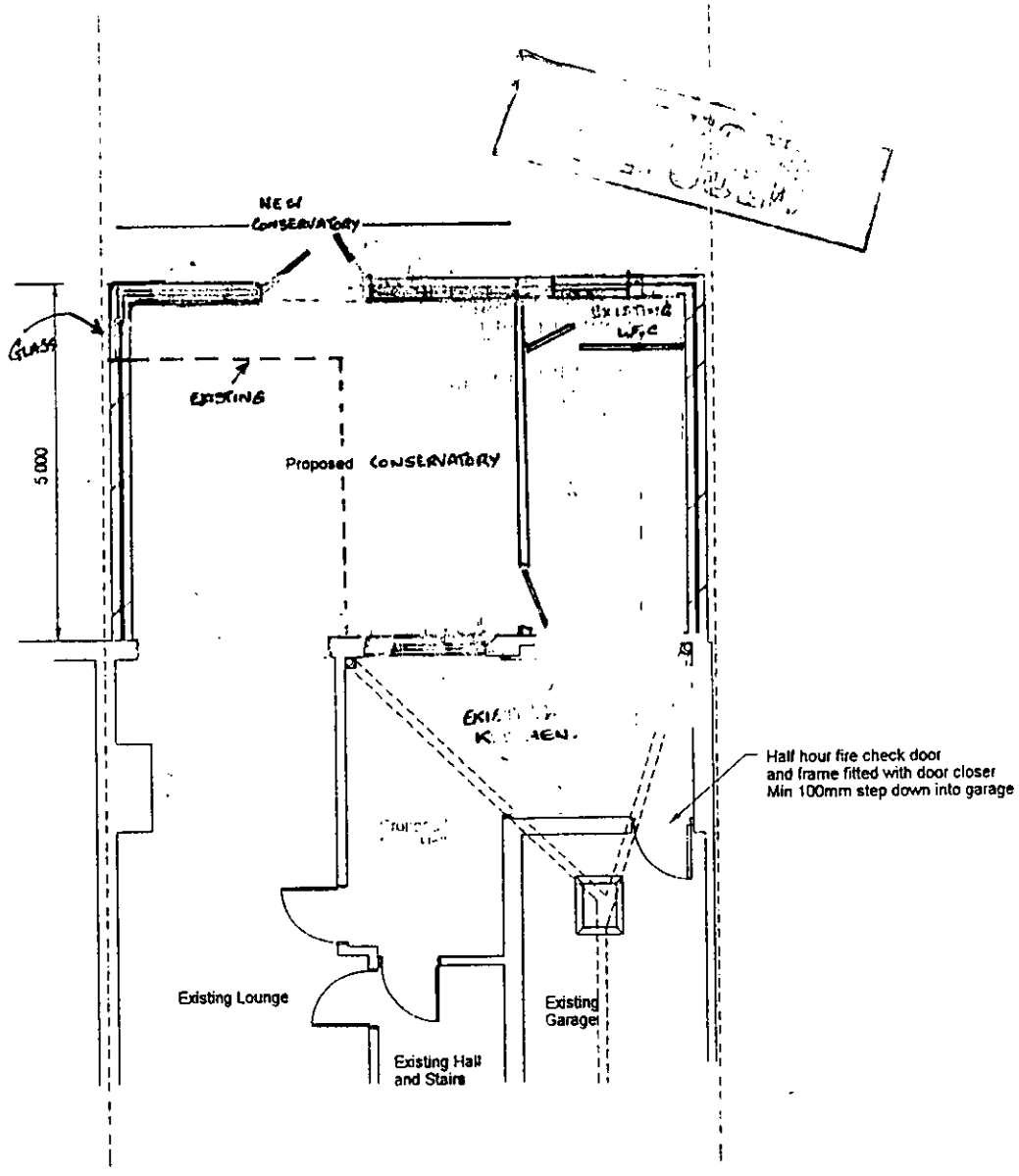

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Stephens, 285 Loddon Bridge Road, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single Storey Rear Extension.	SCALE:	1:100	DRAWING No:	99578/ 13
DATE:	July 1999	REVISION:			

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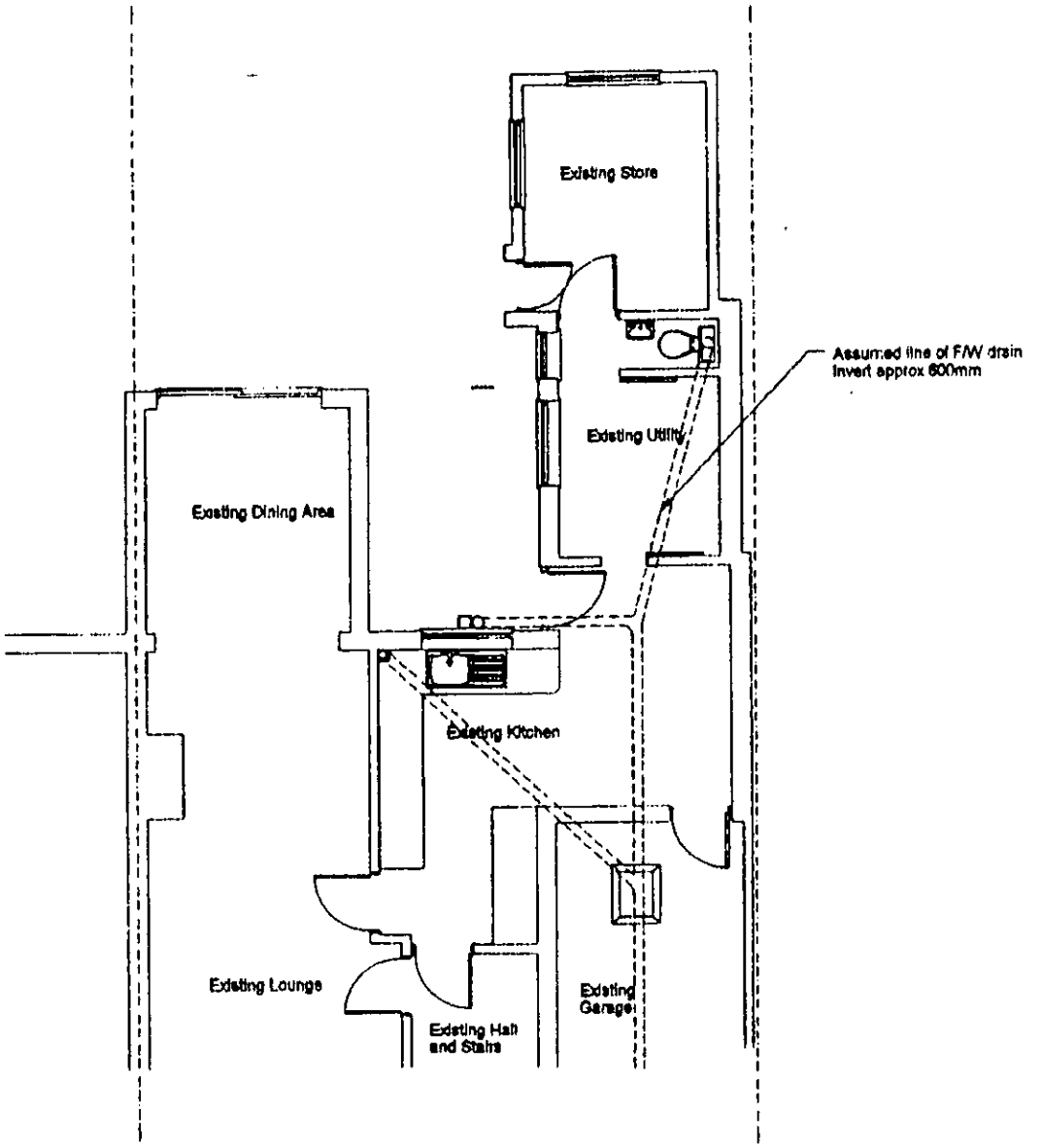

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Stephens, 285 Loddon Bridge Road, Woodley	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Single Storey Rear Extension.	SCALE:	1:100	DRAWING No:	9957B/ 12
DATE:	July 1999	REVISION:			

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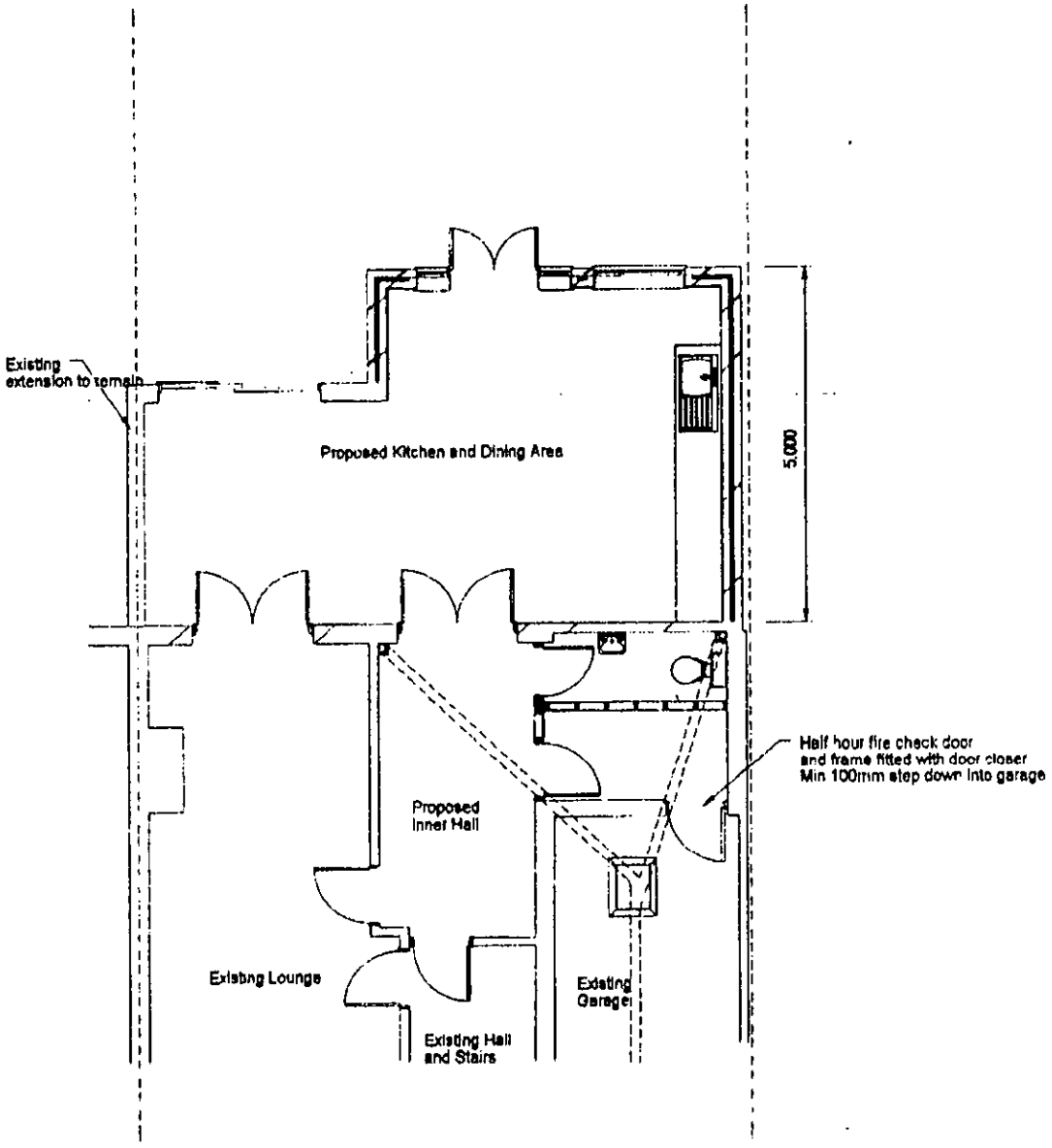
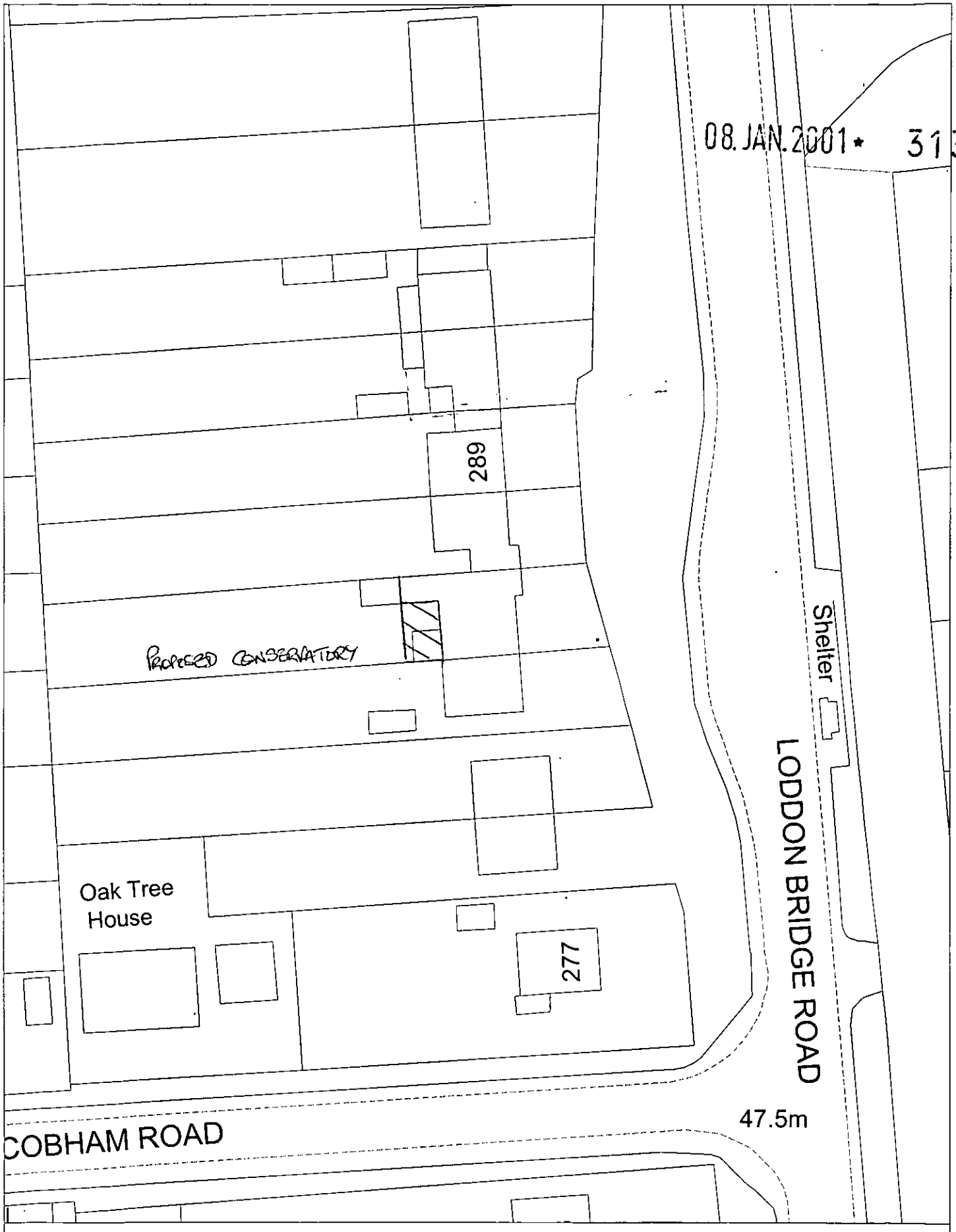


PROPOSED GROUND FLOOR PLAN



Site Plan, Scale: 1 to 500

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Date: 29 December 2000

N
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S

08 JAN 2001 * 5137



Site Plan, Scale: 1 to 2500

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N
W E
S

No 283 - EXISTING S/ST EXT - REDUCED BACK FROM EXISTING.

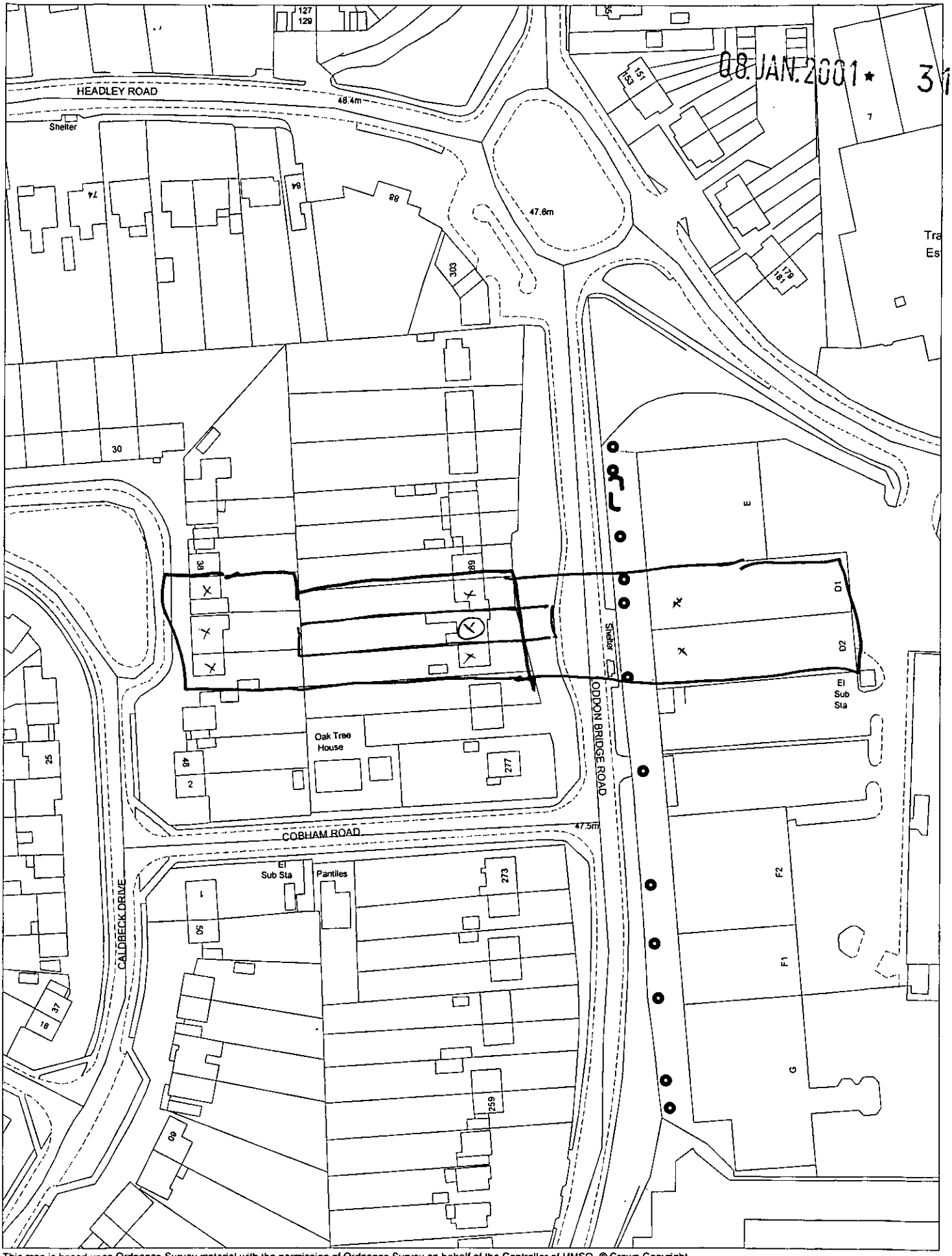
1.8M CB FENCE.

- INC. EXISTING SPACE.
- REMOVAL OF EXISTING S/ST - UTILITY ROOM.

1.8 M CB FENCE - EXTENSIVE GARDEN TO REAR. - REDUCES TO CHAIN LINK.

- 287 - S/ST Shed on boundary - TO REAR.

NO side windows.



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13 November 2000 Scale: 1 : 1250

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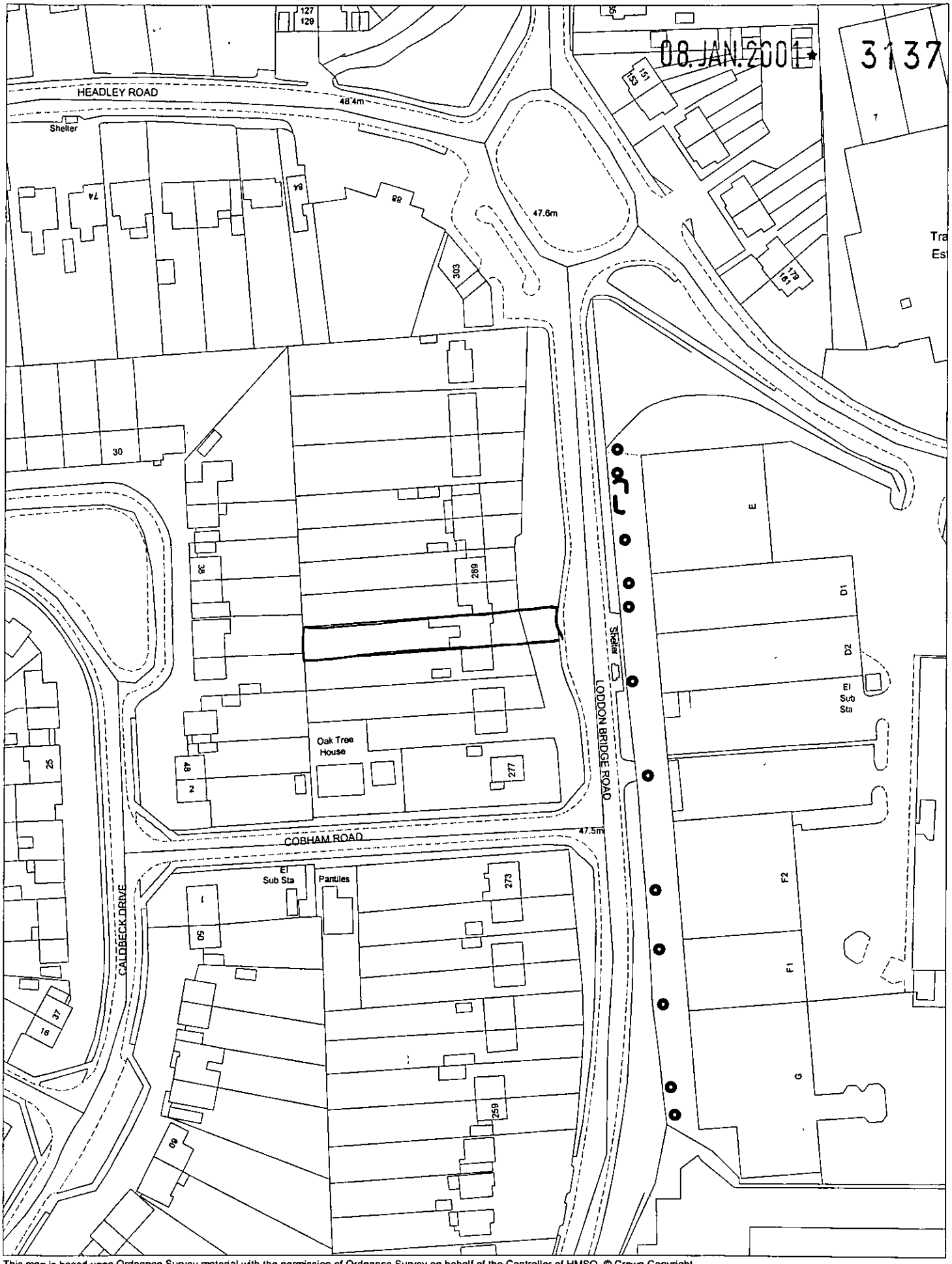

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Scale: 1 : 1250

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