APPLICATION NO:
**F/2002/5887**

APPROVED

LOCATION:
**39 Arundel Road, Woodley Reading.**

APPLICANT:
**Mr/Mrs K Peters C/O Bearwood Property Consultants**

PROPOSAL:
**Proposed single storey side extension to dwelling and front porch.**

EARLIEST DATE FOR DECISION: **15/03/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**09/04/2002**

LISTING EXP - 19/3

CASE OFFICER: **Louise Smith**

975

D1

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

## Notification of Approval of Permission

**Mr & Mrs K Peters**
**C/O Bearwood Property Consultants**
**2 Wield Court**
**Earley**
**Reading**
**Berks**
**RG6 3TF**

**Application Number: F/2002/5887**

**Parish:** **WOODLEY**

**Location:** **39, Arundel Road, Woodley, Reading.**

**Proposal:** **Proposed single storey side extension to dwelling and front porch.**

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. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

**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 residential use of the site at all times. It shall not be used for any business nor as habitable space.

**Condition**
5. 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. The proposed development may have an impact on bats, which are of international importance and protected by law.

**Reason**
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

**Informative**
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

**Informative**
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

**Informative**
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

**Informative**
4. 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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

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.**

# APPEALS TO THE SECRETARY OF STATE

## PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

### PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

### COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel: (0118) 974 6463 (Direct Line)
E-Mail: Louise.Smith@wokingham.gov.uk
Date: 14th June 2002
My ref: LS/BP/F/2002/5887

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr & Mrs Peters
39 Arundel Road
Woodley
Reading
Berkshire
RG5 4JP

Dear Mr & Mrs Peters

**RE: CONDITION 3 – APPLICATION F/2002/5887**

I refer to your letter received on the 11th June 2002 with reference to condition 3, stating that there are no bats in the existing garage and due to the structure of the garage, unlikely to provide a suitable habitat.

I therefore confirm that no further information is required in relation to this condition and that the information submitted is acceptable.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Louise Smith.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

## Louise Smith

**From:** Andy Glencross
**Sent:** 13 June 2002 10:43
**To:** Louise Smith
**Subject:** PA F2002/5887 39 Arundel Rd Woodley(Bats)

Hi Louise

Sorry, I didn't realise that he had sent the letter. I am satisfied that this development is unlikley to adversely affect the local bat population.

*Cheers*

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

-----Original Message-----
**From:** Louise Smith
**Sent:** Thursday, June 13, 2002 10:11 AM
**To:** Andy Glencross
**Subject:** RE: 39 Arundel Road, Woodley URGENT

The letter I recieved explains that the garage is an asbestos garage with flat roof, which shows no trace of bats. Is it acceptable to accept this as confirmation and discharge the condition.

Thanks

Louise

-----Original Message-----
**From:** Andy Glencross
**Sent:** 13 June 2002 09:55
**To:** Louise Smith
**Subject:** RE: 39 Arundel Road, Woodley URGENT

Hi Louise

I did have a chat with Mr Peters and we did agree on the principle, all he needs to do is write us a letter (or email) explaining the construction of the garage to be demolished, and then we can release him from the condition.

Cheers

Andy

-----Original Message-----
**From:** Louise Smith
**Sent:** Wednesday, June 12, 2002 5:34 PM
**To:** Andy Glencross
**Subject:** 39 Arundel Road, Woodley URGENT
**Importance:** High

Hi Andy,

I am in reciept of a letter from Mr & Mrs Peters at the above address with reference to application F/2002/5887.

Condition 3 of this consent requested that a bat survey be carried out prior to development. Mr & Mrs Peters inform me that you advised them that "as the existing building remains undisturbed and the only building to be demolished is an asbestos garage with flat roof, which shows no trace of bats, the condition may not be appropriate".

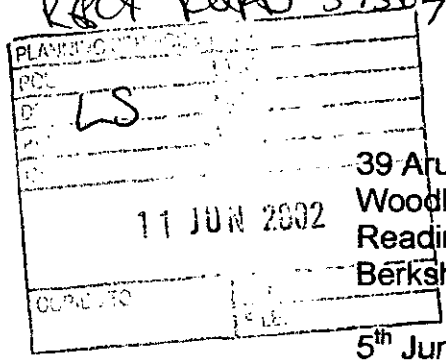
Before I can release this condition I will need confirmation from yourself.

Mr and Mrs Peters are starting building work on 17th June and therefore request we assist with this matter asap.

Regards

Louise Smith
Planning Officer

RBCA RAPD 57364




39 Arundel Road
Woodley
Reading
Berkshire RG5 4JP

5th June 2002

FAO: Anna Cronin
Head of Planning

Dear Ms.Cronin

RE: APPLICATION NUMBER F/2002/5887

With reference to Condition (3) on the above Planning Approval we have spoken to Andy Glencross regarding the Bat Survey required by the aforementioned condition. He has advised that as the existing building remains undisturbed and the only building to be demolished is an asbestos garage with flat roof, which shows no trace of bats, this condition may not be appropriate.

We would therefore request that you reconsider/remove this condition from our Planning Approval.

Building works, including the demolition of the garage, are scheduled to commence on 17th June 2002.

We would, therefore, be grateful if you could give this matter your immediate attention.

Yours sincerely,

Mr. K A Peters

Mrs. D J Peters

12/6/2. Sent email to Andy Glencross, to request confirmation of this before ~~returning~~ discharging the condition.

Bearwood Property

Consultants



Reply

| PLANNING SERVICES | HP 55041 |
|---|---|
| POL | TLS |
| DC LS | ENF |
| APP | |
| CS | |

08 APR 2002

| COPIES TO | ACK: |
|---|---|
| | FILE: |

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

**For the attention of Ms.L.Smith**

22 February 2002

Dear Ms.Smith,

**Re : Planning Application No. F/2002/5887**
**39 Arundel Road, Woodley, Berkshire**

We refer to the above mentioned application which was granted Planning permission on 26 March 2002, and write to express concern about Condition 3 attached to this approval. To enables us to advise our clients further we would be grateful if you would explain in writing precisely why a bat survey must be carried out and a licence issued before commencement of works.

It appreciated that wildlife must be protected, but in this instance the existing fabric of the house is not affected by the proposals in any way as the extension abuts it and does not require existing roofspaces etc. to be opened up.

It would not, therefore, seem necessary to put our clients to the additional expense of the survey etc. required by this condition.

Notwithstanding the above, could you also advise if your Council has a list of suitable bat workers who operate in the Wokingham area.

11/4/2 - Passed on Andy Glencross' telephone number to them for discussion

Yours sincerely,

Keith A.Wright
for Bearwood Property Consultants

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF

Phone/Fax (0118) 9669485
Mobile 07768 611156

finalise

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 5887 | Louise Smith |
| BUILDING CONTROL NUMBER | FP 2002/2941 | |
| ~~APPLICANT~~/AGENT | Beanwood Property Consultants | |
| ADDRESS OF SITE | 39 Arundel Road Woodley | |
| DESCRIPTION OF PROPOSED WORK | S/S side ext + front porch | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | BR/0116/3 | P/0116/2 |
| ELEVATIONS | - " | - " |
| FLOOR PLANS | - " | - " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 26/3/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 4/4/02 | |

| 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 | |

**WORK SHEET FOR :** Louise Smith

**Application Number :** F/2002/5887

**Applicant :** Mr/Mrs K Peters C/O Bearwood Property Consultants.

***Location* :** 39, *Arundel Road, Woodley, Reading.*
**Proposal :** Proposed single storey side extension to dwelling and front porch.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 25/2/2

**Date Registered : 12/02/2002**

**Earliest Date for Decision : 15/03/2002**

**Latest Consultation Date/Site Notice Expiry Date : 15/03/2002**

**This application <u>will have expired on</u>: <u>09/04/2002.</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 - CONDITIONAL APPROVAL.
COUNTRYSIDE OFFICER - conditional approval.

**Planning Issues :**
Identified Settlement
Impact on Neighbours
" " Street Scene
Parking Provision —.

**Application Number: F/2002/5887 - 39 Arundel Road**
**Appraisal**

**Development**
The site is a semi-detached dwelling with detached side garage, situated within the identified settlement of Woodley.

The application proposes a single storey side extension and front porch. The former would involve making the garage integral with the dwelling and providing a family room in the space behind. It would project 1.2m to the rear and 1.5 m to the front (as would the porch), with a pitched roof, 2·2m to the eaves and 4¼m to the ridge.

**1) Impact upon Neighbouring Properties**
No overlooking would result from the aforementioned development as no side elevation windows are present in No 37.

The extension would lie 0.25m from the boundary with No 37, which is marked by the two storey side extension of this neighbour. Understandably, there would be no overshadowing nor overbearing influence from this development, it is single storey and would only project 1.2m to the rear of this neighbour.

**2) Impact upon the Character of the Area**
The dwelling in question forms part of a standardized semi-detached development. Several modifications and extensions have taken place, notably, No 37 has undergone a two storey side extension above the garage. No 35 has had a pitched roof constructed above the porch and garage. As such it is felt that the proposal would not be out of character with the surrounding area. Furthermore, materials proposed are to match those existing.

**3) Highways and Parking**
Although the driveway would be reduced in length by the said development, the parking requirement for this property would be sufficiently met. Highways have no objection to the development on the condition that the parking and turning spaces are retained.

**Approved** ✓ **~~Refused~~**

**Bat Condition:**
Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Reason:
The proposed development may have an impact on bats, which are of international importance and protected by law.

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1. | C001 | R001 | |
| 2. | C014 | R014 | |
| 4 | C049 | R049 | |
| 5. | C122 | R122 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| INFORMATIVES: | | | Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar |
| | | | |
| | | | No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. |
| | | | |
| | | | Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings. |
| | | | |
| | | | |
| | | | |
| | | | |

| Informative for approvals |
|---|
| N16 |
| LODDON AREA LOCAL PLAN POLICIES: LSE1 LSE2 LT6 LTV1 |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WSE1 WOS3 WT6 WOS2 |
| GREEN BELT LOCAL PLAN POLICIES: |
| BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1 |
| MINERALS LOCAL PLAN POLICIES: |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 26.3.02

GW Protection Zone

Get a lower pitch on the roof

No 35 pitched roof to front porch + over gge

# RECORD OF SITE VISIT

**SITE ADDRESS:** 39 Arundel Road Woodley Reading.

**APPLICATION NUMBER:** F/2002/5887

**OFFICER:** Louise Smith

**DATE OF SITE VISIT:** 25/2

**1 SITE/STATUTORY NOTICE DISPLAYED ?** Y – post in front gdn.

**2. DESCRIPTION OF SURROUNDINGS**

red brick + wooden panelling.

Residential area – assortment of dwellings.
Stretch of semis – uniform design. side gges.
→ several side extensions 1st fl over gge esp 41 + 33.

**3. DESCRIPTION OF SITE/BUILDING**

Salmon

semi – side gge. seperate
red brick, wooden paneling + brown c'crete roof tile

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

set to same ~~roof~~ front level as nos 41 + 37 original dwellings but these 2 neighbours have front porch extensions.

**5. SITE CONSTRAINTS**

**TREES** N/A

**ACCESS/PARKING** 2/3

**LEVELS** No 41 c. 0.4m lower land.

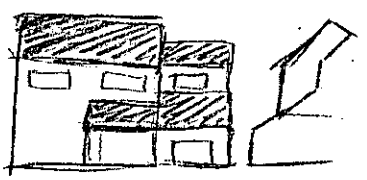
**BOUNDARY TREATMENT** left provided by side of No 37.

**OTHERS** No 37 front porch extension – pitched roof c. 0.4m below 1st floor window cills.
No side elevation windows in No 41

Impact of Side Window.

In keeping

Overbearing



No 37.

## Louise Smith

**From:** Andy Glencross
**Sent:** 01 March 2002 17:24
**To:** Louise Smith
**Subject:** Planning Application F2002/5887 39 Arundel Rd Woodley

Hi Louise

*All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be* demolished and consequently I would advise that the developer submits a survey of the building/s by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited this site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

P.S. If the applicant feels that there are special circumstances that may exempt him/her from this requirement or they *require a list of ecological consultants who can undertake the work then please ask them to me.*

FROM: Louise Smith

DATE: 19 February 2002

DELEGATED

## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2002/5887

**Proposal:** Proposed single storey side extension to dwelling and front porch.

**Site Address:** 39, Arundel Road, Woodley, Reading.

**Applicant:** Mr/Mrs K Peters C/O Bearwood Property Consultants.

Your observations are required in respect of this application **by 15/03/2002** .

PLANNING SERVICES
POL
APP
CS
08 MAR 2002
COPIES TO
ACK:
FILE:

The committee had no objections to this proposal but particularly asked that any neighbours' comments be taken into account.

SIGNED: [signature]

DATE: 6.3.02.

Clerk To Woodley Parish/Town Council.

## HIGHWAYS CONSULTATION SHEET

**From:** Louise Smith **Date:** 19 February 2002

**Application Number:** F/2002/5887

**Proposal:** Proposed single storey side extension to dwelling and front porch.

**Parish:** WOODLEY TOWN

**Site Address:**
39, Arundel Road, Woodley, Reading.

**Applicant:**
Mr/Mrs K Peters C/O Bearwood Property Consultants.

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).

C049, R049
C122, R122.

**Signed:** _____ **Print name:** Adam 22/02/02

Bearwood Property

Consultants

| PLANNING SERVICES | 53449 |
|---|---|
| POL | TLS |
| DC LS | ENF |
| APP | |
| CS | |
| 22 FEB 2002 | |
| COPIES TO | ACK. |
| | FILE: |

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

**For the attention of Ms.L.Smith**

22 February 2002

Dear Ms.Smith,

**Re : Planning Application No. F/2002/5887**
**39 Arundel Road, Woodley, Berkshire**

We refer to the above mentioned application.

You have requested a drawing showing the parking layout.

In this instance, however, the drawing submitted clearly shows an existing garage that is to be demolished. The proposed scheme includes a replacement garage in approximately the same location. Additional parking provisions to the front of the property remain unchanged.

Furthermore, no additional bedrooms will be provided by the proposed development. No additional parking spaces should, therefore, be required.

Please confirm, in writing, that the existing parking provisions will be satisfactory for building as proposed, and that no parking plan is, therefore, required.

Yours sincerely,

Keith A.Wright
for Bearwood Property Consultants

2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF
Phone/Fax (0118) 9669485
Mobile 07768 611156

**Received by Wokingham District Council**

# Application No: F/2002/5887

**Proposal:**
Proposed single storey side extension to dwelling and front porch.

**Location:**
39, Arundel 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 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/2002/5887 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2002. 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**

***19 February 2002***

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

Tel: (0118) 974 6463

Date: **19 February 2002**

My ref: F/2002/5887

**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/2002/5887**
**39, Arundel Road, Woodley, Reading.**
**Proposed single storey side extension to dwelling and front porch.**

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

*Louise Smith*

Development Control Officer

---

**LISTING FORM**

Case officer: **Louise Smith** Application Number: **F/2002/5887**
**39, Arundel Road, Woodley, Reading.**
**Proposed single storey side extension to dwelling and front porch.**
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 6463

Date: **19 February 2002**

My ref: F/2002/5887

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


Dear Councillor

**Application Number: F/2002/5887**
**39, Arundel Road, Woodley, Reading.**
**Proposed single storey side extension to dwelling and front porch.**

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463.**

Yours faithfully,

*Louise Smith*

Development Control Officer

---

**LISTING FORM**

Case officer: **Louise Smith** Application Number: **F/2002/5887**
**39, Arundel Road, Woodley, Reading.**
***Proposed single storey side extension to dwelling and front porch.***
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

# ADDITIONAL NEIGHBOUR CONSULTATION SHEET

**APPLICATION NUMBER: F/2002/5887**
**CASE OFFICER: Louise Smith**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
|---|---|---|
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|---|---|
| **Application Number : F/2002/5887** | **Map No : 42** |
| **Case Officer : LS** | **Site Area : 0.03** |
| **Valid Date : 12/02/02** | **Received Date: 12/02/2002** |

**Level : Delegated Application**

**Description : Proposed single storey side extension to dwelling and front porch.**

**Location : 39, Arundel Road, Woodley, Reading.**

**Parish : WY Ward : BUL**

**Applicant : Mr/Mrs K Peters C/O Bearwood Property Consultants.**

**Fee Required: £95 Fee Received: £95** (4)

**Additional: ..... or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | PARKING LAYOUT REQUIRED | 20/02 | |
| 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 If "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 ✓

DINTON PASTURES ✓ - BATS ✓

## NEIGHBOURS

S/N + see map

.....

.....

## 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

(Note to Officer: Site is in a Groundwater Protection Zone - See guidance notes from Conrad Moore re planning informatives).

No pre-apps

.....

.....

*Bearwood Property*

*Consultants*

12.FEB.2002 5887

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

111 February 2002

Dear Sir/Madam,

**Re : Proposed Single Storey Side Extension**
**39 Arundel Road, Woodley**

Please find enclosed Planning application for the above mentioned development. Should you have any reservations about granting permission we would request that you contact ourselves to discuss your concerns before arriving at a final decision.

Yours faithfully,

Keith A.Wright
For Bearwood Property Consultants

*2 Wield Court, Badgers Walk, Lower Earley, Berkshire RG6 3TF*

*Phone/Fax (0118) 9669485*
*Mobile 07768 611156*

# Environmental Services

For office use only.
Application number: 12.FEB.2002* 5887

## 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.

WOKINGHAM UNITARY
Aiming for Excellence

| | | |
|---|---|---|
| 1 | Your name | MR & MRS K PETERS |
| | Address and postcode | 39 ARUNDEL ROAD<br>WOODLEY<br>READING<br>BERKS RG5 4JP |
| | Phone number | |
| ● | Agent's Name | BEARWOOD PROPERTY CONSULTANTS |
| | Address and postcode | 2 WIELD COURT<br>LOWER EARLEY<br>BERKS<br>RG6 3TF |
| | Phone number | 01189 669485 / 07768 611156 |
| 3 | Site<br>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. | AS (1) ABOVE |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SINGLE STOREY SIDE EXTENSION INC NEW FRONT PORCH |
| 5 | Are there any trees on the site?<br>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. | SEE SCHEDULE ON DRAWING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 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.<br>a Six copies of this form signed and dated.<br>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 K PETERS

Date 11/02/02

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

PC 23 030 039

ADDRESS 39 ARUNDEL ROAD PARISH WOODLEY

PLOT No. 123 ORD. SHEET No. SU.7673(42)

BUILDER Messrs. G. Wimpey & Co. Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/8/59 | Messrs. G. Wimpey & Co. Ltd | Outline | 11.3.59 | N/A C/A |
| 121/59 | " | Layout of Rds & Sewers | 8.9.59 | App C/A |
| 13/60 | " | Layout - Semi/Det. Houses | 8.3.60 | App C/A |
| PD/425/61 | Mr. F. Darley | Garage | 7.9.61 | App N/A |
| | | | | |
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DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

12.FEB.2002* 5887




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Development Control Section, Environmental Services, Wokingham District Council.

18 February 2002

Scale: 1 : 1250

N
W E
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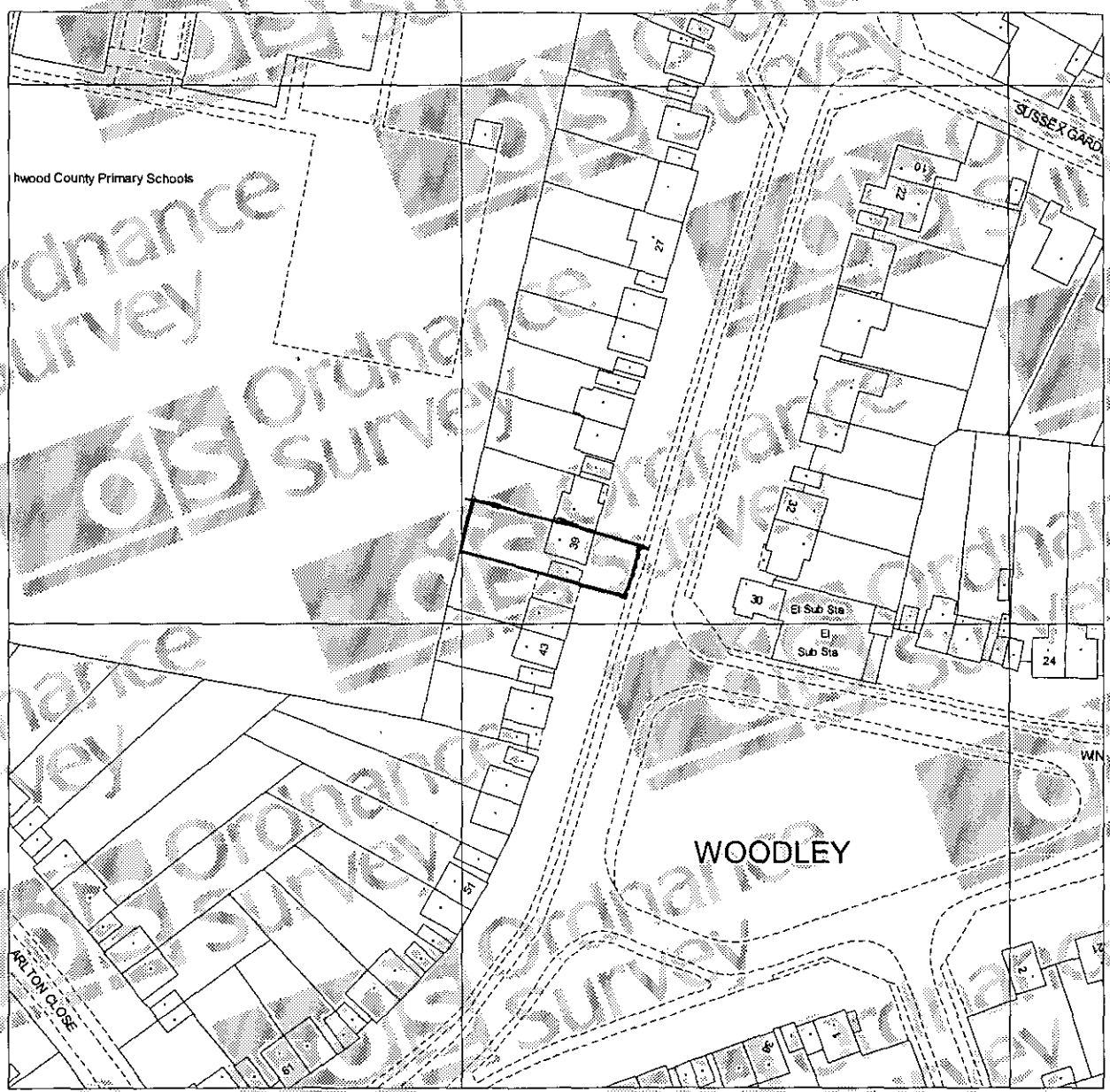
Ordnance Survey®

12.FEB.2002 5887

# Siteplan™

1:1250 Scale

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20 0 20 40 60 80

Metres

36 - 72 ARUNDEL ROAD, WOODLEY
READING
RG5 4JT

Centre coordinates : 476317mE 173013mN

National Grid sheet reference at centre of this Siteplan: SU7673SW.

Supplied by : Blackwell's Reading
Serial Number : 80

Ordnance Survey

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KALAMAZOO 10378923.v

Ordnance Survey

# Siteplan

## Symbols and depiction

### Boundary Information

| | |
|---|---|
| County/Region Island Boundary | |
| District/London Borough Boundary | |
| Parish/Community Boundary | |
| Electoral Division/Ward Boundary | |
| Parliamentary Constituency or Euro Const Boundary | |
| Boundary Mereing Change Symbol | |
| Boundary Post, Boundary Stone (BP, BS) | |

### Vegetation

| | |
|---|---|
| Non-Coniferous Trees | Nc |
| Non-Coniferous Trees (Scattered) | Nc (scat) |
| Non-Coniferous Trees (Positioned) | |
| Coniferous Trees | C |
| Coniferous Trees (Scattered) | C (scat) |
| Coniferous Trees (Positioned) | |
| Orchard | Orch |
| Coppice/Osiers | Cop |
| Rough Grass | RG |
| Heath | Heath |
| Scrub | Sc |
| Saltings/Marsh/ Reeds | Marsh |
| Vegetation Limits | |

### Areas (Rural survey mapping only)

| | |
|---|---|
| Areas Parcel No (published) | 4226 |

### Buildings

| | |
|---|---|
| Roofed Structure/ Glasshouse | |
| Upper Level of Communication | UL |

### Others

| | |
|---|---|
| Spot Height | |
| Bench Mark | |
| Triangulation Station | |
| Pylon/Flare Stack/ Lighting Tower | |
| Flow Arrow | |
| Mean High Water | |
| Mean Low Water | |
| General Detail | |
| Underground Detail | |
| Overhead Detail | |
| Tramway/ Narrow Gauge Railway | |
| Standard Gauge Railway | |
| Point Fixture (e.g. Letterbox) | |
| Water Feature | Pond |
| Water | Water |
| Archway | |
| Non-Roman Antiquity | Motte |

### Ornament

| | |
|---|---|
| Rock | Rock |
| Inland Rock (Scattered) | Rock (scat) |
| Shingle | Shingle |
| Mud | Mud |
| Inland Boulders | Bo |
| Inland Boulders (Scattered) | Bo(scat) |
| Coastal Boulders | Boulders |
| Sand | Sand |
| Slope | Slope |
| Coastal Slope | Coastal Slope |
| Cliff | Cliff |
| Scree | Scree |

### Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/