SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0899

LOCATION:
15 Wilmington Close, Woodley Reading.

APPLICANT:
Mr D Hinton

PROPOSAL:
Proposed first floor rear extension to dwelling

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

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

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Hinton
15 Wilmington Drive
Woodley
Berks
RG5 4LR

Application Number: F/2000/0899

Parish: **WOODLEY**

Location: **15, Wilmington Close, Woodley, Reading.**

Proposal: **Proposed first floor 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 works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no additional windows or similar openings shall be constructed in the first floor level or above of the extension.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 25th May 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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 19 June, 2000
My ref. BC/DC/2000/0899

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

Mr D Hinton
15 Wilmington Close
WOODLEY
Reading
Berks
RG5 4LR

Dear Sirs

PLANNING PERMISSION 2000/0899
SITE: 15 WILMINGTON CLOSE, WOODLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0899 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

N Lake.

Nicola Lake
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0899	NL
BUILDING CONTROL NUMBER.	BN2000/0947	NLK
APPLICANT/~~AGENT~~	Mr D. Hinton	
ADDRESS OF SITE	15. Wilmington Close Woodley	
DESCRIPTION OF PROPOSED WORK	first floor rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	rec'd 8/6/00	rec'd 10/3/00
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/6/00.	

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 : Nicola Lake

Application Number : F/2000/0899

Applicant : Mr D Hinton .

Location : 15, Wilmington Close, Woodley, Reading.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		13.4.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....13.4.2000.....

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 T.C - "No Comment"
Letters - 1 letter of objection .

Planning Issues :
Site Designation - within the identified Settlement .

1.) Impact upon the neighbouring dwellings .

2.) Impact upon the street scene .

Application Number: F/2000/0899

Appraisal :

1.) Impact upon the neighbouring properties

The proposed development is for a first floor rear extension, above an existing Ground floor flat roof extension.

The proposed development has no side facing windows and would be set 3.35m away from the boundary with the adjoining dwelling and 0.85m from the boundary with No 17. Number 17 has a Drive way which runs along their boundary. They also have 3 first floor windows one for a Bathroom and two further windows for a Hall.

The proposed extension would project 3.9m out from the rear building line of the existing dwelling.

Hence, there will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the Surrounding area.

The proposed development would project out on the side. However the property has an existing side garage, which would screen the development at Ground floor. The proposal has a pitched roof. The extension is in keeping with the character of the existing dwelling and the wider area. As such, there will be no detrimental impact upon the Street Scene.

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

Application Number F/2000/0899
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works.
3	SC23	SR06	Parking.
4	SC08	SR05	No additional windows or similar openings shall be constructed in the first floor level or above of the extension.

John Mercer
25/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 15 Wilmington Close Woodley Reading. APPLICATION NUMBER: F/2000/0899	OFFICER: Nicola Lake DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. Front of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 Semi Detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed roof is 0.85m from the boundary with No 17 proposal will be unlikely impact upon No 13 due to distance set off the boundary. Proposal will project out approx. 3.6m from their rear building line No 17 has a driveway along their boundary. No 17 has a garage/Flat roof to the rear of their property at first floor there is 3 side facing windows - 1st is Bathroom and assume glazed.
* Check overshadowing of No 13 and the other two are half. There is a listed Building at the rear.

No 13 has a Glass perspect roof to their rear
The Ground floor side facing window at the back has been blocked up. The one towards the front shouldn't be affected.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT Boundary to No 13 is about 7½ ft from the ground.

OTHERS

Applicationo	Name & Address
F/2000/0899	Rev N Bennett 13 Wilmington Close Woodley Reading RG5 4LR
App approved, letter sent 30/05/00	

Received by Wokingham District Council

Application No: F/2000/0899

Proposal:
Proposed first floor rear extension to dwelling.

Location:
15, Wilmington 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2000. 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

FROM: Nicola Lake

DATE: 20 March 2000

PLANNING SERVICES	PT
POL	ILS
DC NL	ENF
APP	
CS	
31 MAR 2000	
COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0899

Proposal: Proposed first floor rear extension to dwelling..

Site Address: 15, Wilmington Close, Woodley, Reading.

Applicant: Mr D Hinton .

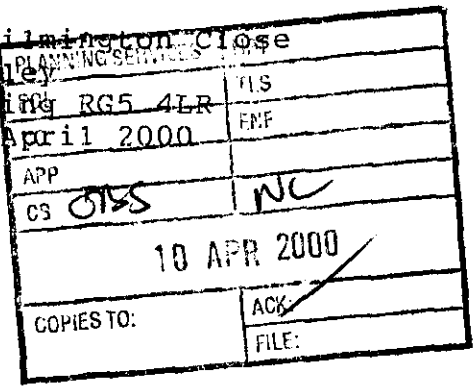
Your observations are required in respect of this application **by 13/04/2000** .

The committee made no comment on this application.

SIGNED: Anne Keeson DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

13 Wilmington Close
Woodley
Reading RG5 4LR
7th April 2000



Ms Nicola Lake,
Environmental Services Dept.
Planning Services,
P.O. Box 157
Shute End,
Wokingham RG40 1WR

Dear Ms Lake,

Application F/2000/0899

I have looked at the plans for the above numbered proposed development and I am writing to express my concerns.

Firstly I am concerned that the proposed pitched roof adjacent to my property will lead to a further loss of light coming into my north facing kitchen. The existing extension reduces light somewhat and if the proposed extension of the brick line upwards goes ahead it would further reduce light, added to the overall effect of the extension itself.

Secondly, the proposed extension seems to be out of keeping with the rest of the close, where extensions have been allowed at the sides of properties, but not at the back.

Yours faithfully,

N J Bennett

The Rev. Nigel Bennett

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 MAR 2000	
Officer: NL	Application No. F/2000/0899

Map No. ..... Site ..053...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 15 WILMINGTON ~~DRIVE~~ CLOSE

Parish: WOODLEY Ward: Coronation 2013

Applicant: MR D HINTON

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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:

S/N + 13, 17, 30, 32, 34 WILMINGTON CLOSE
27 & 29 ASHTREES ROAD ✓ 2013

1933

(2)

ADDRESS 15 WILMINGTON CLOSE PARISH WOODLEY

PLOT No. 56 ORD. SHEET No. SU7673 (42)

BUILDER Cooper Estates Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/66916/F	Mr. D. Hinton	S/St/S Elect. - Garage	18.3.98	C/A
98/68122/F	"	S/St/S - Garage - Amend. to App. 98/66916/F	24.9.98	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng 19.12.97 SJS Sidecut

Environmental Services

For office use only.
Application number: 10.MAR2000* 0899

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. D. HINTON
	Address and postcode	15 WILMINGTON DRIVE WOODLEY BERKSHIRE RG5 4LR
	Phone number	0118 9 448473
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	15 WILMINGTON DRIVE WOODLEY
4	Give brief details of the proposal for example, two storey side extension. About the application	1ST FLOOR REAR 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.	BROWN/RED ROOF TILES BRICK TO MATCH EXTG.
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

Date 7-3-00

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



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Development Control Section, Environmental Services, Wokingham District Council.

16 March 2000

Scale: 1 : 1250

N
W E
S