APPLICATION NO:
F/2002/5869

LOCATION:
16 Burgess Close, Woodley Reading.

APPLICANT:
Mr M Adams

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

LE: 18/03

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Phillip Taylor**

950

D1

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

Application No: F/2002/5869 PT

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr M Adams
16 Burgess Close
Woodley
Reading
Berks
RG5 3LJ

Application Number: F/2002/5869

Parish: **WOODLEY**

Location: **16, Burgess Close, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension.**

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, the reason for which is specified hereunder.

Reason

1. The proposed first floor extension by virtue of its design, scale, bulk and massing would have an overbearing impact on No. 17 Burgess Close to the detriment of the amenity of the occupier. As such, it is therefore contrary to policy LD3 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 03/04/2002

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.

Appeal Decision

Site visit made on 29 October 2002

by Philip Major BA(Hons) DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
13 MAY 2002

Appeal Ref: APP/X0360/A/02/1093570
16 Burgess Close, Woodley.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr M Adams against the decision of Wokingham District Council.
- The application (Ref. F/2002/5869), dated 7 February 2002, was refused by notice dated 3 April 2002.
- The development proposed is a first floor side extension and single storey rear extension.

Summary of Decision: The appeal is allowed in part and is dismissed in part as detailed in the Formal Decision below.

Main Issue

1. I consider that the main issue in this appeal is the effect of the proposed development on the living conditions of adjoining residents by reason of loss of light or overbearance.

Planning Policy

2. The development plan for the area is the Berkshire Structure Plan 1991 – 2006, and the Loddon Area Local Plan of 1995. Policy LD3 of the Structure Plan indicates that development will only be permitted where it does not give rise to an unacceptable impact on the environment, including serious harm to the amenities of neighbouring land uses. Local Plan Policy LBE1 requires development to be of a high standard of design appropriate to the area and, amongst other things, contribute to the creation of an attractive environment in which to live. Policy LBE2 seeks to restrict development which would be inappropriate in terms of its relationship with adjoining sites by reference to a number of matters, which include its siting, scale, form and massing.

3. The Wokingham District Local Plan Deposit Draft was published in February 2000. Policies WOS3 and WBE1 have similar aims to those of the development plan in that they seek to ensure development is of high quality, appropriate to its locality, and avoids detriment to the amenities of adjoining land uses and occupiers.

Reasons

4. The appeal property has already been extended from its original configuration of a modest semi detached house. The proposal before me would add to the extensions by infilling the area above most of the area described on the drawings as a reception room, to form an enlarged bedroom. This part of the dwelling is at its closest to the common boundary with No 17 Burgess Close.

5. The house at No 17 is set slightly behind No 16 and has a side extension which includes a dining room, the main window of which faces into the gap between the properties. I was

able to observe the outlook from this window at my site visit. Such is the relationship between Nos 16 and 17 that the light entering the window is already restricted by the presence of No 16. However, the proposed extension would exacerbate this situation. The extra height of the gable wall close to the boundary would block out a significant part of the clear sky on which the window looks out. In my judgement this would result in significant daylight reduction to the dining room of No 17, notwithstanding that there is a half glazed door to the rear of the room, and no barrier between it and the kitchen.

6. I consider that the light reduction would be such that the dining room would take on a gloomy ambience, and this would result in a substantial reduction in the living conditions in that room. In addition the siting, scale, form and massing of the enlarged gable to No 16 would dominate the outlook from the dining room. The gable would be a dominant feature which would impart an overbearing sense of enclosure to the users of the room.

7. The rear extension proposed has not been criticised by the Council, and I concur that it would not affect the living conditions of neighbours nor be harmful in any other way. However, this would not mitigate in favour of the first floor extension, which would be unacceptably harmful to the living conditions of neighbours and in conflict with Structure Plan Policy LD3, and Local Plan Policy LBE2. In that it would make No 17 a less attractive environment in which to live it would also conflict with Policy LBE1.

8. Since the rear extension and the first floor extension are clearly discreet and severable parts of the whole proposal, I am able to consider the issuing of a split decision. It seems to me that such a course of action would be appropriate in this case.

Conditions

9. The Council has suggested that a condition be imposed in the event of permission being granted, which would require external finishes to match those existing. I agree that such a condition is reasonable and necessary in order to protect the appearance of the locality.

Conclusions

10. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed only in part but otherwise dismissed.

Formal Decision

11. In exercise of the powers transferred to me, I dismiss the appeal insofar as it relates to the first floor side extension.

12. The appeal is allowed insofar as it relates to the single storey rear extension and I grant planning permission for the single storey rear extension at 16 Burgess Close, Woodley in accordance with the terms of the application Ref. F/2002/5869, dated 7 February 2002, and the plans submitted therewith (so far as relevant to that part of the development hereby permitted) and subject to the following conditions:

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

    2) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Information

13. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

14. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

15. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.



INSPECTOR

Received by Wokingham District Council

Application No: F/2002/5869

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension.

Location:
16, Burgess 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 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/2002/5869 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. 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

18 February 2002

REFUSED

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5869	Phillip Taylor
BUILDING CONTROL NUMBER	KP2002/2702 North	
APPLICANT/~~AGENT~~	Mr M. Adams	
ADDRESS OF SITE	16 Burgess Close Woodley	
DESCRIPTION OF PROPOSED WORK	first floor side/front ext + s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	3/4/02	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	18/4/02	

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	

Applicationo	Name & Address
F/2002/5869	Mr & Mrs B Orme 17 Burgess Close WOODLEY RG5 3LJ
Application Refused	Letters sent 09.04.02

WOKINGHAM UNITARY
Aiming for Excellence

Application Number : F/2002/5869	Map No : 52
Case Officer : PT	Site Area : 0·03
Valid Date : 8 FEB 2002	Received Date: 08/02/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling and single storey rear extension.

Location : 16, Burgess Close, Woodley, Reading.

Parish : WY **Ward : SOU** 18/2/02 TB.

Applicant : Mr M Adams .

Fee Required: £95 **Fee Received: £95** (11)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	FRONT ELEVATION TO SHOW REAR EXTENSION PROPOSED. OTHER SIDE ELEVATION REQUIRED ✓		
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 18/2/02 B.

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

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

NEIGHBOURS

S/N + see map (front + rear of property)

OTHERS

No pre-apps

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5869

Applicant : Mr M Adams .

Location : 16, Burgess Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 19th/03/02

Date Registered : 08/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 05/04/2002. 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 objection but neighbours concern concerns loss of light are supported.

Objection letter - 17 Burgess Close

Planning Issues :

Impact on Neighbours, Streetscene.

Policy - LBE1, 2
WOS3, WBE1
LD3.

Application Number: F/2002/ 5869 – 16 Burgess Close, Woodley

Appraisal

The application property is a semi-detached house within the identified settlement of Woodley. The proposal is for a first floor extension to fill in a recess left by a previous first floor side extension (application number 32915) and a single storey rear extension. The first floor extension is to accommodate a bedroom extension only. The proposal also includes re-roofing the existing first floor element, changing from a full hipped roof to one which meets the main roof at full height. It would come forward to meet the front building line. The single storey extension would accommodate a ground floor toilet. This would project rearwards by 1.6m and to the side by 1.3m. the roof is pitched on both sides.

Impact on Neighbouring Properties

The neighbouring properties are the attached No.15 and the adjacent No.17. The single storey extension is not considered to have any adverse impact on the either neighbour.

In 1989 application 32915 was approved. It was recognised at the time that there would be a loss of daylight to the single storey dining room extension of No.17. However because the proposal was set back from the front of the dwelling it was considered acceptable. The case officer mentioned a previous refusal of an extension, which was similar to the current application.

There is 4.0m gap between the two properties which widens to the rear to 4.5 metres. The effect of the proposal would be to cause a tunnelling effect restricting light to the dining room. However there is a door set in the rear of the dining room which is half obscure glazed and lets in light from the west. Although there will be a loss of light to the dining room the adverse effect is mitigated by the secondary window. However the tunnelling effect also results in an unacceptable overbearing effect on the neighbours and warrants refusal on these grounds.

Impact on the character of the area

In terms of visual impact the proposal would have no detrimental impact on the streetscene. The existing first floor extension was conceived to reduce impact on the neighbour and results in an unattractively compromised design. There have been other extensions to dwellings in the close so the streetscene would not be harmed

√ Refusal

Application Number F/2002/5869
Conditions/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			The proposed first floor extension by
			virtue of its design, scale bulk and
			massing would have an overbearing
			impact on No. 17 Burges Close to the
			detriment of the amenity of the occupiers.
			As such, it is therefore contrary to
			policy LD3 of the Berkshire Structure Plan
			policies LSG1&LSG2 of the Loddon Area
			Local Plan and policies WBG1, WD33
			of the Wokingham District Local Plan
			(dd)

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 3.4.02

RECORD OF SITE VISIT

SITE ADDRESS: 16 Burgess Close Woodley Reading. APPLICATION NUMBER: F/2002/5869	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS ~~[illegible]~~ Wide Cul-de-sac
mix semi / detached hog lines
Number of extension + 2/S side

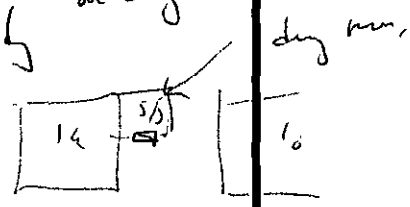
3. DESCRIPTION OF SITE/BUILDING Semi - has ~~+~~ 2/S side attach
want to infill at front - Render brick / + hog lines

4. RELATIONSHIP TO ADJOINING PROPERTIES
Adjacent No 14 - No 16 project attached by 2.0m GF
Attached.

5. SITE CONSTRAINTS

Side by project.
Window on No 14 facing
GF S/S extn
d/room

Only 1 window on dining room.



TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS other extension at 7 + 9.

Environmental Services

For office use only.
Application number:
08.FEB.2002* 5869

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 Address and postcode Phone number	MR. M. ADAMS 16 BURGESS CLOSE, WOODLEY, BERKS. RG5 3LJ 01189 540 552
	Agent's Name Address and postcode Phone number	AS ABOVE
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION & SINGLE STOREY 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.	ALL MATERIALS TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95.00.	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: M. Adams.

on behalf of

Date 07-02-02

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

PC 23 192 016 E

① ADDRESS 16 BURGESS CLOSE PARISH WOODLEY

PLOT No. 16 (Stage 8) ORD. SHEET No. SU.7571 (52

BUILDER Cooks of Reading Ltd.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/32/61	J. T. Cook & Son Ltd	Outline - Referred to BCPC		No decisi
0/278/65	"	Outline { Residential Devpt	30.12.65	N/A Refus
0/76/66	"	" "	11.3.66	N/A Refus
94/66	"	Semi/Det. House	1.9.66	N/A C/A
PD/685/66	"	Roads, Sewers etc	22.12.66	App. N/A
1199/73	Mr A. Horton	Addit of lounge & spare rm	25.10.73	— C/A
BR 3076	Mr A M Brandi	Erect Garage	11 11 75	App N/A
08855	Mr. N. Fox.	2/storey ex.	3.8.78	N/A Ref
BR9019	"	"	21.8.78	App N/A
BR9609	"	S/STOREY EXT. AT SIDE	10.11.78	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

② ADDRESS 16 BURGESS CLOSE PARISH WOODLEY

PLOT No. 16 (STAGE 8) ORD. SHEET No. SU.7571 (5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09466	MR. N. FOX	S/STOREY EXTENSION	23.11.78	N/A C/A
32915	MR. M. ADAMS	1ST FLOOR EXT.	12.4.89	C/A
BRA7657	"	"	9.8.89	App
34704	MR. M. W. ADAMS	retraction of fence (REFUSED)	28.5.90	C/A
F/2002/5869	Mr. M. Adams	1st/f/l S & S/St/R Roots		

DATE OF COMPLETION

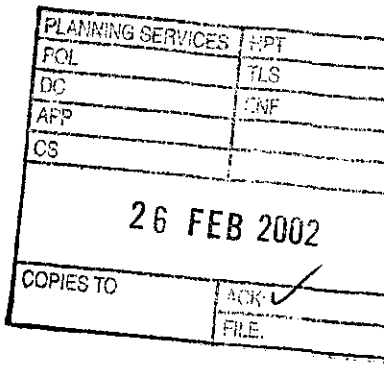
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

17 Burgess Close
Woodley
Reading
RG5 3LJ



25 February 2002

Mr Phillip Taylor
Development Control Officer
Wokingham Unitary
Environmental Services Dept
Planning Services
Shute End
Wokingham
RG40 1WR

0118926 2097

Dear Sir

Application No: **F/2002/5869**
Site Address: **16 Burgess Close, Woodley**
Proposal: **Proposed 1st floor side extension**

Thank you for your letter of 18 February informing of the proposed extension at No 16 Burgess Close.

We feel we must object to the 1st floor side extension due to the fact that this will block our view of the trees round the lake and more importantly our light. The existing extension already blocks our light to a certain extent and this will block our light even more and will give an even more tunnel effect to our dining room extension.

We look forward to hearing from you.

Yours faithfully

Mr and Mrs B Orme

FROM: Phillip Taylor

DATE: 18 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5869

Proposal: Proposed first floor side extension to dwelling and single storey rear extension..

Site Address: 16, Burgess Close, Woodley, Reading.

Applicant: Mr M Adams .

Your observations are required in respect of this application **by 14/03/2002**.

08 MAR 2002

The committee supported the neighbour's concerns regarding the loss of light.

SIGNED: _____ DATE: 6.3.02.

Clerk To Woodley Parish/Town Council.

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

Tel: (0118) 974 6442

Date: **18 February 2002**

My ref: F/2002/5869

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2002/5869
16, Burgess Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5869**
16, Burgess Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: (0118) 974 6442

Date: **18 February 2002**

My ref: F/2002/5869

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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

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Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5869**
16, Burgess Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: (0118) 974 6442

Date: **18 February 2002**

My ref: F/2002/5869

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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

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16, Burgess Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Phillip Taylor** on **(0118) 974 6442**.

Yours faithfully,

Phillip Taylor

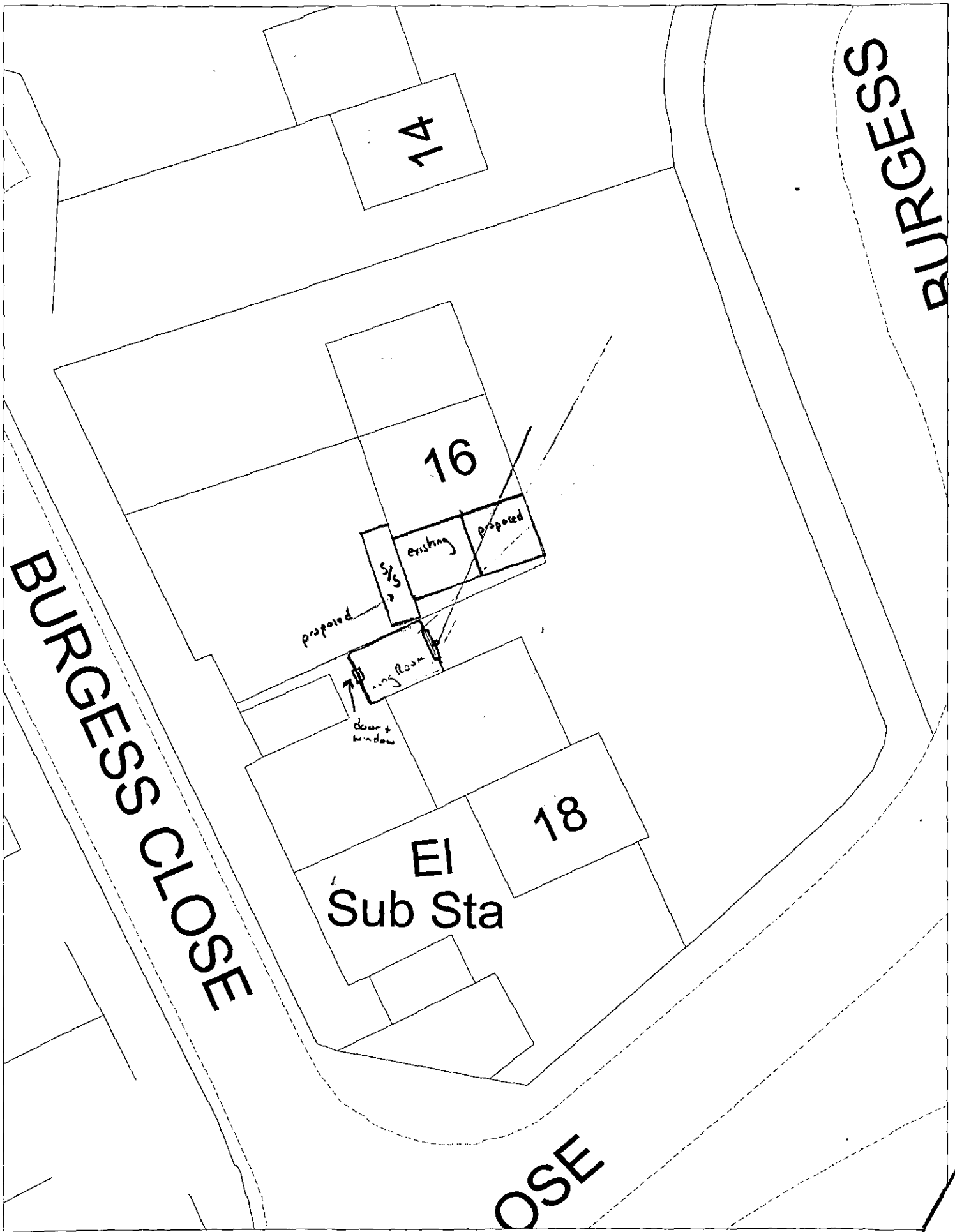
Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5869**
16, Burgess Close, Woodley, Reading.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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



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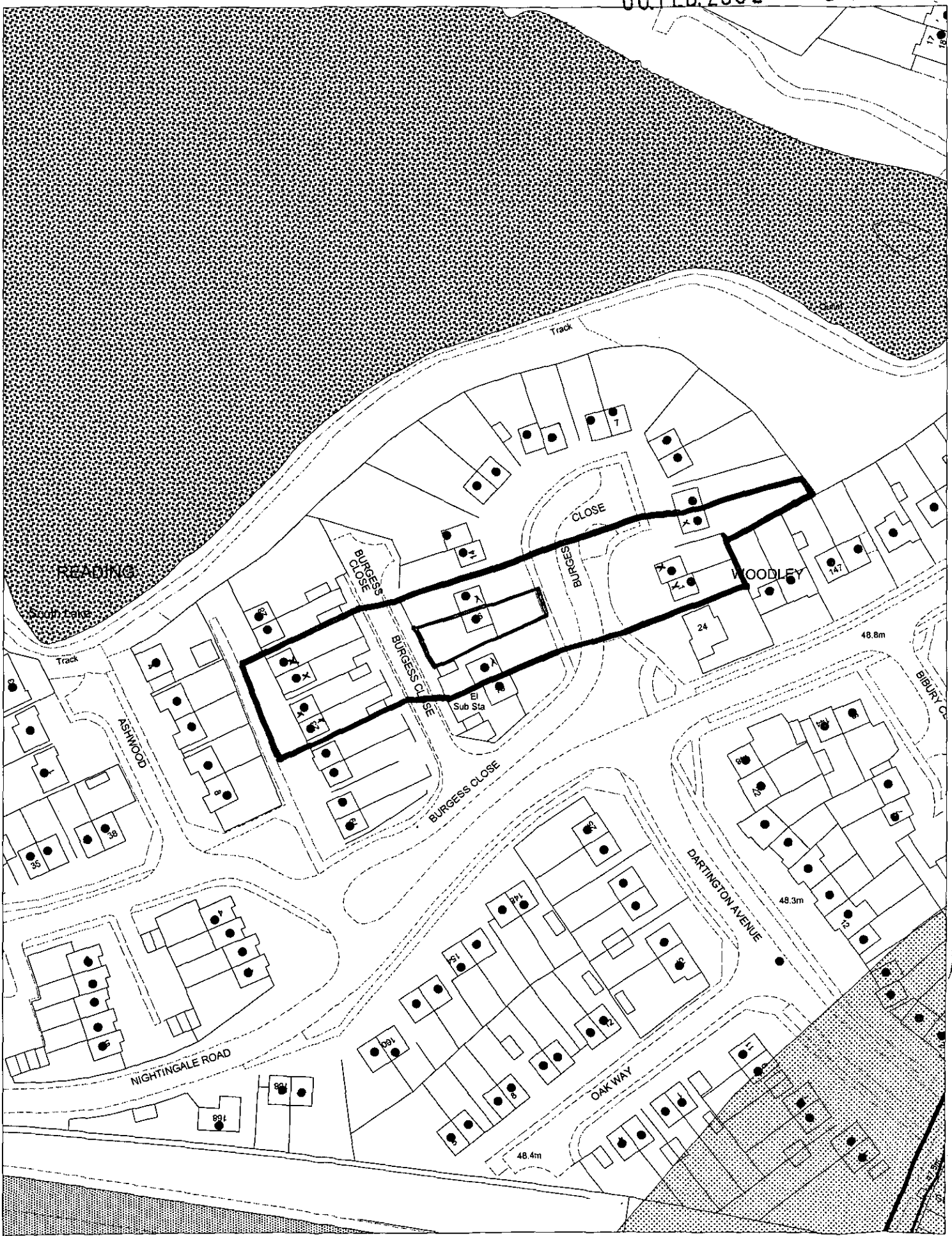
Central Support Section, Environmental Services, Wokingham District Council.

28 March 2002

Scale: 1 : 250

08.FEB.2002* 5869



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Development Control Section, Environmental Services, Wokingham District Council.
13 February 2002 Scale: 1 : 1250

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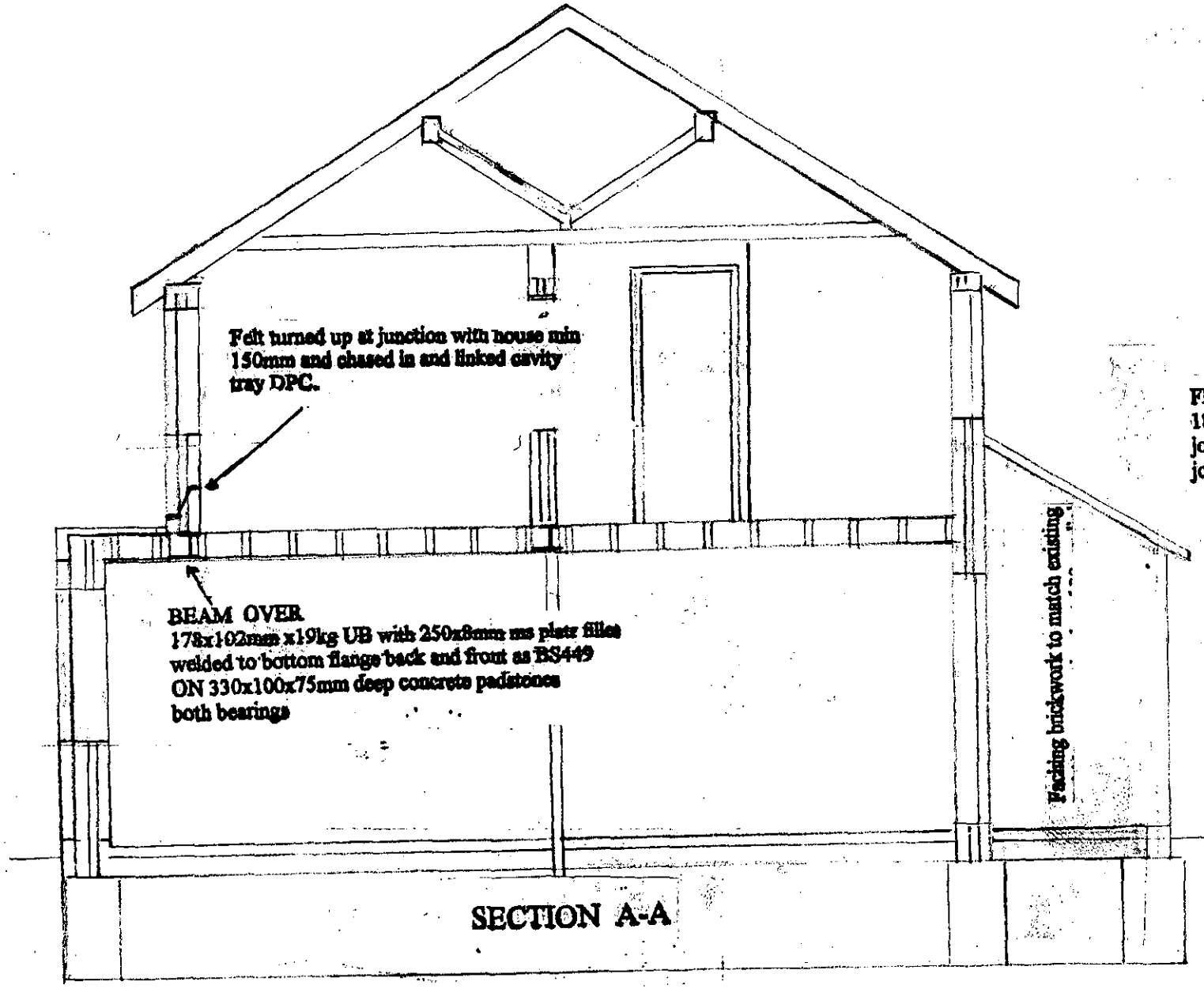

SECTION A-A

16 BURGESS CLOSE
WOODLEY
READING
for
MR+MRS ADAMS

FIRST FLOOR.
18mm flooring grade chipboard on 175 x 50mm sw. floor joist at 400mm centers fixed between existing flat roof joists.

scale 1-50

REFUSED

08 FEB 2002 * 5869