SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1706

LOCATION:
25 Anthian Close, Woodley Reading.

APPLICANT:
Mr D A Pink C/O Derek Cann ARIBA

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
03/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D A Pink
C/O Derek Cann ARIBA
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2000/1706

Parish: **WOODLEY**

Location: **25, Anthian Close, Woodley, Reading.**

Proposal: **Proposed first floor side 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 side window in the south east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. The driveway to the property shall be widened to a width of 4.5m and the crossing area to the front of the property widened also.

Condition
5. The landing window in the first floor flank elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. In the interests of highway safety.

Reason
5. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1706

Applicant : Mr D A Pink C/O Derek Cann ARIBA.

Location : 25, Anthian Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : 28/6/00

Date Registered : 08/06/2000

Earliest Date for Decision : 14/07/2000

Latest Consultation Date/Site Notice Expiry Date : 14/07/2000

This application will have expired on: 03/08/2000. 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'
ENVIRONMENTAL HEALTH - NO OBJECTIONS
HIGHWAYS - RECOMMEND APPROVAL WITH CONDITIONS

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE
* IMPACT UPON HIGHWAY SAFETY.

Application Number: F/2000/1706

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is for a proposed first floor side extension to dwelling. The proposed extension has continues the existing length of roof for a further 2.5 metres to form a gable end. The extension projects out as far as the existing width of the attached garage.

The neighbouring property of No 26 Antrian Close has one high level window facing onto the proposed development. It is for this reason that the proposed additional window in the proposed development should be obscurely glazed to prevent any overlooking or loss of residential amenity to the neighbouring property. The flank wall of No 24 Antrian close faces on to the rear of No 25 with no facing windows therefore it is not considered that the proposed extension will have an adverse negative impact upon the neighbouring properties and their living conditions.

IMPACT UPON THE STREET SCENE

The semi-detached property is located on the corner of part of a lay by of Antrian Close. It continues the building line of the original dwellinghouse and of the neighbouring properties therefore it is not considered that the proposed development will have an adverse negative impact upon the character of the existing dwelling or the wider area.

IMPACT UPON HIGHWAY SAFETY

In the interests of highway safety the Highway Authority requires the driveway to be widened by 4.5 metres and the crossing to be widened also. With the addition of this condition it is considered that there is no detrimental impact on highway safety.

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

Application Number F/2000/1706
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	8C01	8RO2	
2	8C53	8R12	WORKS
3	SC20	8R24	SIDE + SOUTH EAST
4		8R13	THE DRIVEWAY TO THE PROPERTY SHALL BE WIDENED TO A WIDTH OF 4.5M AND THE CROSSING AREA TO THE FRONT OF THE PROPERTY WIDENED ALSO.
5	SC20	SR24	'bonding' 'flow flow flume'

RECORD OF SITE VISIT

SITE ADDRESS: 25 Anthian Close Woodley Reading. APPLICATION NUMBER: F/2000/1706	OFFICER: Farah Humayun DATE OF SITE VISIT: 28/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RES - NEW DEV.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED - ATT GARAGE.
REAR (R) - FLANK WALL - NO WINDOWS
REAR (L) - 3 windows of front elev seen over fence

4. RELATIONSHIP TO ADJOINING PROPERTIES



26 - FLANK WALL - HIGH WINDOW OVERLOOKING - HIPPED ROOF
END PROPERTY as exposed to left.
PROPOSED EL WINDOW WILL BE SAME LEVEL AS 26 WINDOW.

1 M BETWEEN BOUNDARY - No 26.

5. SITE CONSTRAINTS

TREES NONE.

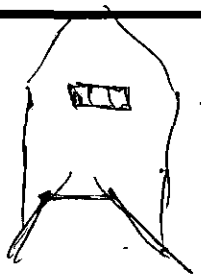
ACCESS/PARKING - 1 SPACE.

LEVELS - SLOPES DOWN TO REAR OF GARDEN.

BOUNDARY TREATMENT . 1.8 m fence. - BRICK WALL TO REAR

OTHERS SOME LANDSCAPING

WINDOW -
Has blinds.



- Same as 25 existing!

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 19 June 2000

Application Number: F/2000/1706

Proposal: Proposed first floor side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
25, Anthian Close, Woodley, Reading.

Applicant:
Mr D A Pink C/O Derek Cann ARIBA.

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).

Condition

Driveway to be widened to 4.8m and crossing to be widened also.

Signed: _____ **Print name:** Stephanie Knowles

24/08/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Farah Humayun, Planning

My Ref: JPE/LW/20001150

Your Ref: F/2000/1706

Date: 21 June, 2000

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

LOCATION: 25 ANTHIAN CLOSE, WOODLEY

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

30868

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

FROM: Farah Humayun

DATE: 19 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1706

Proposal: Proposed first floor side extension to dwelling..

Site Address: 25, Anthian Close, Woodley, Reading.

Applicant: Mr D A Pink C/O Derek Cann ARIBA.

Your observations are required in respect of this application **by 14/07/2000** .

TLS
ELP
AFP
CS
21 JUL 2000
COPIES TO:
ACK:
FILE:

The committee had no comment to make on this plan.

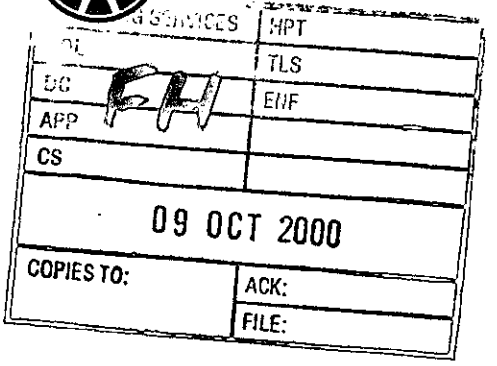
SIGNED: [signature] DATE: 19.7.00.

Clerk To Woodley Parish/Town Council.

Our ref: SP\2000\001934\001
Your ref: F/2000/1786

Date: 5th October 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Farah Humayun

Dear Sir/Madam

PROPOSED SIDE EXTENSION AT 25 ANTHIAN CLOSE, WOODLEY

Thank you for your letter dated 19th June 2000 which was received on 22nd June 2000. You are asked to quote the following reference in any correspondence: SU77SE/18/26.

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

Although the development is located only 50 metres from the gassing Sandford Farm landfill, measures are in place to control the migration of landfill gas. Therefore it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

- 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.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sheam Sheahan

pp **Sarah Paxman**
Development Planning Officer

Cc. Derek Cann, 13 Manor Road, Wokingham, RG41 4AH

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1706

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1706
25, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1706**
25, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1706

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1706**
25, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel:

Date: **19 June 2000**

My ref: F/2000/1706

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1706
25, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/1706**
25, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

Received by Wokingham District Council

Application No: F/2000/1706

Proposal:
Proposed first floor side extension to dwelling.

Location:
25, Anthian 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 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 14/07/2000. 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

19 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 JUN 2000
Officer: FH	Application No. F/2000/1706

Map No. 42 **Site** 0:03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 25 ANTHIAN CLOSE

Parish: WOODLEY Ward: Coronation
19.6.2000

Applicant: MR D PINK

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

(3)
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 : 19.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 250m Landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
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 + 20, 21, 24, 26, 33 + 34 Anthian Close ✓

ENVIRONMENTAL SERVICES

08 JUN 2010

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Mr D. A. Pink
	ADDRESS	25 Anthian Close
		Woodley
		Reading
	POST CODE	RG5 4XA tel :- 9698270
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road
		Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	25 Anthian Close
4	ABOUT THE APPLICATION Give brief details of the proposal e.g. two storey side extension.	1st Floor side extension over garage
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brick and tiles 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing:3	Proposed:4
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached)		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	*	
	(ii) 1:500 scale site layout plan	*	
	(iii) 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 complete a full certificate obtainable from Environmental Services

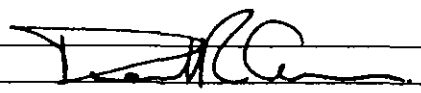
(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

SIGNED  ON BEHALF OF Mr. D.A.Pink

DATE 8th June 2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

DEREK CANN
ARCHITECT

With compliments

Derek Cann RIBA MaPS

Tel/Fax: 0118 978 6895

13 Manor Road, Wokingham, Berkshire RG41 4AH

email: derek.cann@virgin.net

1933

ADDRESS 25 Arthian Close PARISH Woodley

PLOT No. 16 Woodley Airfield Sec 1 ORD. SHEET No. Sh. 7773 42

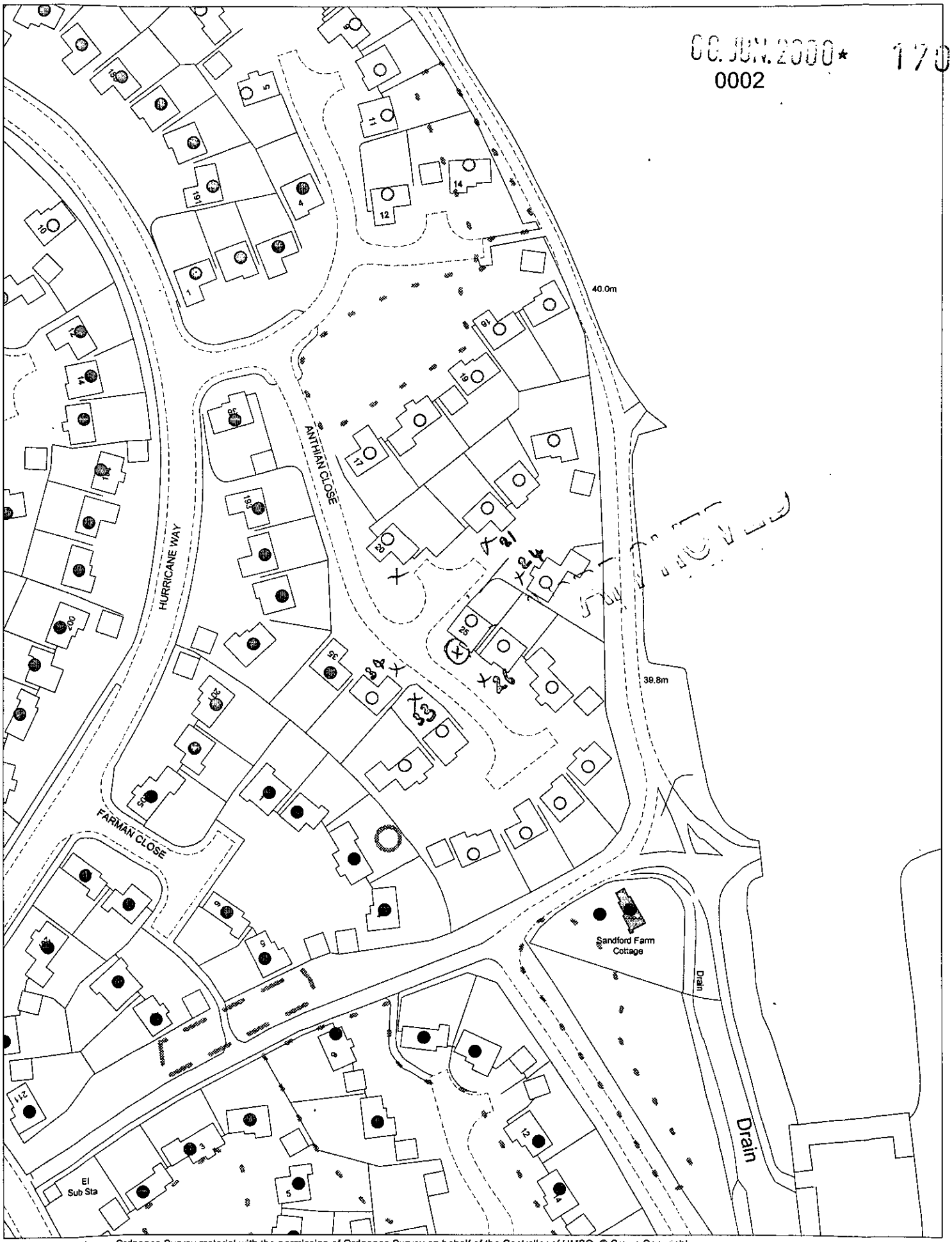
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
08308	Woodley Airfield	PLAN	30.10.78	C
23796	Adwest/Bryant	O/L PHASE 5	25.3.85	C
39590	Bryant	DET. HOUSE & GARAGE	29.7.92	C
AP/92/0133	"	"	26.8.92	C/APP

MINISTRY DECISION

SPECIAL ORDERS Removal PD Rights - Cond. 5 - 39590

PD Enq - Relocation of Boundary fence - Mr D Pink - 17.04.00



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Development Control Section, Environmental Services, Wokingham District Council.

13 June 2000

Scale: 1 : 1250

N
W E
S