APPLICATION NO:

F/2002/7097

LOCATION:

26 Anthian Close, Woodley Reading.

APPLICANT:

Mr/Mrs S Jackson C/O Andesign

PROPOSAL:

Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **16/08/2002**

28 day expiry. 14/8/02

APPLICATION WILL HAVE EXPIRED ON:

05/09/2002

CASE OFFICER: **Mr F Leo**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs S Jackson
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2002/7097

Parish: **WOODLEY**

Location: **26, 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 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. 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) no additional windows or similar openings shall be constructed in the north west facing elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The first floor window in the north west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. 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
6. Before the development hereby approved is occupied the driveway and access shall be widened to a minimum of 4.8 metres and surfaced with a hard bonded material.

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. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Reason
6. In the interests of highway safety and convenience.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/08/2002

Notice checked by: C Hurst

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.

7097

59817

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC PL	ENF
APP	
CS	
14 AUG 2002	
COPIES TO	ACK:
	FILE:

Our Ref : SP/2002/006201-1/1
Your Ref : F/2202/7097

Date : 12 August 2002

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

Dear Sir/Madam

PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING 26, ANTHIAN CLOSE, WOODLEY,READING RG5 4XA

Thank you for your letter dated 23 July 2002, received on 24 July 2002. Please quote the following reference in any correspondence: **SU781735.** The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development.

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU781735	41m	Sandford Farm Woodley

The applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

ADVICE

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

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.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

REBECCA CHEATLEY
Planning Liaison Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

CC: Andesign

7097

FROM: Mr F Leo

DATE: 23 July 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7097

Proposal: Proposed first floor side extension to dwelling..

Site Address: 26, Anthian Close, Woodley, Reading.

Applicant: Mr/Mrs S Jackson C/O Andesign.

Your observations are required in respect of this application **by 16/08/2002** .

PLANNING	UPT
POL	TLS
GC	ENF
APP	
CS	
29 AUG 2002	
COPIES TO	ACK:
	FILE:

No comment

SIGNED: [signature]

DATE: 23.8.02.

Clerk To Woodley Parish/Town Council.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7097	FL
BUILDING CONTROL NUMBER.	FX 2002/3268	
~~APPLICANT~~/AGENT	Adesign	
ADDRESS OF SITE	26 Anthian Close WOODLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3384A	AH/E/3384A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	27/8/02	

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 : Mr F Leo

Application Number : F/2002/7097

Applicant : Mr/Mrs S Jackson C/O Andesign.

Location : 26, Anthian Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		23 July 02

Date of Neighbour Notifications : .....

Date of Site Visit : 13/8/02

Date Registered : 11/07/2002

Earliest Date for Decision : 16/08/2002

Latest Consultation Date/Site Notice Expiry Date : 16/08/2002

This application will have expired on: 05/09/2002. 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 :

adjoining owner at no 25: support the application

Planning Issues : I'd Sett

LBE1 LBE2

WOS3, WBE1

EN1

Application Number: F/2002/7097 **Officer : Francis Leo**
26 Anthian Close, Woodley, Reading

Appraisal :

Development
Proposed first floor side extension to dwelling

The site is a detached property in the identified settlement of Woodley located within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
There is a gap of 2m between application site and no25, adjoining property to the north-west with a 1.8m high fence in between. No 25 has a garage 1m inside the fence with the main building being further away. There is one window along the flank wall at adjoining property but it is to a landing. In view of this it is felt the proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The proposed front elevation is designed to follow window proportions and details of the existing dwelling and is in keeping with the character of the house. The street has varied architecture styles and the proposal would enhance the street scene and would have no adverse impact upon the character of the area.

Parking: The proposal would create one extra bedroom making a total of 4 requiring 3 parking spaces. Applicant has shown 2 parking spaces in the forecourt in addition to the garage. The proposal is considered to fulfil Councils parking requirement.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/7097

Appraisal :

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

Application Number F/2002/7097
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	"north west facing"
4	C045	R045	"first floor windows" "north west"
5	C049	R049.	
6	—	—	The driveway and access shall be widened to a minimum of 4.8m + surfaced with a hard bonded material. ~~The associated crossing shall be extended to accommodate this~~.
			Reason. In the interest of highway safety and convenience.
			before the development hereby approved is occupied

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS3 WBE1
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: BE1
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrewartha
(Development Control Manager)

Date: 22/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 26 Anthian Close Woodley Reading. APPLICATION NUMBER: F/2002/7097	OFFICER: Mr F Leo DATE OF SITE VISIT: 13/8/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS 2 storey, detached/~~[illegible]~~ dwellings, pitched roofs, Projecting 2 storey front for ~~[illegible]~~ few bldgs, combined entrance porch with garage, with roof [illegible]

3. DESCRIPTION OF SITE/BUILDING 2 storey, garage to the side. pitched roof small front garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 25, has one window to flank facing site (landing window) garage with pitched roof to the side

No effect

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING space at front tight for 2 car, [illegible] 122 [illegible] for cross [illegible]

LEVELS

BOUNDARY TREATMENT 1.8m high fence bet 25/26.

OTHERS

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7097. (Case Officer:Mr F Leo)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TL
DC	SNF
ASP	
CS	

07 AUG 2002

✓ 08.08.02

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7097

YOUR NAME: MR + MRS A ROUSELL

YOUR ADDRESS: (if these details are incorrect please amend)
25 ANTHIAN CLOSE
WOODLEY
READING
RG5 4XA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number : F/2002/7097	Map No :
Case Officer : FL	Site Area : 0.03
Valid Date :	Received Date: 11/07/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 26, Anthian Close, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr/Mrs S Jackson C/O Andesign.

Fee Required: £110 Fee Received: £110 (8)

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			
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

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) – Landfill site. 250m consultation zone.

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

Existing housing commitment.

No pre-apps

NEIGHBOURS

I.S./N.t See map

Organisation_Name	Building_Name	address1	Postcode
		21ANTHIAN CLOSEREADING	RG5 4XA
		22ANTHIAN CLOSEREADING	RG5 4XA
		24ANTHIAN CLOSEREADING	RG5 4XA
		25ANTHIAN CLOSEREADING	RG5 4XA
		26ANTHIAN CLOSEREADING	RG5 4XA
		27ANTHIAN CLOSEREADING	RG5 4XA
		28ANTHIAN CLOSEREADING	RG5 4XA
		29ANTHIAN CLOSEREADING	RG5 4XA
		30ANTHIAN CLOSEREADING	RG5 4XA
		33ANTHIAN CLOSEREADING	RG5 4XA
		34ANTHIAN CLOSEREADING	RG5 4XA

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

Tel: 0118 974 6502

Date: 23 July 2002

My ref: F/2002/7097

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Swaddle
26 Palmerstone Road
Earley
Reading
RG6 1HL

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/2002/7097
26, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7097**
26, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Swaddle

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

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

Tel: 0118 974 6502

Date: 23 July 2002

My ref: F/2002/7097

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Ashman
60 Park View Drive North
Charvil
Berks
RG10 9QY

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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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7097**
26, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Ashman
**********FILE COPY**********

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

Tel: 0118 974 6502

Date: 23 July 2002

My ref: F/2002/7097

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7097
26, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7097**
26, Anthian Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lennard

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

Received by Wokingham District Council

Application No: F/2002/7097

Proposal:
Proposed first floor side extension to dwelling.

Location:
26, 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 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/2002/7097 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/08/2002. 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.

Trevor Watson
Development Control Manager

23 July 2002

1933

ADDRESS 26 ANTHIAN CLOSE PARISH WOODLEY

PLOT No. 15 WOODLEY AIRFIELD SEC ORD. SHEET No. SU. 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
08308	WOODLEY	AIRFIELD PLAN	30.10.78	Cl
23796	AUGUST / BRYANT	O/L. PHASE 5	25.3.85	Cl
39590	BRYANT	DET HOUSE & GARAGE	29.7.92	Cl
FP/92/0733	"	"	26.8.92	GRAN
F/2002/7097	Mr. & Mrs. Jackson	1st fl/s ext.		

MINISTRY DECISION

SPECIAL ORDERS REMOVAL PD RIGHTS - COND. 5 - 39590

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

11 JUL 2002

OTHER SIMILAR EXTENSIONS IN WOODLEY

187 Hurricane Way
9 Mannock Way
54 Mannock Way
20 Master Close
6 Marathon Close
2 Marathon Close

DELEGATED

11.JUL.2002 7097

7097

Environmental Services

For office use only.
Application number: 11.JUL.2002 7097

'11 JUL 2002

DELEGATED

WOKINGHAM UNITARY
Aiming for Excellence

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR & MRS. S. JACKSON
	Address and postcode	26 ANTHIAN CLOSE
		WOODLEY
		BERKS
		RG5 4XA
	Phone number	9440293
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY
		WOKINGHAM
		BERKS
		RG41 2TN
	Phone number	9784165
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
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.	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 ☑

3344 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

		Existing:	Proposed:
	How many bedrooms does the property have?	3	4
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.	6	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£110	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS. S. JACKSON

Date 10/7/2002

tick this box if you or your husband, wife or partner are employed by Wokingham