APPLICATION NO:
F/2001/4457

LOCATION:
39 Denmark Avenue, Woodley Reading.

APPLICANT:
Mr & Mrs Oldham C/O P A Projects

PROPOSAL:
Proposed single storey side extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **16/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/09/2001

CASE OFFICER: **Farah Humayun**

884

D1

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Oldham
C/O P A Projects
109 Upper Holland Road
Sutton Coldfield
B72 1RD

Application Number: F/2001/4457

Parish: **WOODLEY**

Location: **39, Denmark Avenue, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form conservatory.**

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 side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. 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.

Anna Cronin
Head of Planning & Transportation
Date: 07/09/2001

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.

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 7 January, 2002
My ref. BC/DC/2001/4457

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Oldham
c/o P A Projects
109 Upper Holland Road
Sutton Coldfield
B72 1RD

Dear Sirs

PLANNING PERMISSION 2001/4457
SITE: 39 DENMARK AVENUE, WOODLEY, READING

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 2001/4457 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 your client 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

M L THORP
Principal Development Control Officer

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

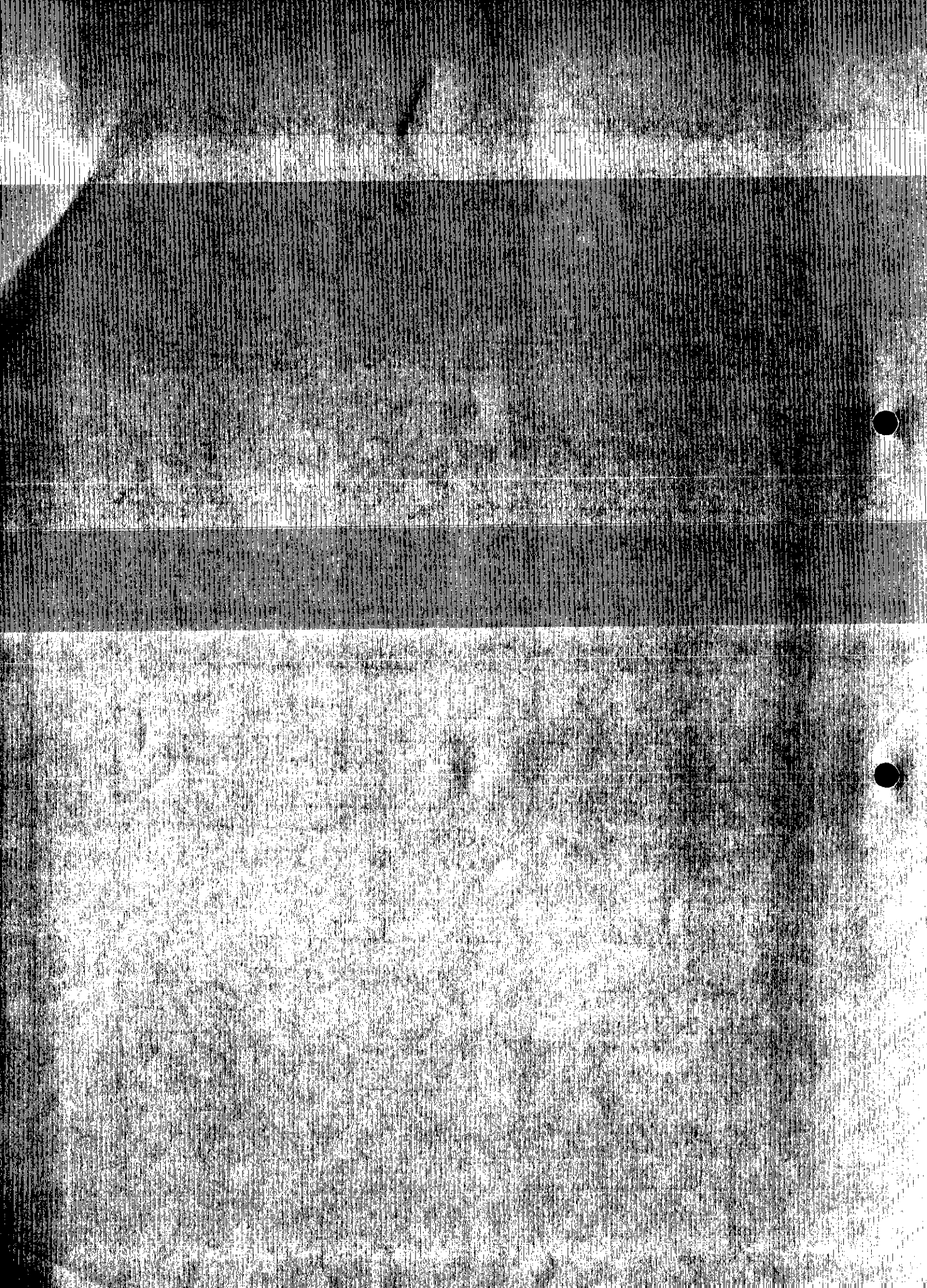
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	4457	FH
BUILDING CONTROL NUMBER.	FP 2001/2359 North	
~~APPLICANT~~/AGENT Agent	P A Projects.	
ADDRESS OF SITE	39 Denmark Avenue Woodley	
DESCRIPTION OF PROPOSED WORK	s/s side ext to form conservatory	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	A829/261A.	A829/261
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/9/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

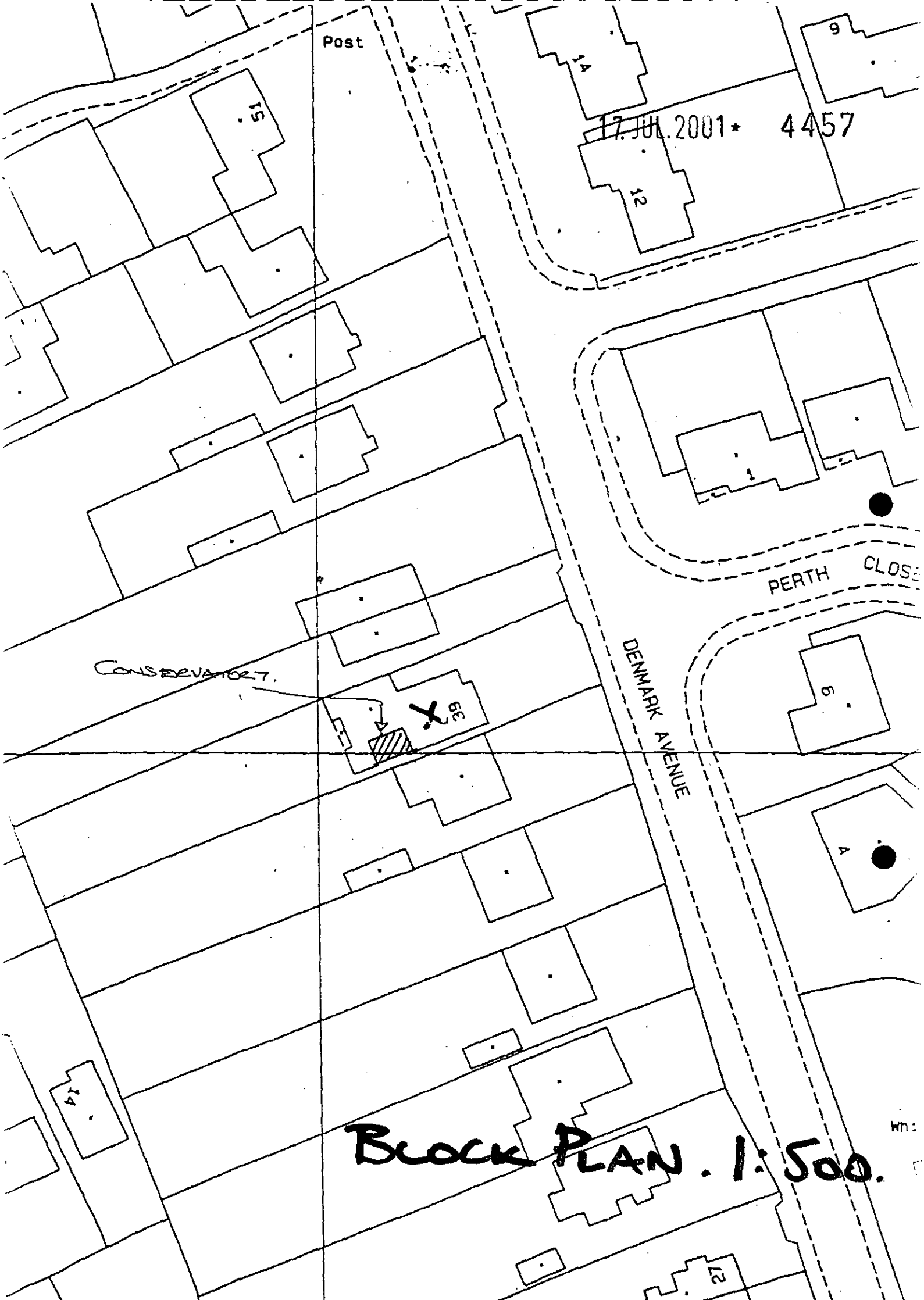
COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

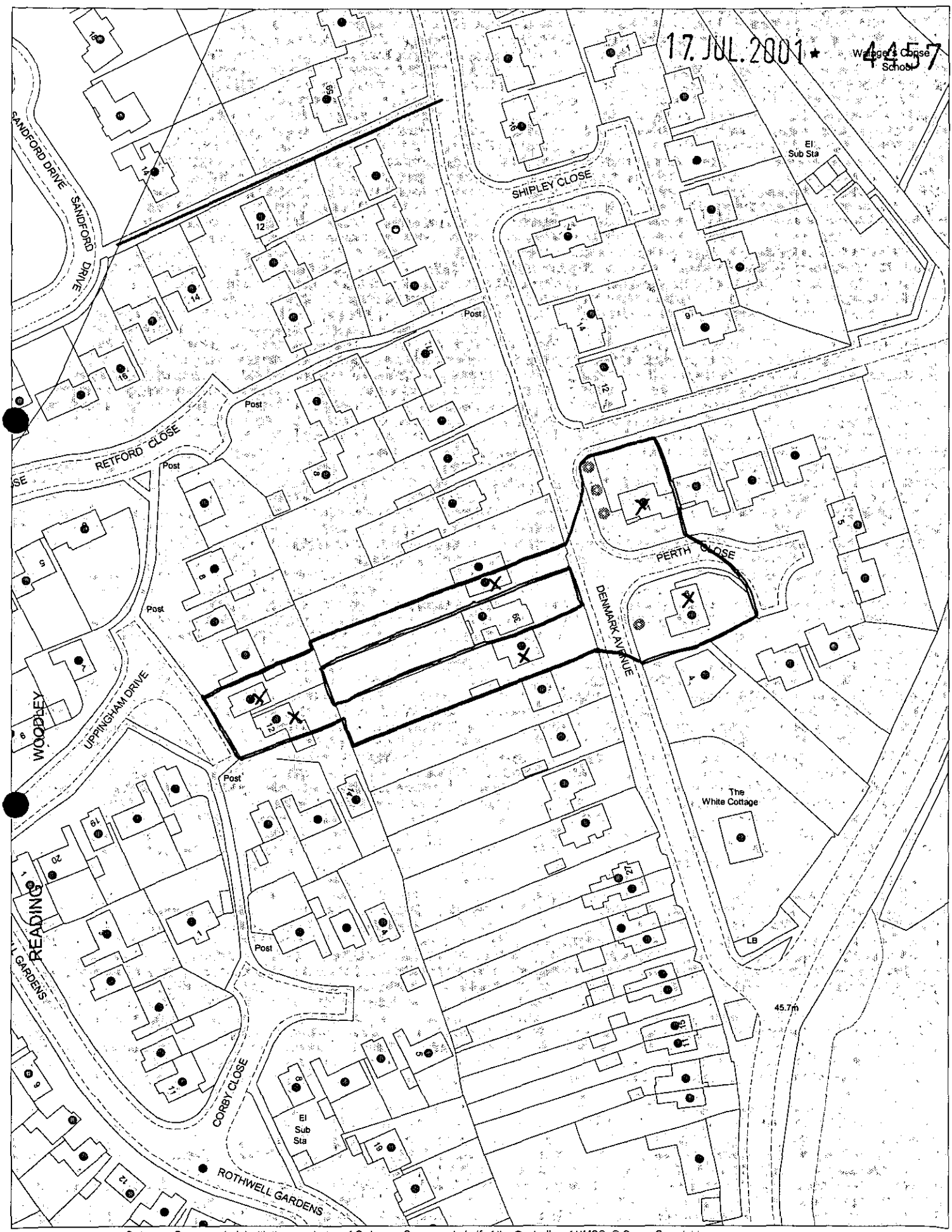


ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4457
CASE OFFICER: Farah Humayun

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)


Post
17 JUL 2001 * 4457
PERTH CLOSE
DENMARK AVENUE
CONSERVATORY.
BLOCK PLAN. 1:500.



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Development Control Section, Environmental Services, Wokingham District Council.

19 July 2001

Scale: 1 : 1250

N W E S

Ordnance Survey®

Superplan®

17.JUL.2001* 4457

Planning Extract - 1

Site-centred



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7774SW

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information

Applicationo	Name & Address
F/2001/4457	Gloria Ellis 37 Denmark Avenue Woodley Reading Berks RG5 4RS

APP APPROVED
LETTER SENT
13/09/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/4457

Applicant : Mr & Mrs Oldham C/O P A Projects.

Location : 39, Denmark Avenue, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/08/01

Date of Neighbour Notifications : .....

Date of Site Visit : 15/08/01

Date Registered : 17/07/2001

Earliest Date for Decision : 16/08/2001

Latest Consultation Date/Site Notice Expiry Date : 16/08/2001

This application will have expired on: 11/09/2001. 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 - Concern over inaccuracy of plans, development to the boundary may not allow access for maintenance.

Environment Agency - No objection, request condition.

Neighbour - Concern over boundary dispute

Planning Issues :

+ Impact upon neighbouring properties

+ Impact upon street scene.

Application Number: F/2001/4457

Appraisal :

The application being considered is proposed single storey side extension to dwelling to form conservatory. The proposal projects 2.9m from the side of the dwelling, infilling an existing gap between kitchen and bedroom. The proposal has a pitch roof design which is 3.2m to the pitch and 2.5m to the eaves. There is no proposed side facing window, however the roof is proposed to be glazed with opening light.

IMPACT UPON NEIGHBOURING PROPERTIES

The neighbouring property at No.37 had a rear canopy extension which has now been demolished. Between the properties to the rear there is no existing boundary treatment. There is a current boundary dispute between the properties where the boundary line between the properties is contested. According to the block plan submitted and drawing no. AB23/261 the proposal remains within the boundary of No.39. However, due to the open boundary between the two properties it is not considered acceptable for any side windows to be added to the proposal which would result in direct overlooking.

IMPACT UPON THE STREET SCENE

The proposal is located to the rear of the property and therefore will not have an adverse impact upon the street scene.

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

Application Number F/2001/4457
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATION OF THE EXTENSION.

RECORD OF SITE VISIT

SITE ADDRESS: 39 Denmark Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/4457

OFFICER: Farah Humayun

DATE OF SITE VISIT: 15/08/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS

RES.

3. DESCRIPTION OF SITE/BUILDING

DETACHED BUNGALOW.

4. RELATIONSHIP TO ADJOINING PROPERTIES

PROPOSED INFILLING OF GAP, BETWEEN FRONT ROOM + KITCHEN. NO 37, NO BOUNDARY TREATMENT, REAR CONSERVATORY DEMOLISHED. SIDE ELEVATION THEREFORE EXPOSED TO NO 37.

5. SITE CONSTRAINTS

TREES - HOLLY TREE ON BOUNDARY BETWEEN NO 37 + NO 39.

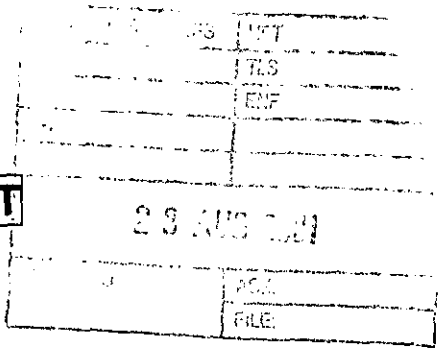
ACCESS/PARKING —

LEVELS LEVEL

BOUNDARY TREATMENT AS ABOVE

OTHERS —

Farah Humayun



WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4457

PROPOSAL: Proposed single storey side extension to dwelling to form conservatory

SITE ADDRESS: 39 Denmark Avenue, Woodley

APPLICANT: Mr. & Mrs. Oldham

One letter of objection had been received and as the resident was present, the Chairman adjourned the meeting to enable her to explain her concerns in more detail.

Whilst noting the neighbour's concern about the issue of the property boundary Members agreed that this was a civil matter and not relevant to the planning application.

After the meeting was reconvened, Members supported the neighbour's concern about the possible inaccuracy of the drawing showing the existing extension and that if the property was developed to the boundary it might not allow for adequate access for maintenance.

SIGNED: [signature] DATE: 23.8.01

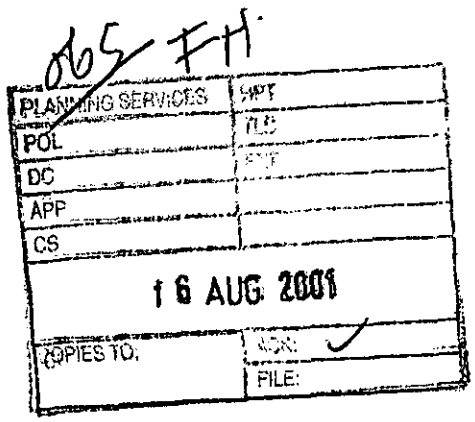
For Woodley Town Council

37 Denmark Avenue
Woodley
Reading
Berkshire
RG5 4RS

Tel 0118 969 0112 (home)
0788 442 7470 (mob)
Email gloria_ellis@ntlworld.com

Ref F/2001/4457

14 August 2001



For the attention of

Farah Humayun
Planning Officer
Environmental Services Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Miss/Mrs Humayun

I refer to our visit to the Wokingham Offices last month concerning the proposed side extension at 39 Denmark Avenue.

We bought our property in December 1974. We viewed this property in April of that year but because mortgages were not arranged so easily at that time and my husband was self-employed, it took until the December before we were able to sign contracts. When we viewed the property in April, there was just the original part of the building at 39 Denmark Avenue. It was not until after we signed the contracts that we were able to go back to number 37 and it was then we noticed that Mr and Mrs Oldham had extended their property. They had taken full advantage of the fact that there was no one residing at number 37 and went ahead with the extension in between the time we originally viewed the property and the time we actually signed contracts. (The original owners were an elderly couple and when the gentlemen died, I believe in 1973, his wife was later taken into a home.)

Looking at their extension, it didn't seem right that he would have been allowed to come so far over, not at all in line with the first part of his bungalow. We therefore decided to have a look at the plans in Wokingham and noticed that the new extension at number 39 was not as shown on the Wokingham plans. According to the plans, the outside walls of the back part (the new extension) of the bungalow and the front (original) part were all running in line. This was not, in fact, the case. The new part had been built at least 8 inches nearer our bungalow and so was not in line as shown on the plans. I pointed this out to Wokingham council but no action was taken.

I refer to this incident over 27 years ago because Mr Oldham seems to have no respect for other peoples' boundary lines. I know for a fact that Mrs Elizabeth Clarke, the neighbour on the other side of him, at number 41 Denmark Avenue has also had many problems over the years. She told me recently that when she moved into her house, over thirty years ago, she could get a small car down the side of her property. Now because Mr Oldham has built a garage as near as possible to her house and then planted bushes on the outside of the garage, she says she can not even get a motorbike down the side. She also complained to Wokingham council because the garage was built directly in front of her window but again no action was taken.

In the plans Mr Oldham submitted to the council, he has shown that there is a gap down the side of his bungalow but that our property has no gap. This is another example of his trying to gain more ground that is not rightfully his. When we bought our property, the solicitor told us that the gap (the small passageway in between the two bungalows) belonged to number 37. He said that this was because many years ago, the owners of Linden Lee, now number 37 and the owners of Kimberley, now number 41 each sold a piece of their ground and then Eskbank, now number 39 was built right up to the border line. Mr Oldham disputes this fact and says that his bungalow was built first, but the proof of this can be seen by his roof, which actually overhangs ours because the property was built so close.

Nevertheless, my husband has always been a fair person and he has always said that when he renews the fence, he will go exactly in between both bungalows so that the each property has a small gap. Mr Oldham was aware of this and this is why I was so angry to see the plans he submitted showing that the whole gap is on his side. To make maximum use of the space in his garden he has always planted most of his bushes, not in his garden but right on the borderline. In fact a few years ago, when my daughter was very young and she saw Mr Oldham stretching his arm, complete with watering can, through the bushes into our garden, she asked him why he was watering our bushes. He replied that they were not ours as he had planted them. She asked him why he had planted them in our garden and he did not reply.

I am aware that the above does not have any direct effect on the current planning application but I have mentioned all this because I feel that in view of all the past discrepancies, and the fact that the plans submitted by Mr Oldham, both previously and now recently, do not show the correct details of the properties.

As you may see from council records, we had always intending extending our property but, as I previously mentioned, my husband was self-employed and we did not want to get ourselves into financial difficulties. However, just before my youngest daughter was born, in 1990, we looked into having plans drawn to extend the property. Unfortunately, due to the recession, which badly affected our finances, as my husband was in the building trade, we were unable to do this at that time.

When we bought our property we had a small conservatory directly opposite to the area where Mr Oldham has applied to add a conservatory. These properties are very small and as yet ours has not been extended. However with two children, now 15 and 11, we now have very little space. Consequently, approximately two years ago, we took down the conservatory as we thought that we should go ahead with plans to extend the bungalow straight down towards the back garden. As before, circumstances prevented us from doing this because in November 1999 my husband became very ill and in February 2000, he was diagnosed with liver and bowel cancer. Yet again Mr Oldham has took full advantage of the fact that the conservatory was no longer there and although he is fully aware that we had intended to extend straight down, he has submitted plans to

build a conservatory in this area. He has ample garden space to build a conservatory at the back of his bungalow.

If Mr Oldham is allowed to build a conservatory at the side, this will no doubt make it very difficult for us to have the plans approved to build straight down from the original bungalow. This has already been made difficult by him having come over far more than he should have on his original extension. If we are unable to extend, then we will no longer be able to live in the property, as the actual living area is extremely small.

I would ask that you come and see the properties and you will then fully appreciate why a conservatory at the side would be very wrong. You cannot see it from the plans submitted by Mr Oldham, as these are not correct.

I have had three neighbours at number 35, on the other side of me and over the years there has been major works going on but all the changes have never bothered us. In Mr Oldham's case, however, it is his neighbours on both sides of him who are always adversely affected by his plans. **Please do not allow this to continue**.

Both my husband and myself have always been very fair and easy going and unfortunately in this world there are some people who will always take advantage of that. Nearly all the people in Denmark Avenue have been very supportive since my husband's illness. Unfortunately Mr and Mrs Oldham are not amongst them. A few weeks ago my husband was trying to tidy up the garden in readiness for putting a new fence up. He informed the Oldhams what he was doing and said that he had been ill for the past couple of years and so had not been able to do much on the garden. Mrs Oldham remarked, 'But you haven't been ill for the previous 20 years'. I was not there but when my husband told me, I asked him why he had chosen to inform them of something that was not their business anyway. Since his illness, I find that I look at things very differently and, unlike my husband who has always been a very trusting and pleasant man, I find that I now only have time for people who consider others.

I plan to come to the meeting on 21 August at Woodford Park. Unfortunately my husband will not be able to attend because he is currently undergoing another course of chemotherapy. Although Mr Oldham's planned extension does not directly affect Mrs Clarke at number 41, she had wanted come along to the meeting. However, this will not now be possible, as she now has to go and look after her grandchildren.

I would be grateful if you could spare the time to come and see the properties. If you are able to do this, I'm sure you will see that it would be very wrong for Mr Oldham to be allowed to build in this particular area.

I look forward to hearing from you.

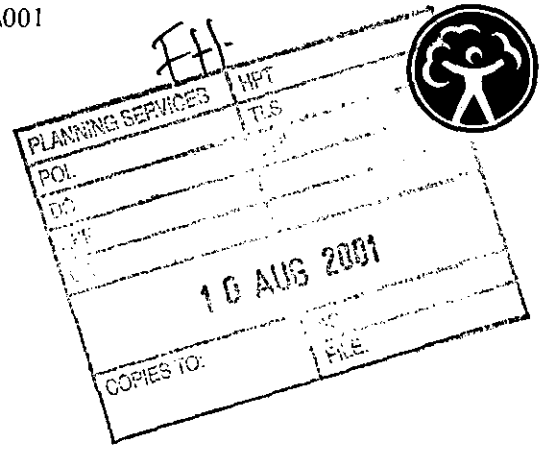
Yours sincerely



Gloria Ellis (Mrs)

CC Woodley Town Council

Our ref: SP\2001\004187\001
Your ref: F/2001/4457
Date: 7th August 2001



ENVIRONMENT AGENCY

FAO: Farah Humayun
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG40 1WR

Dear Madam

PROPOSAL: Proposed Single Storey Side Extension To Dwelling To Form Conservatory
LOCATION: 39 Denmark Avenue, Woodley, Reading

Thank you for your letter dated 24th July 2001, which was received on 26th July 2001. You are asked to quote the following reference in any correspondence: **SU77SE/13/15**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Cont/d..

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

Landfill Gas Risk

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

Grid Reference	Distance From Site	Landfill Name	Details
SU 773 742	150m	Tippings Lane	Household Waste

In view of the proximity of the proposed development to the above landfill sites, it is considered possible that landfill gas may present a risk to this proposal. The agency would advise that either the following condition is imposed or that 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.

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Advice To Applicant

Groundwater Protection

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

Roof Water
Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water
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.

Decision Notice

Would you 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 do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M Rose

Matthew Rose
Development Planning Officer

CC: PA Projects, 109 Upper Holland Road, Sutton Coldfield, West Midlands, B72 1RD

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

Tel: 0118 974 6482

Date: **24 July 2001**

My ref: F/2001/4457

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/2001/4457
39, Denmark Avenue, Woodley, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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 **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4457**
39, Denmark Avenue, Woodley, Reading.
Proposed single storey side extension to dwelling to form conservatory.
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: 0118 974 6482

Date: **24 July 2001**

My ref: F/2001/4457

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
DX: 33506 – Wokingham

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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Farah Humayun** Application Number: **F/2001/4457**
39, Denmark Avenue, Woodley, Reading.
Proposed single storey side extension to dwelling to form conservatory.
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: 0118 974 6482

Date: **24 July 2001**

My ref: F/2001/4457

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/4457
39, Denmark Avenue, Woodley, Reading.
Proposed single storey side extension to dwelling to form conservatory.

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 **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/4457**
39, Denmark Avenue, Woodley, Reading.
Proposed single storey side extension to dwelling to form conservatory.
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/2001/4457

Proposal:
Proposed single storey side extension to dwelling to form conservatory.

Location:
39, Denmark Avenue, 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 take this letter with you or quote application number F/2001/4457 to enable the library staff to locate the correct information.

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 16/08/2001. 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

24 July 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 JUL 2001
Officer: FH	Application No. F/2001/4457

Map No. 37 Site 007
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 39 DENMARK AVENUE

Parish: WOODLEY Ward: Coronation 24.7.01 JJ

Applicant: MR / MRS OLDHAM

Fee (6) 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 : 24.01.13 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
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 ✓ Groundwater protection zone & 250m landfill consultation.

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:

.....Site notice and see map.....

"ESKBANK" PC 23 491 039

ADDRESS 39 DENMARK AVENUE PARISH WOODLE

PLOT No. Old Property ORD. SHEET No. SU. 37 7774

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/142/68	Mr. W.R. Oldham	2 Bedroom Additian	11·4·68	App. N
1350/73	"	addition of living room & internal alterations to Kitchen	27.9.73	— C/
00325	"	" "	16·5·74	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 17.JUL.2001* 4457

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 Address and postcode Phone number	MR + MRS OLOHAN 39 DENMARK AVENUE WOODLEY RG5 4RS 0118 969 7455.
2	Agent's Name Address and postcode Phone number	PA PROJECTS 109 UPPER HOLLAND ROAD SUTTON COLDFIELD B72 1RD 0121 355 1117
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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE CONSERVATORY
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.	RENDER TO MATCH EXTG WHITE PVC FRAMES/GLASS
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: UNCHANGED	Proposed:
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: PA.

on behalf of Mr + Mrs Oldham.

Date 13/7/01

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