SYSTEMS LTD

APPLICATION NO:
F/2001/3139

LOCATION:
176 Reading Road, Woodley Reading.

APPLICANT:
Mr & Mrs T Keeping C/O D Tingle Building Design

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Keeping
C/O D Tingle Building Design
17 Woodland Druive
TILEHURST
Berkshire
RG30 4RT

Application Number: F/2001/3139

Parish: **WOODLEY**

Location: **176 Reading Road, Woodley, Reading**

Proposal: **Proposed two storey side/rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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 on the ground floor, at first floor level or above on the north-west elevation of the extension, facing number 178 Reading Road, hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order 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
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The extension shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

Informative
1. This permission relates to the application as amended with revised plan number RR.03/A submitted to the Local Planing Authority on 17th January 2001 showing the removal of the proposed first floor side window and the amended rear roof line. This permission relates to the application as amended with revised plan number RR.01/A submitted to the Local Planning Authority on 31st January 2001, showing the revised parking and turning layout.

Informative
2. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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, LBE2, LTV1, LTV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 16/02/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3139	AT
BUILDING CONTROL NUMBER	FP 2001/1668 Panl	
~~APPLICANT~~/AGENT	D Tingle	
ADDRESS OF SITE	176 Reading Road Woodley	
DESCRIPTION OF PROPOSED WORK	2 Storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	RR01A	RR01A
ELEVATIONS	RR03B	RR03A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	2/4/01	

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	

Date: 31 January 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3139

Location: 176, Reading Road, Woodley, Reading.

Proposal: Proposed two storey side/rear extension to dwelling.

Applicant: Mr & Mrs T Keeping C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout. Drawing no RR.01-A.

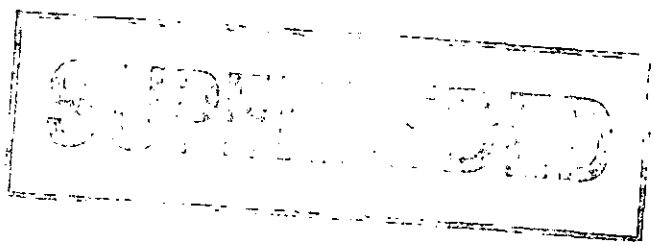
Comments are required by 10/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL.

C049, R049.
C122, R122.
C137 (INSERT: EXTENSION), R137.

Adam Coggin. 02/02/01



WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3139

Applicant : Mr & Mrs T Keeping C/O D Tingle Building Design.

Location : 176, Reading Road, Woodley, Reading.
Proposal : Proposed two storey side/rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/02/01

Date Registered : 08/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001

This application will have expired on: 05/03/2001. 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 TC: No Objection

Neighbours: No comments received

Highways: Approval with condition

Planning Issues : (Identified Settlement)

1) Neighbours

2) Streetscene

3) Highways

Application Number: F/2000/3139
Appraisal:

1) Impact on neighbouring properties

The proposal is for a two-storey side extension, to a two storey detached house. Accommodation to include a replacement garage, a new kitchen /dining room area and an additional first floor bedroom.

The proposed two-storey side extension will project 3.1 metres to the side of the existing detached house (in a north westerly direction). To be flush with the front elevation of the house it will be 10 metres deep, which includes a 3.5 metre projection at first floor to the rear of the house. To be located 1.5 metres away from the north west boundary.

The roof pitch, the eaves and ridge heights of the two-storey extension would match that of the existing main roofs. There are to be one an additional new window, three new roof lights and an additional pair of patio doors inserted. But they would not cause any overlooking of neighbouring properties.

No. 178, to the north west, detached dormer bungalow, positioned 2.5 metres away from boundary. Footprint is in line with No.176. Main windows at ground floor and at first floor face front and rear gardens there are two long narrow bedroom windows at first floor on the flank elevation. After applying the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' it is considered that there will be minimal loss of light to these windows.

No.174, to the south east, detached dormer bungalow, extended to the rear and side with a single storey extension. Main windows at ground floor and at first floor face front and rear gardens. There are no windows in flank elevation. Therefore due to the orientation and distance away it is considered that the occupants of this property will not be affected.

It is considered that due to the orientation and distance away the proposal will not affect the neighbouring properties to the rear.

2) Impact on street scene /visual impact.

The overall design of the proposals is considered acceptable. The materials proposed would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Applicationo	Name & Address
F/2001/3139	P Wheat The Bungalow Shepherds Walk Woodley RG6 1BS

App. approved
Letter sent 28/02/01

Application Number F/2001/3139
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C012	R012	External materials to be agreed
[redacted]			
4.	C049	R049	Garage to be retained for vehicle parking
5.	C122	R122	Parking + Turning area
6.	C137	R137	Turning within Site
			Insert "Extension"
3.	C044	R044	No Windows to be inserted "on the ground floor, at first floor level or above" on the "north west elevation" of the extension, facing Number 178, Reading Road

NO2 Revised Plans

This permission relates to the application as amended with revised plan number RR.03/A submitted to the Local Planning Authority on 17th January 2001, showing the removal of the proposed first floor side window and the amended rear roof line.

and

This permission relates to the application as amended with revised plan number RR.01/A submitted to the Local Planning Authority on 31st January 2001, showing the revised parking and turning layout.

NO4 Planning Permission Only (Not BR Approval)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1/2 LTV1/6
~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS2/3
~~GREEN BELT LOCAL PLAN POLICIES:~~	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV
~~MINERALS LOCAL PLAN POLICIES:~~	

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

Date: 16/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 176 Reading Road Woodley Reading.

APPLICATION NUMBER: F/2001/3139

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 6/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence

2. DESCRIPTION OF SURROUNDINGS Allotments & Residential, fronting busy main road, near London Rd junction
No. 178, detached dormer bungalow with 2 No windows (size 0.6m wide) in flank elevation at first floor level only (end gable). extended to rear with single storey small ext'.
No. 174, detached dormer bungalow extended to rear/side with single storey ext.

3. DESCRIPTION OF SITE/BUILDING Modernised + extended 2 storey detached house, red brick plinth up to 1m below windows then white coloured render above. White UPVC windows + doors, fascia boards + guttering. Red concrete tiled roof. Enclosed rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Location Plan.

5. SITE CONSTRAINTS Medium sized front garden

TREES — None

ACCESS/PARKING — As existing at front on drive turning head to be provided

LEVELS — N/C

BOUNDARY TREATMENT — No. 178, 1.8m fencing property 2.5m away from boundary

OTHERS — No. 174, 1.6m high approx privet hedge at front / open plan boundary at side
— Rear boundary 2m brick wall

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

Tel: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3139

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/2001/3139
176, Reading Road, Woodley, Reading.
Proposed two storey side/rear 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Andrew Thorley** Application Number: **F/2001/3139**
176, Reading Road, Woodley, Reading.
Proposed two storey side/rear 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: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3139

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

Dear Councillor

Application Number: F/2001/3139
176, Reading Road, Woodley, Reading.
Proposed two storey side/rear 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3139**
176, Reading Road, Woodley, Reading.
Proposed two storey side/rear 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: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3139

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/2001/3139
176, Reading Road, Woodley, Reading.
Proposed two storey side/rear 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3139**
176, Reading Road, Woodley, Reading.
Proposed two storey side/rear 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3139
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3139

Proposal:
Proposed two storey side/rear extension to dwelling.

Location:
176, Reading Road, 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.

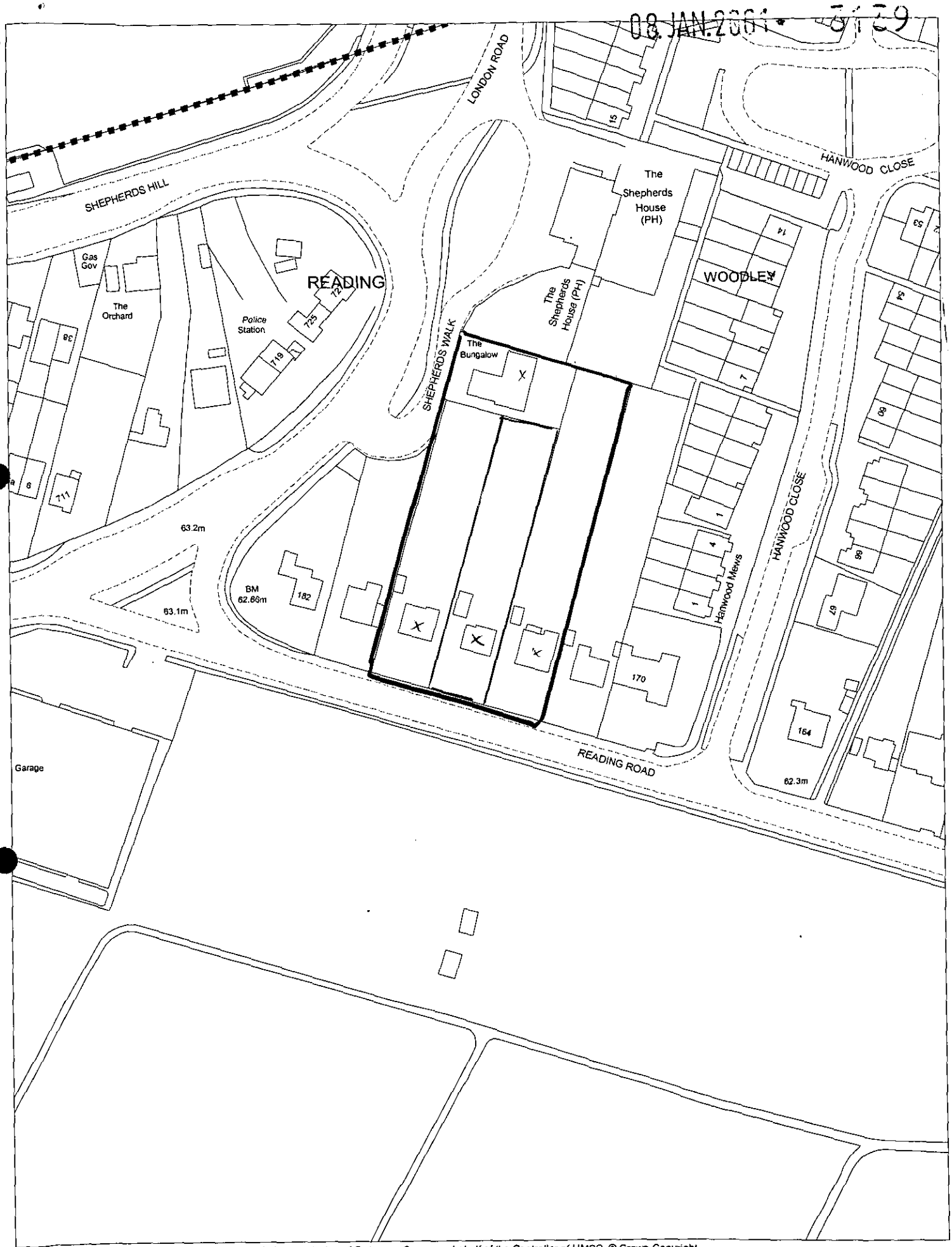
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

15 January 2001

08 JAN 2001



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

9 January 2001

Scale: 1 : 1250

N W E S

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 16/2 Time 9.30

WHILE YOU WERE OUT

Name Tony keeping

Of 174 Reading Rd

Phone No. 930 2671 Ext. told him it would be next week!

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2001/3139

196 Reading Rd.

Signed Jan

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 JAN 2001	
Officer: AT	Application No. F/2001/3159

Map No. 44. Site 011

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) Proposed two storey side/rear extension to dwelling.

Location: 176 Reading Road

Parish: Woodley. Ward: Coronation

15-1-01-73.

Applicant: Mr & Mrs T. Keeping

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

(6)

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	Parking layout required	15.01.	
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 : 15.01.01 B 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 .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

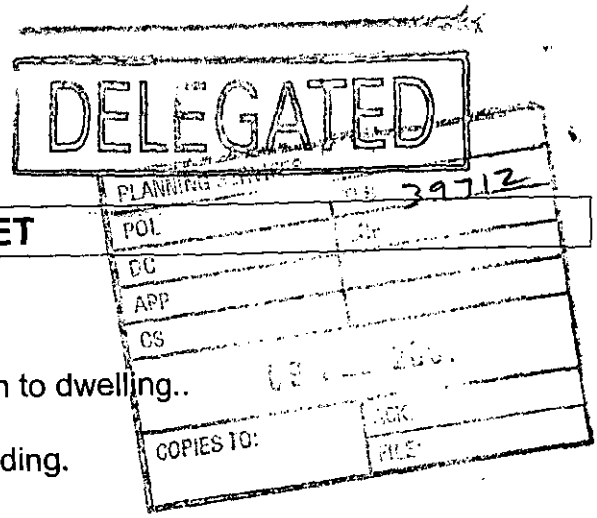
.....
.....
No pre-apps.
.....

NEIGHBOURS:

SIN + see map
.....
.....
.....
.....
.....
.....
.....
.....
.....

FROM: Andrew Thorley

DATE: 15 January 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3139

Proposal: Proposed two storey side/rear extension to dwelling..

Site Address: 176, Reading Road, Woodley, Reading.

Applicant: Mr & Mrs T Keeping C/O D Tingle Building Design.

Your observations are required in respect of this application **by 08/02/2001** .

The committee made no comment on this application but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

Date: 02 February 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2001/3139

Location: 176, Reading Road, Woodley, Reading.

Proposal: Proposed two storey side/rear extension to dwelling.

Applicant: Mr & Mrs T Keeping C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout - min 3 cars (this supercedes previous plans submitted). Drawing no RR.01-A.

Comments are required by 12/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

CONDITIONAL APPROVAL

C049, R049.
C122, R122.
C137 (INSERT: extension), R137.

Adam Coggins. 6/2/01

Date: 02 February 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3139

Location: 176, Reading Road, Woodley, Reading.

Proposal: Proposed two storey side/rear extension to dwelling.

Applicant: Mr & Mrs T Keeping C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout - min 3 cars (this supercedes previous plans submitted). Drawing no RR.01-A.

Comments are required by 12/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3139 (Planaps) / (Ludhouse) Date Rec. 31/01/01

Location: 176, Reading Road

Parish Woodley

Applicant:

Description of attached plans Parking layout - min 3 cars (these supersede previous plans submitted)

Drawing No's: RR.01-A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y/N (Delete as required)

Redate Application Y/N From

New Site Notice Y/N

New Description

CASE OFFICER AT

Consultations Sent by Admin. on 02.02.B5

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6441(Direct Line)

E-mail:

Date. 24 January, 2001

My ref. AJT/F/2001/3139

Your ref.

PLANNING SERVICES REF: 39364
POL
DC AT
APP
CS
3 JAN 2001
COPIES TO: ACK:
FILE:

Mr. D.Tingle
Building Design
17, Woodland Drive,
Tilehurst,
Reading,
RG30 4RT.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr. D. Tingle,

RE: TWO STOREY SIDE/REAR EXTENSION – 176, READING ROAD, WOODLEY.

I refer to your planning application received on the 8th January 2001.

Our Highway section, require a more detailed plan showing the parking layout for three (3) vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions as follows:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The plan should also show an area for turning so that vehicles may enter/leave the site in a forward gear.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

ANDREW THORLEY
Case Officer

3139 1

ADDITIONAL PLAN

Date: 31 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/3139

Location: 176, Reading Road, Woodley, Reading.

Proposal: Proposed two storey side/rear extension to dwelling.

Applicant: Mr & Mrs T Keeping C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: Parking layout. Drawing no RR.01-A.

Comments are required by 10/02/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/3139 (Planaps) / (Ludhouse) Date Rec.

Location: 176, Reading Road,

Parish Woodley

Applicant:

Description of attached plans Parking layout

Drawing No's: RR.01 - A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y/N (Delete as required)

Redate Application Y/N From

New Site Notice Y/N

New Description

CASE OFFICER AT

Consultations Sent by Admin. on 31.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6441(Direct Line)
E-mail:

Date. 24 January, 2001

My ref. AJT/F/2001/3139

Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr. D.Tingle
Building Design
17, Woodland Drive,
Tilehurst,
Reading,
RG30 4RT.

Dear Mr. D. Tingle,

RE: TWO STOREY SIDE/REAR EXTENSION – 176, READING ROAD, WOODLEY.

I refer to your planning application received on the 8th January 2001.

Our Highway section, require a more detailed plan showing the parking layout for three (3) vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions as follows:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

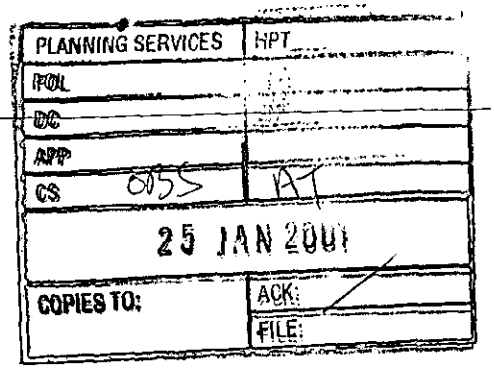
The plan should also show an area for turning so that vehicles may enter/leave the site in a forward gear.

I suggest that you submit a revised plan showing these requirements, otherwise if I do not hear from you within the next 10 days, I should assume that you wish for the application to be determined as originally submitted.

I hope this information is of assistance to you. However, it is of advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact Mr. Thorley, on the above telephone number.

Yours sincerely,

ANDREW THORLEY
Case Officer



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 25 January 2001 09:15
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

OBJ

2001/3139

AT

NatureofEmail: Comment
ApplicationNumber: F/2001/3139
Correspondent_FullName: Peter Wheat
Correspondent_StreetAddress: The Bungalow
Correspondent_Address2: Shepherds Walk
Correspondent_Town: Woodley
Correspondent_County: Berkshire
Correspondent_PostCode: RG6 1BS
Correspondent_Telephone: 0118 909 3463
Correspondent_Email: peterwh@microsoft.com

Comments:

Please ensure the drainage service from my house (which I believe runs through this property) is not interrupted.

How do I deal with this? I would have thought this is between the owner Mr Wheat + the applicant.

Date: 18 January 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3139

Location: 176, Reading Road, Woodley, Reading.

Proposal: Proposed two storey side/rear extension to dwelling.

Applicant: Mr & Mrs T Keeping C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: 1) Removal of proposed first floor side window. 2) Amended rear roof line for access to form door openings to new bedrooms 3 & 4. Drawing no RR.03-A.

Comments are required by 28/01/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

Comments as previous; (dated 19/1/01).

Adam Coggins.

19/01/01

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 15 January 2001

Application Number: F/2001/3139

Proposal: Proposed two storey side/rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
176, Reading Road, Woodley, Reading.

Applicant:
Mr & Mrs T Keeping C/O D Tingle Building Design.

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).

Comment

Please could Highways have an additional plan showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The plan must also show area for turning so that vehicles may enter/leave the site in a forward gear.

Signed: _____ **Print name:** Adam Coggins 19/01/01

Date: 18 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3139

Location: 176, Reading Road, Woodley, Reading.

Proposal: Proposed two storey side/rear extension to dwelling.

Applicant: Mr & Mrs T Keeping C/O D Tingle Building Design.

Case Officer: Andrew Thorley

The new plans show the following: 1) Removal of proposed first floor side window. 2) Amended rear roof line for access to form door openings to new bedrooms 3 & 4. Drawing no RR.03-A.

Comments are required by 28/01/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. K/2001/3139 (Planaps) / (Ludhouse) Date Rec. 17/01/01

Location: 176, Reading Road, Woodley

Parish Woodley

Applicant: Mr + Mrs. T. Keeping

Description of attached plans 1) Removal & proposed first floor side window 2) Amend rear roof line for access to form door openings to new bedrooms 3 + 4.

Drawing No's: RR.03 - A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: All neighbours as per consulted

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y/N (Delete as required)

Redate Application Y/N From _____

New Site Notice Y/N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 18.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

By hand 16.01.01

David Tingle
Licentiate of The Chartered Institute of Building

Building Design & Surveying Services

17 Woodland Drive, Tilehurst, Reading, RG30 4RT tel 01-18-9419311
mobile-0411-90-23-44

PLANNING SERVICES	HPT 38754
DC	TLS
APP	ENF
CS	
17 JAN 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
PO BOX 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG11 1WR

16th January 2001

3139

Ref: Application **F2001 / 3139**
Two Storey Side Extension
At 176 Reading Road,Woodley
On behalf Mr & Mrs T.Keeping

REVISED PLAN

PLANNING CONTROL

Please find enclosed six copies of amended application drawings in respect to the above proposed work.
Enclosed Drawings :-
RR.03 rev'A' Proposed Plan & Elevations

The drawings have been amended as follows:-

1. Removal of proposed first floor side window
2. Amend rear roof line for access to form door openings to new bedrooms 3 & 4

I trust the above meets with your approval

Yours truly,

D. Tingle

David Tingle

08 JAN 2001 3139

David Tingle

Licentiate of The Chartered Institute of Building

Building Design & Surveying Services

17 Woodland Drive, Tilehurst, Reading, RG30 4RT tel 0118. 9419311
mobile 0411 90 23 44

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
PO BOX 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG11 1WR

5TH JANUARY 2001

Ref: Two Storey Side Extension
At 176 Reading Road,Woodley
On behalf Mr & Mrs T.keeping

PLANNING CONTROL

Please find enclosed six copies of all drawings and application forms in respect to the above proposed work.

Enclosed Drawings
RR.01 Location & Block Plan
RR.02 Existing Plan & Elevations
RR.03 Proposed Plan & Elevations

Fee's enclosed :-
PLANNING =£95.00
Cheque's made payable to WOKINGHAM DISTRICT COUNCIL

Yours truly,

D. Tingle

David Tingle

CHILTERN COTTAGE

ADDRESS 176 READING ROAD PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37/67	Mr. R.F. Lions	Terraced Houses etc in rear of Garden	16.3.67	N/A Refuse
36/67	"	"	13.4.67	N/A C/A
1229/71	Mr Raeture & J Page	outline 1 hse & garage rear of	20.1.72	App C/A
629/72	Mr A.V. Woodbridge	outline for house on land at rear	6.7.72	N/A Refuse
1910/72	C.B.W. Developments Ltd	Detach House on land at rear	23.11.72	- C/A
BR 1014	Mr J Page	S/storey extensions	15.7.74	App N/A
01074	" "	" "	8.8.74	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

08. JAN. 2001 - 7139

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS T. KEEPING
	ADDRESS	176 READING ROAD
		WOODLEY
		Mme
	POST CODE	96 77 86 Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	D. TINGLE BUILDING DESIGN
	ADDRESS	17 WOODLAND DRIVE
		TILEHURST
		READING
	POST CODE	RG30 4RT Tel. No. 9419311
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	176 READING ROAD. WOODLEY.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY 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. Indicate any which are to be felled. ~~YES~~/ NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: RENDERED BLOCKWORK TO MATCH EXISTING; CONCRETE ROOF TILES TO MATCH EXISTING

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. ~~YES~~/ NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95-00 ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED D. TINGLE ON BEHALF OF MR & MRS T. KEEPING.

DATE 5.1.01

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3139**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



