APPLICATION NO:
F/2001/3532

LOCATION:
10 Norwich Drive, Woodley Reading.

APPLICANT:
A Wells C/O Andesign

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A Wells
C/O Andesign
9 Perkins Way
WOKINGHAM
Berkshire
RG41 2TN

Application Number: F/2001/3532

Parish: **WOODLEY**

Location: **10 Norwich Drive, Woodley, Reading**

Proposal: **Proposed single storey 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. The WC window in the front 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.

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. 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
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 30/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3532 HP
BUILDING CONTROL NUMBER	RP 2001/1662 Paul
APPLICANT/AGENT	Andesign
ADDRESS OF SITE	10. Norwich Drive GODDLEY
DESCRIPTION OF PROPOSED WORK	S/S side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3121	AH/E/3121
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	14/5/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3532

Applicant : A Wells C/O Andesign.

Location : 10, Norwich Drive, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 10/04/01.....

Date Registered : 08/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001

This application will have expired on: 03/05/2001. 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 :

Highways : Approval

Woodley T.C : No Comment

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene

Application Number: F/2001/3532

Appraisal:

The proposed development is for a single storey side extension to form a utility room, WC and storage area.

It would be 1.6m wide and 7.6m long. It would have a pitched roof, 2.6m to eaves and 4.3m to the ridge. The proposal would replace a lean too covered area that exists at present. There would be an obscurely glazed window to the front elevation, no windows in the side elevation and a door in the rear elevation.

1. Impact upon neighbouring properties

The proposed development will abut the boundary of No.10 but will have no impact on any neighbouring properties as the property is an end terrace and the nearest property is around 12m away. It is therefore considered that there would be no adverse effects upon neighbouring properties.

2. Impact upon the street scene

The proposed development is designed to be in-keeping with the existing dwelling. The materials used would match existing and as such there would be no adverse effects upon the character of the street scene.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3532
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R016	
3	C045	R045	'WC' 'front'

RECORD OF SITE VISIT

SITE ADDRESS: 10 Norwich Drive Woodley Reading.

APPLICATION NUMBER: F/2001/3532

OFFICER: Helen Pollock

DATE OF SITE VISIT: 10/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front fence

2. DESCRIPTION OF SURROUNDINGS Residential - Terrace houses (2 Storey)

3. DESCRIPTION OF SITE/BUILDING
end terrace (2 Storey)

4. RELATIONSHIP TO ADJOINING PROPERTIES
See map

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence.

OTHERS

Lean too extension existing in location of proposed extension. (Corrugated plastic sheeting roof ~~gas~~ coming off 1.8m fence)

Received by Wokingham District Council

Application No: F/2001/3532

Proposal:
Proposed single storey side extension to dwelling.

Location:
10, Norwich Drive, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2001. 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

19 March 2001

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

Tel: 0118 974 6480

Date: **19 March 2001**

My ref: F/2001/3532

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

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/2001/3532
10, Norwich Drive, Woodley, Reading.
Proposed single storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3532**
10, Norwich Drive, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Preston

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

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

Tel: 0118 974 6480

Date: **19 March 2001**

My ref: F/2001/3532

CONFIDENTIAL

Councillor Samuel
18 Wheble Drive
Woodley
RG5 3DT

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

John Mitchell
Development Control Manager

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10, Norwich Drive, Woodley, Reading.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Samuel

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

FROM: Helen Pollock

DATE: 19 March 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3532

Proposal: Proposed single storey side extension to dwelling..

Site Address: 10, Norwich Drive, Woodley, Reading.

Applicant: A Wells C/O Andesign.

Your observations are required in respect of this application **by 12/04/2001** .

COMMENTS:

Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.

SIGNED: H Pollock DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 March 2001

Application Number: F/2001/3532

Proposal: Proposed single storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
10, Norwich Drive, Woodley, Reading.

Applicant:
A Wells C/O Andesign.

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).

Signed: _____ **Print name:** Adam Coggins

23/03/01

Environmental Services

For office use only.
Application number: 08.MAR2001* 3532

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	A. WELLS
	Address and postcode	10 NORWICH DRIVE Woodley BERKS RG5 3EX
	Phone number	9628759
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	SINGLE 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. 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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	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 [X]	No [ ]
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.	4	
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
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 A. WELLS

Date 7/3/2001

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

LAND ADJ. = NORWICH DRIVE

ADDRESS 42 HOOTH DRIVE PARISH WOODLEY E

PLOT No. Ex. WOODLANDS O.P. HOME - READING ROAD ORD. SHEET No. SU. 7573

BUILDER (NO STREET-NUMBERING GIVEN)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00188	READING CBC.	O/APP. RES. DEV.	18.4.74	N/A RE
01874	" B.C.	ACC. FOR ELDERLY ETC.	23.1.75	N/A C/
05886/6	"	RES. DEV	17.3.77	N/A C/
BR 6843.	Erection of 19 houses 1 block flats	for R.B.C.	15.9.77.	APP. N/A
BR 6921	Reading Borough Co.	Flats & Windows acc Erection of Elderly Persons	15.9.77.	APP N/A
28381.	MR. L. GOLLOP No. 7	CONSERVATORY	6.9.87	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS ~~PD. Eng~~ - PD Eng - Prefab Garage replacement - No7 - 22/11/99

DRAINAGE PD Eng - Replacement - Garage - Sibley - 17/12/99

091074

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 MAR 2001	
Officer: HP	Application No. F/2001/3532

Map No. 41 Site 0.02
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 10 NORWICH DRIVE

Parish: WOODLEY Ward: Bulmershe 10.3.01 B.

Applicant: A WELLS

Fee Received 95-00 (1) 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	show new parking arrangements.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.3.07 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 responses .....
.....
.....

NEIGHBOURS:

..... Site notice & see map for neighbour notice .....
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number: 08.MAR2001* 3532

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Crystal Mark
Clarity approved by Plain English Campaign

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Date 7/3/2001

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LAND ADJ. = NORWICH DRIVE

ADDRESS 42 [illegible]OTH DRIVE PARISH WOODLEY E

PLOT No. Ex. WOODLANDS O.P. HOME - READING ROAD ORD. SHEET No. SU. 7573

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DRAINAGE PD Eng - Replacement - Garage - Sibley - 17/12/99

091074



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Development Control Section, Environmental Services, Wokingham District Council.

9 March 2001 Scale: 1 : 1250

N W E S