APPLICATION NO:
F/2001/3237

LOCATION:
3 Wyndham Crescent, Woodley Reading.

APPLICANT:
Mr & Mrs Walker C/O B K Greenwood

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **23/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
20/03/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Walker
C/O B K Greenwood
4 Compton Drive
MAIDENHEAD
Berkshire
SL6 5JS

Application Number: F/2001/3237

Parish: **WOODLEY**

Location: **3 Wyndham Crescent, Woodley, Reading**

Proposal: **Proposed two 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. 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).

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. Prior to the completion of the development hereby permitted the driveway must be widened to a minimum 4.8m for ease of access and egress. The footway crossing must be extended to accommodate this.

Condition
6. Prior to completion the vehicular access must be surfaced with a bonded material across the entire width of the access.

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. In the interests of highway safety and convenience.

Reason
6. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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 Policies EN1, OS1
Loddon Area Local Plan Policy LBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 19/03/2001

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.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 30 January 2001

Application Number: F/2001/3237

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
3, Wyndham Crescent, Woodley, Reading.

Applicant:
Mr & Mrs Walker C/O B K Greenwood.

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).

(1) C04A, R04A.

(2) Driveway to be widened to 4.8 metres minimum and the associated crossing extended to accommodate this.
Reason: Interests highway safety & convenience.

(3) Driveway to be surfaced with a bonded material.
R14D.

N07

Signed: _____ **Print name:** Adam Coggins 02/01/02

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3237

Applicant : Mr & Mrs Walker C/O B K Greenwood.

Location : 3, Wyndham Crescent, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 28/02/01

Date Registered : 23/01/2001

Earliest Date for Decision : 23/02/2001

Latest Consultation Date/Site Notice Expiry Date : 23/02/2001

This application <u>will have expired on</u>: <u>20/03/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WOODLEY TOWN COUNCIL - No comment'
HIGHWAYS - Rec. approval subject to conditions.

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES
+ IMPACT UPON STREET SCENE

Application Number: F/2001/3237

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is proposed two storey side extension to dwelling. The proposal is to extend over an existing flat roof attached garage. The prop. extension has a hipped roof design which is set approx @ 0.5m below the existing ridge height. The extension is set in approx 1.8 m at first floor level.

There are no proposed side facing windows. To the rear the extension projects approx 2metres. This projection does not extend further than the neighbouring properties attached on the shared boundary. This part of the extension replaces an existing lean to structure. It is therefore considered that the prop. exten will not have an overbearing, overlooking or overshadowing impact upon the neighbouring properties.

IMPACT UPON STREET SCENE

The proposed extension is set below the existing ridge height and set back at first floor. Therefore it considered that the prop. exten will not have an adverse dominant impact upon the street scene. Although there are no similar extensions in the immediate vicinity the extension is not considered to be out of character with the wider area.

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

Application Number F/2001/3237
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	FIRST SIDE ELEVATION OF THE EXTENSION.
4	C049	R049	
5		R125	PRIOR TO THE COMPLETION OF THE DEVELOPMENT
			HEREBY PERMITTED THE DRIVEWAY MUST BE
			WIDENED TO A MINIMUM 4.8m FOR EASE OF
			ACCESS AND EGRESS. THE FOOTWAY CROSSING
			MUST BE EXTENDED TO ACCOMODATE THIS.
			~~REASON~~
6		R140	PRIOR TO COMPLETION THE VEHICULAR
			ACCESS MUST BE SURFACED WITH A BONDED
			MATERIAL ACROSS THE ENTIRE WIDTH OF THE
			ACCESS.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, OS1
MINERALS LOCAL PLAN POLICIES:

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

Date: 19/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 3 Wyndham Crescent Woodley Reading. APPLICATION NUMBER: F/2001/3237	OFFICER: Farah Humayun DATE OF SITE VISIT: 28/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RES - SEMI-DET PROPERTIES.

3. DESCRIPTION OF SITE/BUILDING

SEMI-DET PLUS ATT GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES PITCHED ROOF - NO SIDE WINDOW - NO 10 SIT BACK

NO 5 - ATT GARAGE ON BOUNDARY - WITH REAR HABITABLE AREA - 1 REAR FACING WIND.

NO 1 - S/ST EXT WITH FLAT ROOF. NO SIDE WINDOW. (2.M BEYOND NO 3)

(3) PROPOSAL TO REPLACE EXISTING GARAGE + LEAN TO STRUCTURE.

IN STREET SCENE - NO SIMILAR EXTNS

5. SITE CONSTRAINTS

TREES IN REAR GDN ON BOUNDARY WITH NO 5.

ACCESS/PARKING

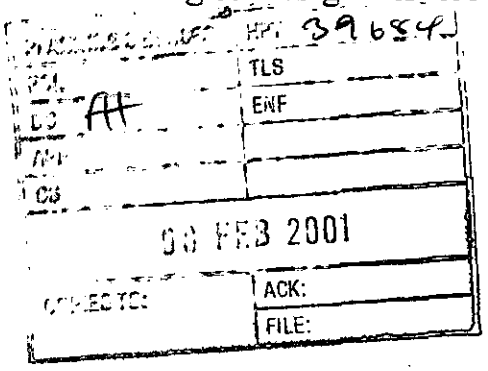
LEVELS ——

BOUNDARY TREATMENT 1.8 M OB FENCE TO NO 1

OTHERS CHAIN LINK FENCE TO NO 5.

——

BRIAN GREENLAND
Architectural Drawing & Design Service



4 Compton Drive
Maidenhead
Berks
SL6 5JS
Tel. 01628 674755

7th February 2001

Ms Farah Humayun
Environmental Services Dept
Planning
PO Box 157
Shute End
Wokingham
RG40 1WR

Your Ref F/2001/3237

Dear Ms Humayun

3 Wyndham Crescent, Woodley, Reading.

Further to your letter dated 30th January, I can confirm that no part (including foundations and roof overhangs) will encroach onto, over, or under neighbouring property.

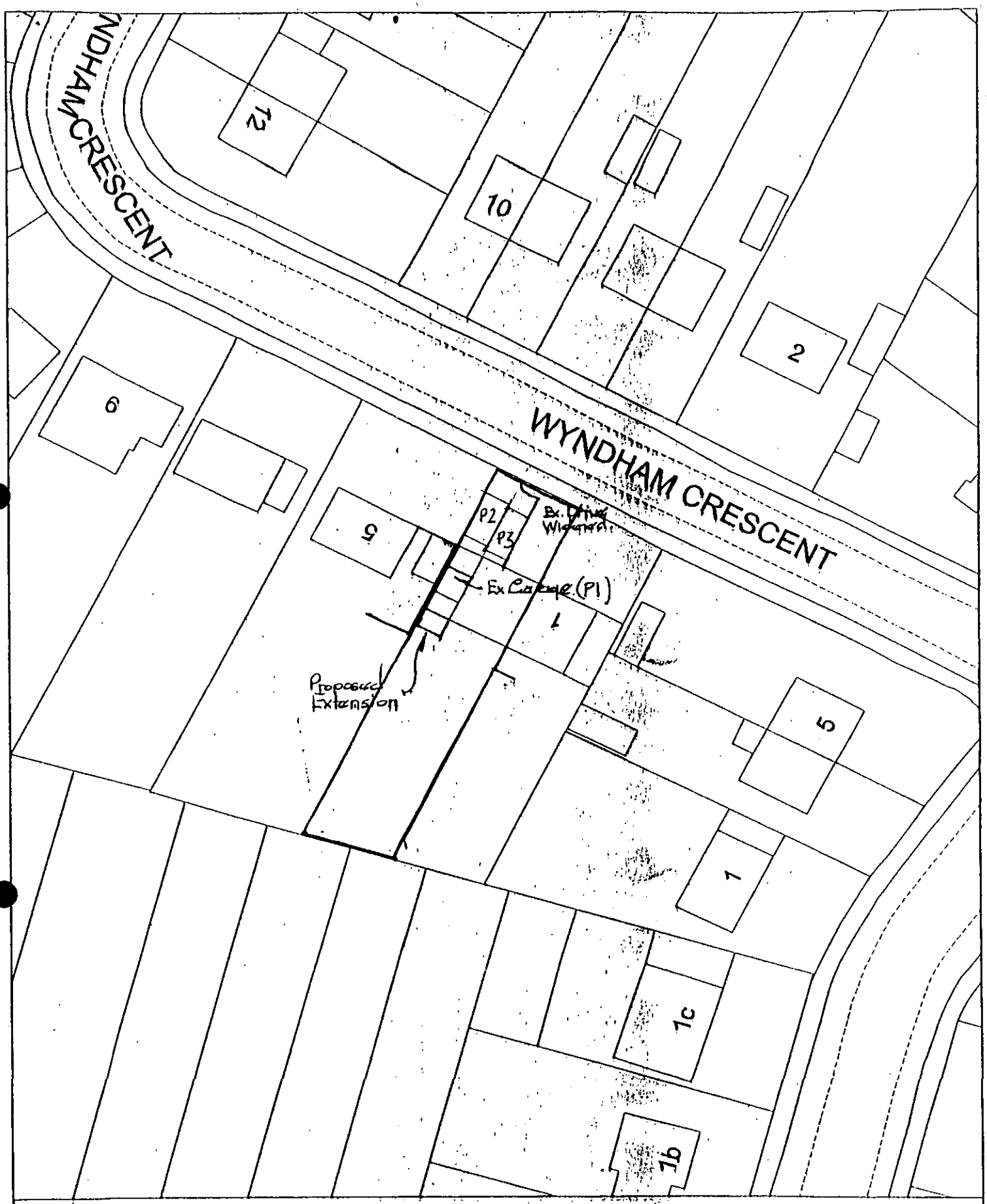
I also enclose two further copies of the block plan showing parking spaces as requested.

I trust the above is satisfactory. However, if you have any further queries please do not hesitate to contact me.

Yours sincerely

Brian Greenland

Enclosures



Site Plan, Scale: 1 to 500

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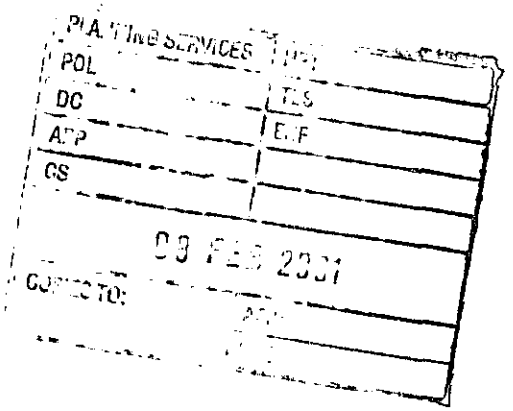
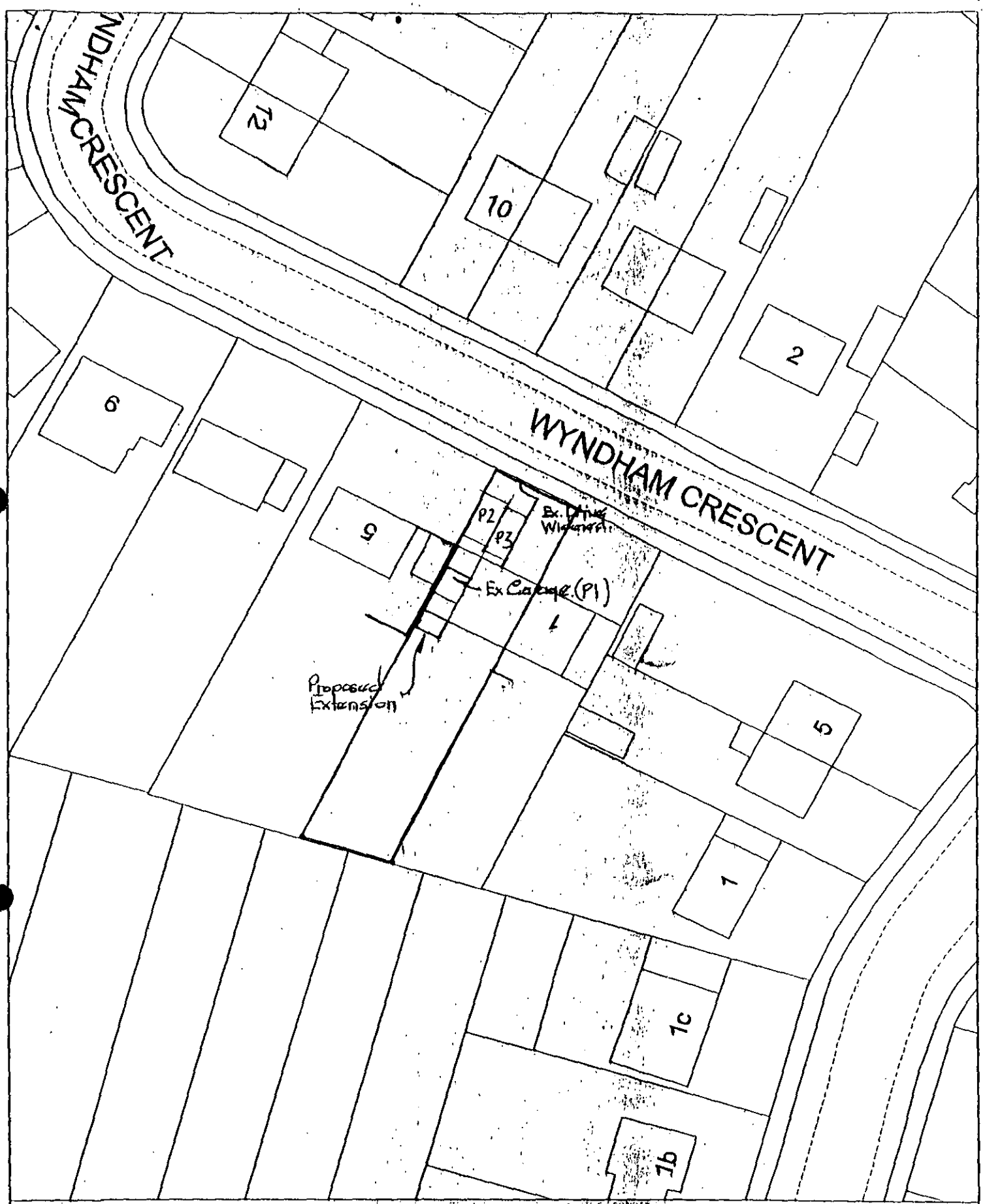
Date: 16 January 2001


PLANNING SERVICES
POL
DC
ACP
CS
TES
E&F
09 FEB 2001
COPIES TO:



Site Plan, Scale: 1 to 500

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Date: 15 January 2001

PLANNING SERVICES
POL
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APP
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TLS
ENF
08 FEB 2001
COPIES TO:
ACK:
FILE:

FROM: Farah Humayun

DATE: 30 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3237

Proposal: Proposed two storey side extension to dwelling..

Site Address: 3, Wyndham Crescent, Woodley, Reading.

Applicant: Mr & Mrs Walker C/O B K Greenwood.

Your observations are required in respect of this application **by 23/02/2001** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3237

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/2001/3237
3, Wyndham Crescent, Woodley, Reading.
Proposed two 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3237**
3, Wyndham Crescent, Woodley, Reading.
Proposed two 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 Lennard

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

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3237

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3237**
3, Wyndham Crescent, Woodley, Reading.
Proposed two 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 McCann

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

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3237

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

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Application Number: F/2001/3237
3, Wyndham Crescent, Woodley, Reading.
Proposed two storey side extension to dwelling.

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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/2001/3237**
3, Wyndham Crescent, Woodley, Reading.
Proposed two 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 Dredge

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

Received by Wokingham District Council

Application No: F/2001/3237

Proposal:
Proposed two storey side extension to dwelling.

Location:
3, Wyndham Crescent, Woodley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/02/2001. 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

30 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 JAN 2001
Officer: FH	Application No. F/2001/3237

Map No. 41 Site 0.04

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

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

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

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 3 WYNDHAM CRESCENT

Parish: WOODLEY Ward: Coronation
30-01-01 FH

Applicant: MR | MRS WALKER

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	30.1.	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment onto number 5 Wyndham Crescent?	30.1.	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.01.01 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:

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

ADDRESS 3 WYNDHAM CRESCENT PARISH WOODLEY

PLOT No. Part Plot 6, Part Plot 7. ORD. SHEET No. SU. 7573 (41)

BUILDER James T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
391/48	James T. Cook & Son Ltd	Layout	14/12/48	App. C/A.
128/51	"	Outline	10/4/51	N/A. C/A.
122/53	"	Revised Layout	10/3/53	N/A. App.
546/53	"	Revised Drainage	7/8/53	N/A. ~~App.~~
687/54	"	Semi/Det. House	14/9/54	App. App.
791/55	Mr. V. J. Heard	Garage	11/10/55	App. N/A.

DATE OF COMPLETION May 1955

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 23 JAN 2001 * 3237

Householder planning application form

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

1	Your name	MR & MRS. S. WALKER
	Address and postcode	3. WYNDHAM CRESCENT WOODLEY READING BERKS. RG5 3AY
	Phone number	01189692865
	Agent's Name	B. K. GREENLAND
	Address and postcode	4. COMPTON DRIVE MAIDENHEAD BERKS SL6 5JS
	Phone number	01628. 674755
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.	3 WYNDHAM CRESCENT WOODLEY BERKS
4	Give brief details of the proposal for example, 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. 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.	PLAIN TILES TO MATCH EXISTING RED BRICKS 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	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: [signature]

on behalf of MR & MRS. S. WALKER

Date 17th JAN 2001

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



Site Plan, Scale: 1 to 2500

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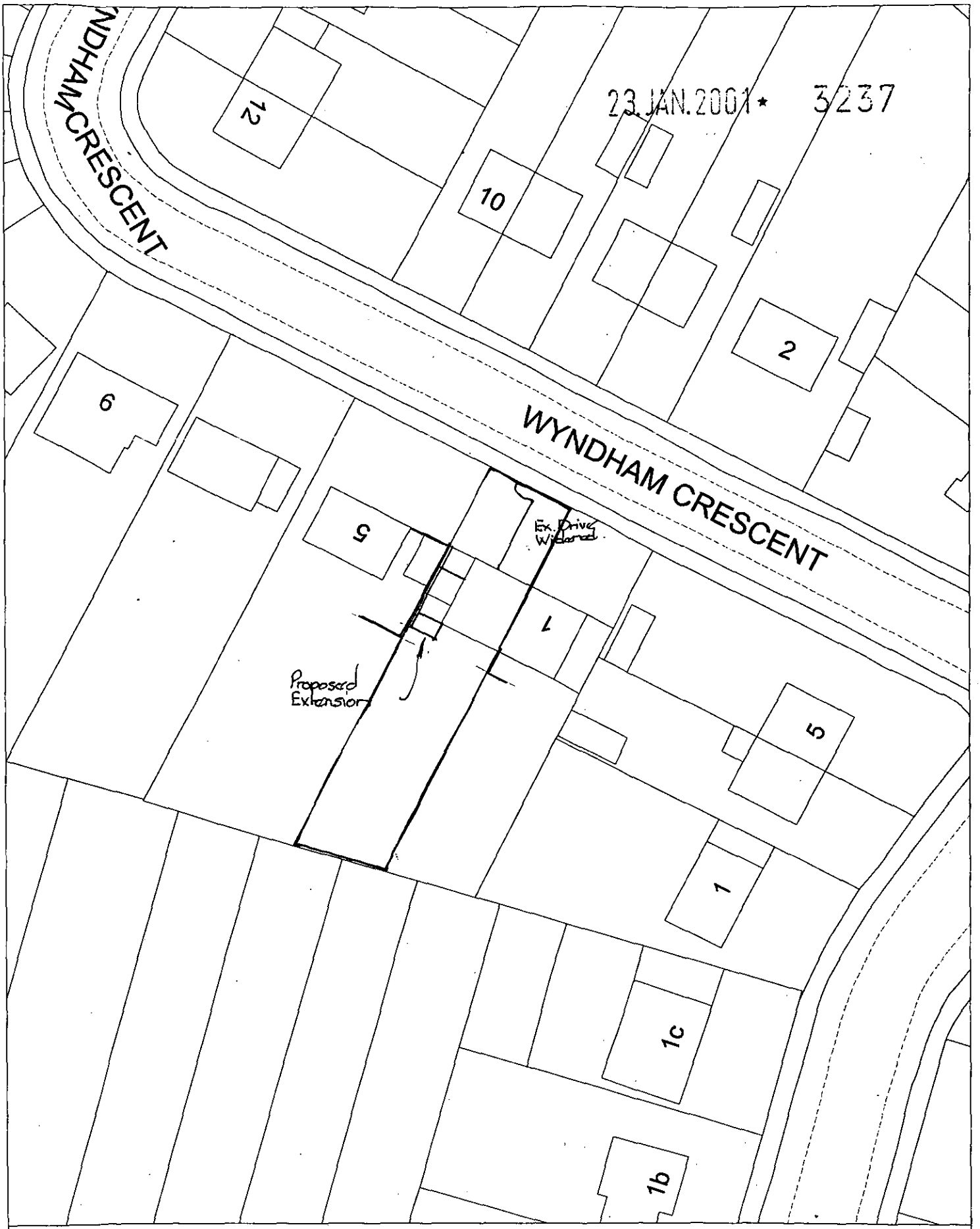
Date: 15 January 2001

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 15 January 2001

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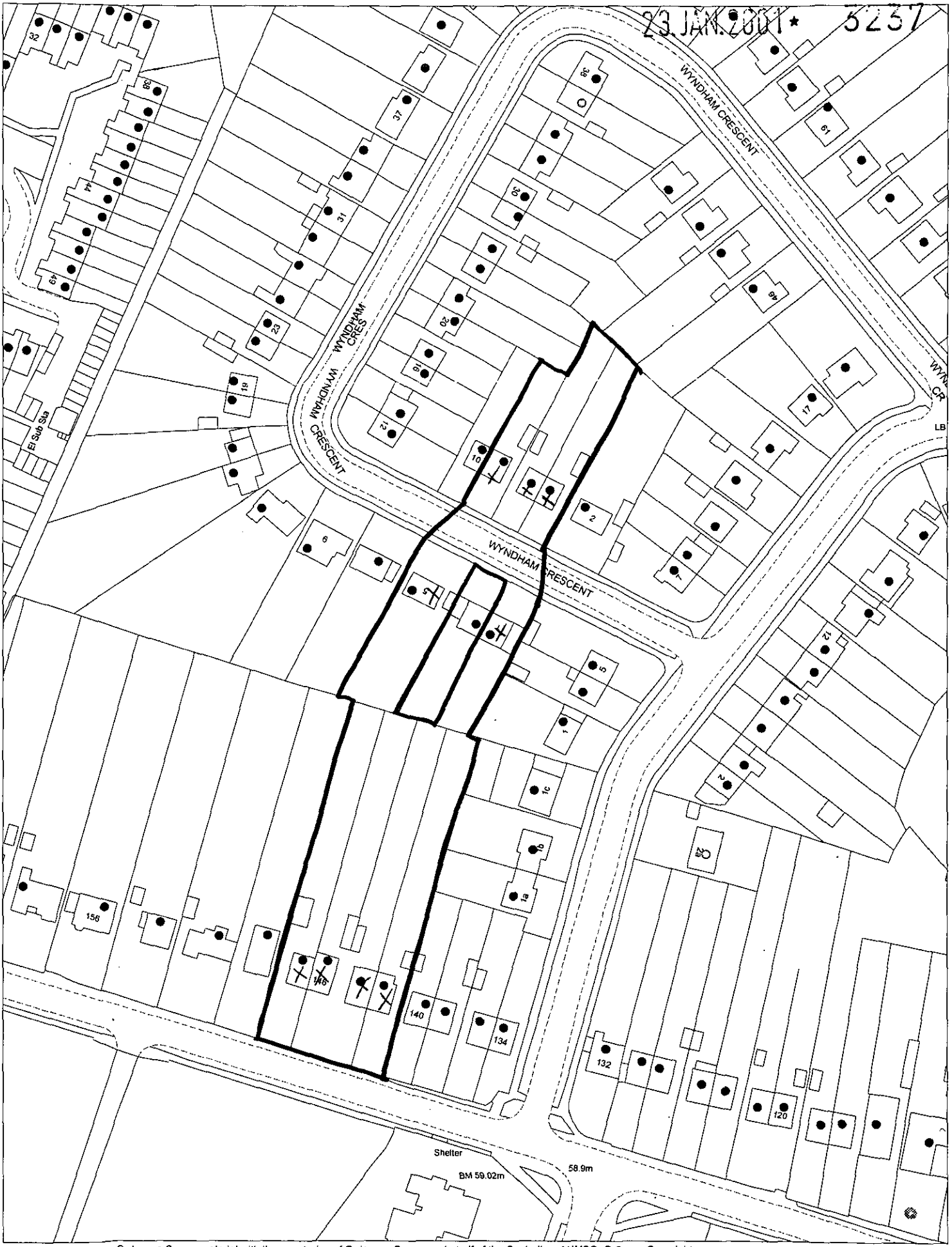
23 JAN 2001 * 5257



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Development Control Section, Environmental Services, Wokingham District Council.
25 January 2001 Scale: 1 : 1250