APPLICATION NO:

F/2001/3238

LOCATION:

Orchard Cottage Western Avenue, Woodley Reading.

APPLICANT:

Executors Of Mrs O Gaines C/O Mr John Briggs

PROPOSAL:

Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

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

APPLICATION WILL HAVE EXPIRED ON: 20/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Executors Of Mrs O Gaines
C/O Mr John Briggs
8 Cambridge Place
Falmouth
Cornwall
TR11 4QR

Application Number: F/2001/3238

Parish: **WOODLEY**

Location: **Orchard Cottage, Western Avenue, Woodley, Reading.**

Proposal: **Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.**

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 in the ground floor level, first floor level or above in the south west elevation of the two storey 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) no additional windows or similar openings shall be constructed in the flank wall or in the roof slope above in the north east elevation of the single storey side extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank wall or in the roof slope above in the north east elevation of the single storey detached garage hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The cloak room, bathroom 1 and bathroom 2 windows in the north west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
7. 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
8. 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
9. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved plan number 1 /13th March 2001. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
10. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
12. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size, species and in such number and position as may be agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

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

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

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

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

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

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

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative
1. This permission relates to the application as amended with revised plan number 1 submitted to the Local Planning Authority on 13th March 2001 showing a revised vehicular access position 4.5 metres northeast of existing Ash tree and *does not approve the proposals as originally submitted.*

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. 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
4. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
5. 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 LTV1/LTV6 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

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.

File → DC/2000/3238

TREE REPORT

File Ref: 442/4/WA

Name of Caller. Andrew Thorley

Address: Development Control
Tel: 6441

Date of Enquiry: 28/2/01

Location of Tree(s): Within highway verge, outside 'Orchard Cottage', Wesrern Avenue, Woodley.

Nature of Problem: Would like the tree inspected following a application to construct a driveway in close proximity to the tree.

No	Species	Ht	DBH	Age	Comments	Recommended Work	Time
1	Ash	20	60	M	Good, healthy tree, Rabbit hole nr base	Shift driveway as per CB.'s rec. Comments relayed to Andrew 9/3/01 - revised plan submitted when it acceptable 22/3/01	

No	Species	Ht	DBH	Age	Comments	Recommended Work	Time

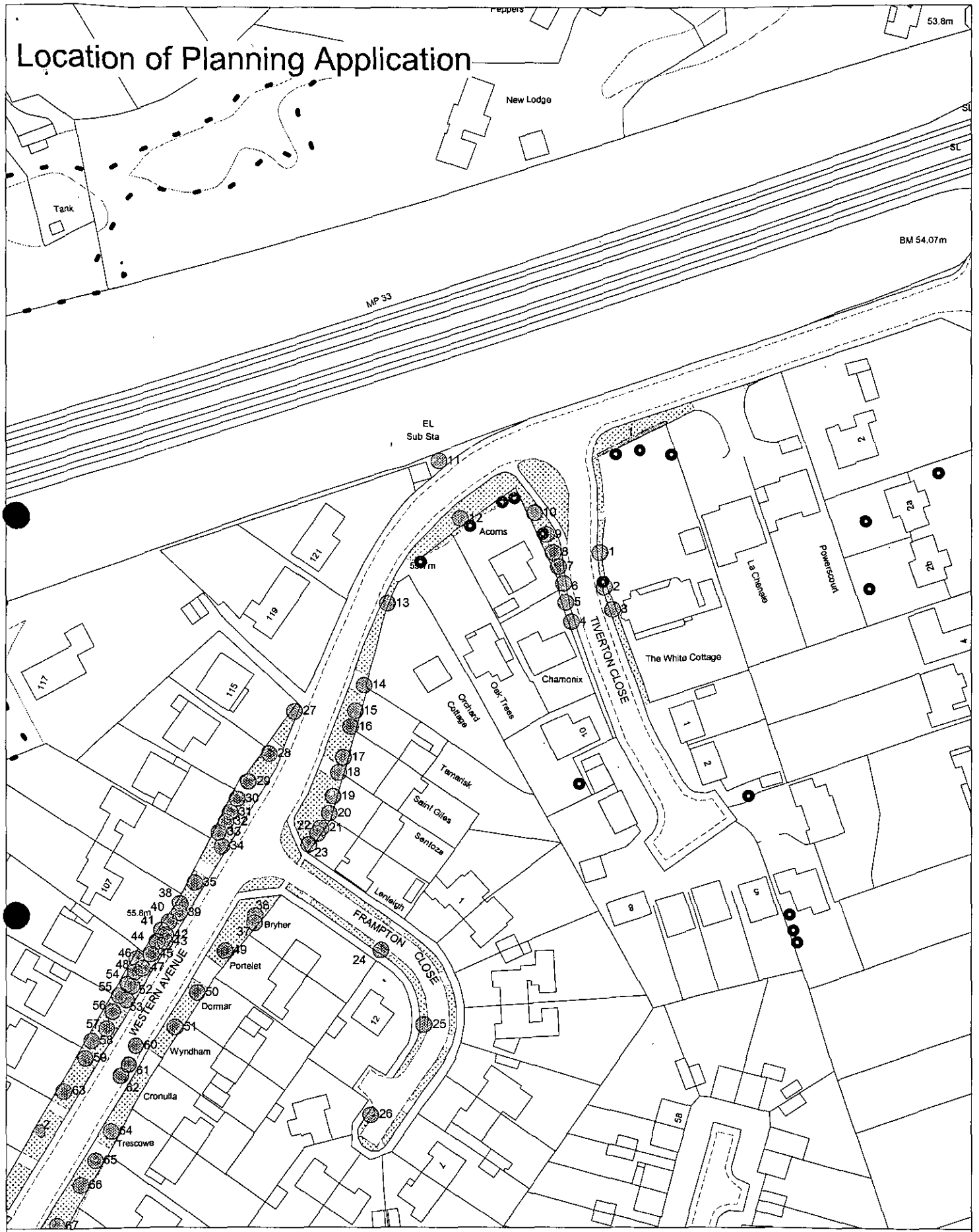
Surveyed by ..... **Date** .....

Company ..... ☎ .....

OFFICIAL USE ONLY		**DATE**
Landownership		
TPO / CA		
Included in Contract		
Works Order Placed		
Expected Completion Date		
Phone Caller		
Enquiry by Letter		

ADDITIONAL COMMENTS

Location of Planning Application



Site Plan, Scale: 1 to 1250

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Date: 1 March 2001

N
W E
S

JOHN BRIGGS

8 Cambridge Place Falmouth Cornwall TR11 4QR
Tel: & Fax: 01326 312075 Mobile: 07773 983681

9th March 2001

For the attention of Andrew J Thorley Esq

Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

PLANNING SERVICES | RPT 41051
POL | TLS
DC AT | ENF
APP |
CS |
13 MAR 2001
COPIES TO: | ACK:
FILE:

Dear Mr Thorley

Re: Proposed extensions/altered access Orchard Cottage Western Avenue Woodley Berks F/2001/3238

I refer to our telephone conversation today Friday 9th March regarding the above mentioned Planning Application particularly with regard to the vehicular access and its relationship to the existing Ash tree situate in the roadside verge at the South Western corner of the application site

My understanding from you is that your Forestry Officer requires the proposed vehicular access position to be moved a further 2 metres Northwards thus eliminating any soil disturbance and preserving the Ash tree root formation

I assume that your Highways Officer (Mr Adam Coggins) has no adverse comments to make inasmuch that the length of sight in the Northerly direction will be reduced from 35 metres to 33 metres and which as stated in my letter to you of the 20th February the position of the altered access would be infinitely safer than the present access position

The alteration is acceptable to my clients and I therefore enclose four copies of Plan No.1 showing the amendment on the 1:200 scale Layout Plan as required

I look forward to receiving the Planning Permission in due course

Yours sincerely

Copy to:- K Gaines Esq
Encs.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3238

Applicant : Executors Of Mrs O Gaines C/O Mr John Briggs.

Location : Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal : Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

Site Notice Displayed ? :	YES	NO	DATE
	✓		27/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 27/02/01

Date Registered : 23/01/2001

Earliest Date for Decision : 23/02/2001

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

This application will have expired on: 20/03/2001. 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 :

Landscape: See Comments on file re: Arb Tree
Woodley Town Council: see notes on memo.
Highways: Require parking / turning plan. / happy with with revisions 09/03/01
Neighbours. No comments received.

Planning Issues : (Cramlyfred settlement)

1) Neighbours
2) Streetscene
3) Highways
4) Landscape.

19/03/01

Application Number: F/2001/3238
Appraisal:

1) Impact on neighbouring properties

The proposal is to extend a detached two storey derelict house. Western Avenue consists of a variety of residential houses varying in size, age, style & design. The existing 2-storey house is located on a densely overgrown triangular wedge shaped plot. Positioned approximately 1.2 m below street level & 16 m away from the highway.

The proposed 2-storey side extension will be located on the southwest elevation to form a new lounge area & an additional bedroom with en-suite facilities, it will be 2.1 m away from the neighbouring boundary. It will be 5.1 m wide maximum by 6 m deep & will have 0.15 m set backs from the front & rear elevations of the existing main house. The roof pitch would match that of the existing main roof. The eaves height will be 4.7 m with a ridge height of 7.1 m, (0.3 m below the main ridge height).

The proposed single storey side extension will be located on the northeast elevation to form a new kitchen & utility room, it will be 1.1m away from the neighbouring boundary. It will be 2.9 m wide by 6 m deep & will have 0.15 m set backs from the front & rear elevations of the existing main house. To have a lean to pitched roof with an eaves height of 2.4 m & a ridge height of 4.7 m.

The proposed single storey rear extension will be located on the southeast elevation to form a conservatory. It will be 3.8 m wide & will project 2.6 m towards the rear garden. To be constructed in brick to below window level with a glazed hipped pitched roof with an eaves height of 2.4 m & a ridge height of 3.5 m.

The proposed single storey front extension will be located on the northwest elevation to form a porch & cloakroom. It will be 3.4 m wide & will project 1.4 m towards the front of the house. To be constructed in brick with a lean to pitched roof with an eaves height of 2.4 m & a ridge height of 3.6 m. The roof pitch would match that of the existing main roof.

The proposed single storey double detached garage will be located 0.4 ms away from the northeastern boundary & 11 metres away from the highway. It will be 5.5 m square. To be constructed in brick with a tiled pitched roof with an eaves height of 2.4 m & a ridge height of 4.5 m.

There will also be a number of internal changes which include the insertion of a number of new windows and new doors, but it is considered that these will not cause any overlooking of neighbouring properties.

"Oak Trees", to the northeast, 2-storey extended detached house, with detached garage at front of property, footprint located 2.3 metres away from proposal. Main windows at ground floor and at first floor face front and rear gardens. Secondary windows on single storey front porch extension & on rear part of the flank elevation which face proposal. However it is considered that due to the orientation and behind 1.9 m high, close-boarded fencing and 2.2 m high brick walling, the proposal will not affect the occupants of this property.

"Tamarisk", to the southwest, 2-storey extended semi-detached house, with attached garage adjacent to proposal. Footprint located 8 metres away from proposal. Main windows at ground floor and at first floor face front and rear gardens. No windows on flank elevation. Therefore it is considered that due to the orientation, distance away behind shrub planting, a 1.8 m high fence & a 2 m high brick wall, the proposal will not affect the occupants of this property.

Woodley Town Council were concerned at the possible impact of the two-storey extension on the neighbouring property "Tamarisk", it was suggested that suitable boundary treatment could reduce this impact. As previously mentioned above the proposal will be located over 8 metres away from the front elevation of their house behind a 1.8 m high boundary fence.

2) Impact on street scene /visual impact.

The land slopes steeply down to the site from the road. It is proposed that the hedging at the front of the property will be retained, providing some form of screening. The design and the materials proposed would improve the existing detached house, therefore no adverse impact on street scene/visual amenity of the area – considered acceptable.

3) Highways

A new access is to be created onto Western Avenue with a new driveway and turning space. Approval with conditions.

4) Landscape

The Ash tree, which is located on the boundary between "Orchard Cottage" and "Tamarisk", is owned by WDC. After inspection by our arboricultural officer to determine the trees health, it was advised that the proposed driveway be moved 2 m north eastwards.

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

Application Number F/2001/3238
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO12	RO12	External Materials To Be Agreed
3.	CO44	RO44	No Windows To Be Inserted "ground floor level, first floor level or above" in the "south west elevation" of the two storey extension
4.	CO44	RO44	No Windows To Be Inserted "flank wall or in the roof slope above" in the "north east elevation" of the single storey side extension
5.	CO44	RO44	No Windows To Be Inserted "flank wall or in the roof slope above" in the "north east elevation" of the single storey detached garage
6.	CO45	RO45	Obscure Glazing "cloak room, bathroom 1 & bathroom 2 " windows in the "north west elevation"
7.	CO49	RO49	GARAGE TO BE RETAINED FOR VEHICLE PARKING
8.	C122	R122	Parking And Turning Area before Occupation
9.	C126	R126	Insert : "Plan No. 1. /13th March 2001".
10.	C135	R135	Stopping up access (highway reason)
11.	C140	R140	Insert: "5 metres"

12. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

INFORMATIVES

NO2 Revised Plans
This permission relates to the application as amended with revised Plan No. 1. submitted to the Local Planning Authority on 13th March 2001. Showing a revised vehicular access position 4.5 metres northeast of existing Ash tree.

NO4 Planning permission only (Not BR approval)
NO6 Within Curtilage
NO7 Access Construction (Agency)
N16 Relevant Policies

BSP: EN1
WDLP: WBE1, WOS2/3
LALP: LTV1/LTV6, LBE1

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

Date: 19/3/01

RECORD OF SITE VISIT

SITE ADDRESS: Orchard Cottage
Western Avenue Woodley Reading.

APPLICATION NUMBER: F/2001/3238

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 27/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate

2. DESCRIPTION OF SURROUNDINGS 'Residential' Detached house. Oak Trees, ex. bonded, 2 storey, detached garage at front of property. Windows at ground floor + at first floor plus secondary windows facing the proposed not affected. Tamarisk 2 storey semi detached, set back from proposal single st garage adj to proposal, no windows in flank elev main windows face front garden not affected

3. DESCRIPTION OF SITE/BUILDING 2 storey, detached house, on overgrown plot set well back from road. Triangular shaped plot. Existing access on north side. Red brick, white painted wooden / metal windows + doors, black fascia boards + guttering, grey coloured slate roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan / triangular shaped plot set slightly forward of neighbours house to the south.

5. SITE CONSTRAINTS

TREES — Ash tree @ front boundary, council owned may be affected.

ACCESS/PARKING — New access proposed on south west boundary.

LEVELS — Site is approx 1.2m lower than street level.

BOUNDARY TREATMENT — Front boundary approx 2m high (Leyland Hedging)

OTHERS — Oak Trees, 1.9m high ob fencing, 2.2m high brick walling then 1.9m fencing at rear.
— Rear, overgrown open wire fencing approx 1.8m high.
— Tamarisk specimen shrubs, then four panels of 1.8m fencing, single storey garage wall then a 1.8m brick wall at rear.

* The houses opposite are large detached + extended. Proposal would not be out of character with area.

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

Tel: 0118 974 6441

Date: **30 January 2001**

My ref: F/2001/3238

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/2001/3238
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

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/2001/3238**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.
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: **30 January 2001**

My ref: F/2001/3238

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

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Orchard Cottage, Western Avenue, Woodley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3238**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.
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: **30 January 2001**

My ref: F/2001/3238

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/2001/3238
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3238**
Orchard Cottage, Western Avenue, Woodley, Reading.
Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.
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/2001/3238

Proposal:
Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

Location:
Orchard Cottage, Western 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. 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 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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3238
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 JAN 2001
Officer: AT	Application No. F 2001 3238

Map No. 37 Site 0.08

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

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

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

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

Description:

(F) PROPOSED SINGLE AND TWO STOREY SIDE EXTENSIONS TO DWELLING, PLUS REAR CONSERVATORY, FRONT PORCH AND DETACHED DOUBLE GARAGE RELOCATION OF ACCESS

Location: ORCHARD COTTAGE, WESTERN AVENUE

Parish: WOODLEY Ward: Coronation

30-01-01 B.

Applicant: EXECUTORS OF MRS O GAINES

Fee Received 95-00 (4) 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	~~1:200~~ Parking layout		
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 : 30.01.01 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

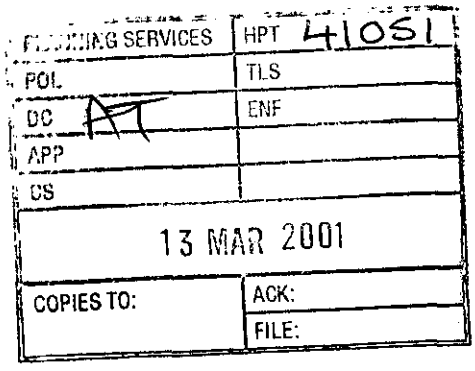
JOHN BRIGGS

8 Cambridge Place Falmouth Cornwall TR11 4QR
Tel: & Fax: 01326 312075 Mobile: 07773 983681

9th March 2001

For the attention of Andrew J Thorley Esq

Environmental Services Department
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Mr Thorley

Re: Proposed extensions/altered access Orchard Cottage Western Avenue Woodley Berks F/2001/3238

I refer to our telephone conversation today Friday 9th March regarding the above mentioned Planning Application particularly with regard to the vehicular access and its relationship to the existing Ash tree situate in the roadside verge at the South Western corner of the application site

My understanding from you is that your Forestry Officer requires the proposed vehicular access position to be moved a further 2 metres Northwards thus eliminating any soil disturbance and preserving the Ash tree root formation

I assume that your Highways Officer (Mr Adam Coggins) has no adverse comments to make inasmuch that the length of sight in the Northerly direction will be reduced from 35 metres to 33 metres and which as stated in my letter to you of the 20th February the position of the altered access would be infinitely safer than the present access position

The alteration is acceptable to my clients and I therefore enclose four copies of Plan No.1 showing the amendment on the 1:200 scale Layout Plan as required

I look forward to receiving the Planning Permission in due course

Yours sincerely

Copy to:- K Gaines Esq
Encs.

checked with Adam re: location of revised access. He is happy. AJT. 09 March 2001.

Andrew Thorley

From: Catherine Brimble
Sent: 27 February 2001 10:36
To: Andrew Thorley
Subject: Orchard Cottage, Western Avenue, Woodley

Andrew

The protected distance for the Ash tree in the highway verge as stated in BS 5837 is 4 - 4.5m. No construction should take place within this zone.

Hope this is of some help.

Catherine

Have requested an inspection of the Ash tree re: condition by Neil 05/03/01.

reminded → 09/03/01 Neil

Move driveway 2m to the left in order to avoid damaging the Ash tree adjacent.

* Agent will submit revised plans, moving the access road.

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 7 February 2001

Location:	Orchard Cottage, Western Avenue, Woodley, Reading
Proposal:	Proposed single storey and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.
Application Number:	F/2001/3238

In response to your consultation dated 30 January 2001 for the above application, the landscape comments are as follows:

There is a substantial amount of vegetation within the site, most of which looks as though it is self seeded. The two important trees are shown on the layout plan to be retained, however it look from our records that the ash tree is on highway land and therefore owned by us.

The land slopes steeply down to the site from the road and therefore a considerable amount of ground regrading will need to take place to accommodate the proposed driveway. The driveway will be approximately 2.5m from the ash which is within the minimum distance stated in BS5837 required for the protection of the tree from disturbance by construction. I therefore consider the position of the proposed drive to be unacceptable in relation to our tree as construction will cause damage to the tree's roots. There is also a lamp column within the footpath in the location of the drive that will need to be relocated. extra protection for Ash Tree.

It would be preferable for the applicants to retain and improve the existing vehicular access as this would not involve a major earth moving exercise nor cause damage to the existing trees.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 02 March 2001

To: Highways

We have received Minor Amendments for the following planning application:

Application Number: F/2001/3238

Location: Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal: Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

Applicant: Executors Of Mrs O Gaines C/O Mr John Briggs.

Case Officer: Andrew Thorley

The new plans show the following: Vehicular crossing for a single width access and visibility splay.

Comments are required by 12/03/2001.

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.

C126 (INSERT: plan no. 1/~~JAN 2001~~), R126.

C135, R135.

C140 (INSERT: 5 metres), R140.

N07.

March 2001

Adam Coggins 8/3/01

Date: 02 March 2001

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2001/3238

Location: Orchard Cottage, Western Avenue, Woodley, Reading.

Proposal: Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

Applicant: Executors Of Mrs O Gaines C/O Mr John Briggs.

Case Officer: Andrew Thorley

The new plans show the following: Vehicular crossing for a single width access and visibility splay.

Comments are required by 12/03/2001.

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

(RING ONE)

1970

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

App No. 3238 (Planaps) / (Ludhouse) Date Rec. 26/02/01

Location: Orchard Cottage
Western Avenue

Parish Woodley

Applicant: Executors of Mrs. O. Gaines

Description of attached plans Vehicular crossing for a single width access + visibility splay

Drawing No's: —

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 02.03.PS.

Yellow - Part One Copy
Green - Officer's Copy

JOHN BRIGGS

8 Cambridge Place Falmouth Cornwall TR11 4QR
Tel: & Fax: 01326 312075 Mobile: 07773 983681

PLANNING SERVICES
40 339
POL
DC
APP
CC
26 FEB 2001
COPIES TO:
ACK:
FILE:

20th February 2001

For the attention of Mr Andrew J Thorley

Environmental Services Department
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

MINOR AMENDMENTS
3238 1

Dear Mr Thorley

Re: Proposed extensions etc to Orchard Cottage Western Ave Woodley
Your reference AJT/F/2001/3238

I refer to your letter of the 16th instant regarding the above mentioned Planning Application

I have spoken by telephone to your colleague in the Highways Office (Mr Adam Coggins) who has explained to me in detail the requirements

With regard to point 2 – visibility – there is in effect no limit to the South certainly well in excess of the 90 metre minimum requirement To the North it is only possible to achieve a maximum sighting of 35 metres but this is infinitely better that what exists at present

I enclose four copies of the Site/Layout plan duly amended

Yours sincerely

encs

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 16 February, 2001
My ref. AJT/F/2001/3238
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. John Briggs
8, Cambridge Place,
Falmouth,
Cornwall,
TR11 4QR

Dear Mr. John Briggs,

RE: PROPOSED SINGLE STOREY & TWO STOREY SIDE EXTENSION, REAR CONSERVATORY, FRONT PORCH & DETACHED DOUBLE GARAGE & FOR THE RELOCATION OF ACCESS – ORCHARD COTTAGE, WESTERN AVENUE, WOODLEY.

I refer to your planning application received on the 23rd January 2001.

Our Highway section, require a more detailed plan that addresses the following points:

1) vehicular crossing reduced to form a standard vehicular crossing for a single width access,

2) what visibility can be achieved from a 2.0m set back for the proposed access.

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 either the case officer Mr. A.J. Thorley, on the above telephone number or the highways officer Mr. Adam Coggins on ext.6330.

Yours sincerely,

ANDREW J.THORLEY
Case Officer

File: Orchard Cottage,Western Avenue,Woodley.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 30 January 2001

Application Number: F/2001/3238

Proposal: Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

Parish: WOODLEY TOWN

Site Address:
Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant:
Executors Of Mrs O Gaines C/O Mr John Briggs.

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 a revised plan that addresses the following points:

1. Vehicular crossing reduced to form a standard vehicular crossing for a single width access.
2. What visibility can be achieved from a 2.0m setback for the proposed access.

Signed: _____ **Print name:** Adam Coggins 15/02/01

FROM: Andrew Thorley

DATE: 30 January 2001

DELEGATED

39726

CS

COPIES TO:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3238

Proposal: Proposed single and two storey side extension to dwelling, plus rear conservatory, front porch and detached double garage. Relocation of access.

Site Address: Orchard Cottage, Western Avenue, Woodley, Reading.

Applicant: Executors Of Mrs O Gaines C/O Mr John Briggs.

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

Members were concerned at the possible impact of the two-storey extension on the neighbouring property "Tamarisk" – this was not clear from the drawing. However, it was suggested that suitable boundary treatment could reduce this impact.

SIGNED: [signature] DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

JOHN BRIGGS

8 Cambridge Place Falmouth Cornwall TR11 4QR
Tel: & Fax: 01326 312075 Mobile: 07773 983681

23 JAN [illegible] 3128

22nd January 2001

Planning Services
Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

Re: Orchard Cottage Western Avenue Woodley Nr Reading
The Executors of Mrs Olive Gaines

I have been asked by the Executors of the Estate of the late Mrs Olive Gaines to apply on their behalf for permission to extend and alter the above mentioned property

Accordingly I enclose the necessary plans forms of application and appropriate fee in respect of a detailed Planning Application for single and two storey side extensions a Conservatory and Double Garage together with re-siting the vehicular access

The existing dwelling is small in size although sitting in quite a large plot of land within the existing developed area of Woodley

The increase of accommodation area is mainly on the ground floor resulting in no loss of light and privacy to adjoining properties The two storey element of the proposal has been positioned with no loss of light and privacy to neighbours

The re-siting of the existing vehicular access from the North to the South of the site is proposed in order to improve highway safety

The height of the outer walls to the first floor of the existing dwelling are too low to enable windows to be inserted beneath the existing fascia/soffit line and it is therefore necessary to introduce dormer heads to enable them to be installed at the correct heights and to open properly

If you have any questions to raise with regard to any part of the proposal please do not hesitate to contact me

Yours faithfully

"ORCHARD COTTAGE"

ADDRESS WESTERN AVENUE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU. 37 76 74

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
23 JAN 2001 * 5238

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	THE EXECUTORS OF MRS OLIVE GAINES
	Address and postcode	c/o 33 ESSEX STREET READING BERKS RG2 0EH
	Phone number	
2	Agent's Name	MR JOHN BRIGGS
	Address and postcode	8 CAMBRIDGE PLACE FALMOUTH CORNWALL TR11 4QR
	Phone number	01326 312075
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.	ORCHARD COTTAGE WESTERN AVENUE WOODLEY NR. READING BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE AND TWO STOREY SIDE EXTENSIONS / CONSERVATORY DOUBLE GARAGE / ACCESS ALTERATION
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 ☐ NEITHER TO BE FELLED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING HOUSE CHANGE SLATED ROOF TO PLAIN DARK BROWN TILES EXTENSIONS TO MATCH
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 THE EXORS OF MRS OLIVE GAINES

Date 22. 01. 01

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

23 JAN 2001



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Development Control Section, Environmental Services, Wokingham District Council.

25 January 2001

Scale: 1 : 1250

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