SOUTHPORT U.I
LONDON OFFIC

SYSTEMS LTD

APPLICATION NO:
F/2001/3533

LOCATION:
28 Clivedale Road, Woodley Reading.

APPLICANT:
Mr G Davis

PROPOSAL:
Proposed two storey side extension to dwelling.

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

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Davis
28 Clivedale Road
Woodley
READING
Berkshire
RG5 3RD

Application Number: F/2001/3533

Parish: **WOODLEY**

Location: **28 Clivedale Road, 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 flank wall of the west elevation of the extension facing No. 30 Clivedale Road hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The high level bathroom window in the north elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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) 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
6. 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.

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

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

Informative
1. This permission relates to the application as amended with revised plan submitted to the Local Planning Authority on 2nd April 2001 showing the box room converted to a walk in wardrobe for the front bedroom, therefore property remains a 3 No. bedroomed house, and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this permission 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. If bats or signs of bats are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

Informative
5. If newts are encountered at any point during development then all works must stop immediately and the local English Nature office informed.

Informative
6. 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, LBE1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

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	3533	AT
BUILDING CONTROL NUMBER.	FP 2001/1944 Brian	
APPLICANT/AGENT	Mr M. J. Paul	
ADDRESS OF SITE	28 Clivedale Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 4/6/01 ✓	✓ rec'd 2/4/01
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	12/6/01	

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	

Applicationo	Name & Address
F/2001/3533	Mr and Mrs I Williams 30 Clivedale Road Woodley READING RG5 3RD

App APPROVED
letter sent 16/05/01

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3533

Applicant : Mr G Davis .

Location : 28, Clivedale Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		03/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 03/04/01

Date Registered : 08/03/2001

Earliest Date for Decision : 12/04/2001

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

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

Countryside Officer: Informatives re: Bats
Highways: Approved with conditions
Neighbours: 1 Email - objections
Woodley TC: No comment only that neighbours comments be noted.

Planning Issues : (identified settlement)

1) neighbours
2) streetscene
3) highways
4) countryside

Application Number: F/2001/3533
Appraisal:

The proposal is for a first floor side extension and for a single storey rear extension to a 2-storey semi-detached house.

The proposed single storey rear extension will be 3 metres wide and will project 1.9 metres from the existing storeroom at the back of the garage. The eaves height of the hipped pitched roof will be 2.4 metres and with a ridge height of 3.4 metres. Due to the shallow roof pitch, it is considered that it would not affect the occupants of neighbouring properties.

The proposed first floor side extension will be located directly above the existing garage and part of the existing storeroom. It will have a 1.5 metre set back at first floor level from the front elevation and would be flush with the original house at the rear. At first floor level it will be 2.8 metres wide, taking the flank wall to the boundary and will be 5.65 metres deep. It is proposed that the eaves height of the pitched roof will be 4.9 metres, which will match the existing, with a ridge height 6.7 metres, (0.45 metres below the main ridge).

The mono pitched roof at the front over the porch and part of the garage will have an eaves height of 2.4metres with a ridge height of 3.55 metres. On the front elevation a new bedroom window at first floor level and on the rear elevation a high-level bathroom window will be inserted. But they will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 26, to the east, 2-storey, semi-detached neighbour, main windows at ground floor and at first floor face front and rear gardens. Due to the orientation and boundary treatment, which consists of 1.7 and 1.9 metre high fencing, it is considered that the occupants of this property will not be affected.

No.30, to the west, 2-storey, semi-detached house, extended to the rear with a single storey conservatory with solid roof which projects 2.7 metres from the rear elevation (0.8 metres further than proposed rear single storey extension). This neighbours concerns include (see email on file) loss of light and being overshadowed by the first floor extension. Flank windows consist of a first floor landing window and although the side kitchen window is 2.8 metres away from the proposal, this is not the only window to the kitchen. There is a glazed door and window (measuring 1.3 metres wide by 2.1 metres high), which leads into the rear conservatory. It is considered that there will be minimal loss of daylight to the windows on the flank elevation.

The distances to the properties to the rear in Tennyson Road are sufficient to prevent any detriment to their amenities.

2) Impact on street scene /visual impact.

The house is set down from the road by approximately a metre, this combined with the first floor setback and lower ridgeline would prevent the extension being prominent in the street scene - considered acceptable.

3) Highways

Conditional approval.

4) Countryside

Include informative regarding Bats and Newts.

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

Application Number F/2001/3533
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to match
3.	CO44	RO44	'No Windows to be Inserted' insert: " flank wall " insert: "west elevation" of the extension facing No.30,Clivedale Road.
4.	CO45	RO45	Obscured Glazing Insert: "high level bathroom window " in the "north elevation" Please delete: It shall be fixed shut, and be permanently so retained thereafter.
5.	CO49	RO49	
6.	C122	R122	

INFORMATIVES

1. **NO2** Revised Plans
This permission relates to the application as amended with the revised plan submitted to the Local Planning Authority on 2nd April 2001. Showing the box room converted to a walk in wardrobe for the front bedroom, therefore property remains a 3 no. bedroomed house.

2. **NO4** Planning Permission only (not BR approval)

3. **NO6** Within Curtilage

~~Countryside Officer informative~~:

~~1)~~ If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

~~2)~~ If newts are encountered at any point during development then all works must stop immediately and local English Nature office informed.

6. **N16** Relevant Policies
WDLP: WBE1, WOS2/3.
LALP: LTV1/LTV6, LBE1
BSP: EN1

LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 30/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 28 Clivedale Road
Woodley Reading.

APPLICATION NUMBER: F/2001/3533

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 03/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front garden

2. DESCRIPTION OF SURROUNDINGS 'Residential'
No. 30 2 storey semi-detached neighbour shares integral garages at side, with applicants, same design dummy ridge at front with flat roof behind. Landing window at first floor and a kitchen on flank elev. Extended to rear with a single storey conserv

3. DESCRIPTION OF SITE/BUILDING 2 storey semi det house with integral garage at side, integral with No 30. Orange/brown brick with cream painted render. Green coloured inter locking tiles (concrete) white UPVC doors + windows white fascia boards + black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to location plan / in line with neighbouring properties facing road.

5. SITE CONSTRAINTS

TREES — None affected

ACCESS/PARKING — Garage + driveway (room for 2 cars in total)

LEVELS — No 28, house level is 1.1m lower than pavement level

BOUNDARY TREATMENT — front boundaries open plan.

OTHERS — No 26 1.7m + 1.9m high fencing.
— No. 30 1.7m high fencing.
— Rear boundary single storey garages + and 1.9m fencing.

* No. 34, Clivedale Rd has a similar extension, their neighbour at No 32 have a side kitchen window also.

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

Tel: 0118 974 6441

Date: **19 March 2001**

My ref: F/2001/3533

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2001/3533
28, Clivedale Road, 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3533**
28, Clivedale Road, 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 Thair

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

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

Tel: 0118 974 6441

Date: **19 March 2001**

My ref: F/2001/3533

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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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28, Clivedale Road, 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 Clifford

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

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

Tel: 0118 974 6441

Date: **19 March 2001**

My ref: F/2001/3533

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3533**
28, Clivedale Road, 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 Clacey

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3533
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/2001/3533

Proposal:
Proposed two storey side extension to dwelling.

Location:
28, Clivedale 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 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

52/53

Start date: 08 MAR 2001

Officer: AT | Application No. F/2001/3533

Map No. ..... Site ...002....

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: 28 CLIVEDALE ROAD

Parish: WOODLEY Ward: Loddon 19.3.01 JJ

Applicant: MR G DAVIS

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.3.013 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:

..... AT pre-apps .....
.....
.....

NEIGHBOURS:

..... site notice & see map for neighbour notices .....
..... + notify site address .....
.....
.....
.....
.....
.....
.....

28. CLIVEDALE ROAD
WOODLEY
RG5 3RD
31ST MARCH 2001

REF: PLANNING APP'N N° F2001/3533

AS REQUESTED PLEASE FIND ENCLOSED 4 COPIES OF AMENDED PLANS SHOWING BOX ROOM CONVERTED TO "WALK IN" WARDROBE TO ADJACENT FRONT BEDROOM, THEREFORE PROPERTY REMAINING A 3 BEDROOMED HOUSE

YOURS FAITHFULLY

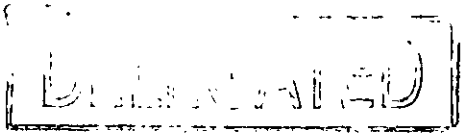
G Dow's

41882

	FLS
C AT	
APP	
CS	
02 APR 2001	
COPIES TO:	ACK:
	FILE:

FROM: Andrew Thorley

DATE: 19 March 2001



WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3533

Proposal: Proposed two storey side extension to dwelling..

Site Address: 28, Clivedale Road, Woodley, Reading.

Applicant: Mr G Davis .

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

COMMENTS:

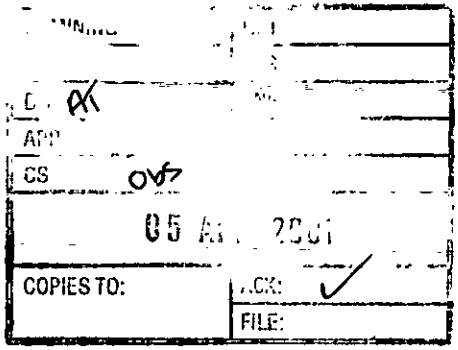
Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.

SIGNED: D Thornhill DATE: 9/4/01

pp Clerk To Woodley Parish/Town Council.

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 02 April 2001 18:32
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Comment
ApplicationNumber: F/2001/3533
Correspondent_FullName: Mr & Mrs I Williamson
Correspondent_StreetAddress: 30 Clivedale Road
Correspondent_Address2:
Correspondent_Town: Woodley
Correspondent_County: Reading
Correspondent_PostCode: RG5 3RD
Correspondent_Telephone: 9695787
Correspondent_Email:

Comments:

Our main concerns are to the loss of light, and consequently being overshadowed to the rear of our residence.

Secondly, appearances to the front exterior of the linked buildings.

Whilst we are fuuly aware of their requirements,we need reassurance that all legalities are covered, in the event of any structual disaster.

Ian Jordan

Andrew Thorley

From: Andy Glencross
Sent: 26 March 2001 12:09
To: Andrew Thorley
Subject: Planning Application No F/2001/3503 Reading Rd

Hi Andrew

My comments on the above application are as follows : -

There appear to be no ecological grounds to object to this planning application.

However there are two ponds within 500metres that contain populations of great crested newts and the development will involve alterations to the existing loft area which could affect bats. Consequently I recommend the following two informatives be attached to the permission if granted.

(1) If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

(2) If Newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

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

Date. 23 March, 2001

My ref. AJT/F/2001/3533

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. G. Davis
28, Clivedale Road,
Woodley,
Reading,
RG5 3RD.

Dear Mr. G. Davis,

RE: TWO STOREY SIDE EXTENSION – 28, CLIVEDALE ROAD, WOODLEY.

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

Our Highway section, require an additional plan (at least to 1:200 scale) 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 extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

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

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 19 March 2001

Application Number: F/2001/3533

Proposal: Proposed two storey side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
28, Clivedale Road, Woodley, Reading.

Applicant:
Mr G Davis .

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 (at least 1:200 scale) 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 extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam Coggins 22/03/01

change to conditional approval.
See revised plans submitted 02/04/01
C049 R049
C122 R122.

PC 323 2700 0028 02

ADDRESS 28 CLIVEDALE ROAD PARISH WOODLEY

PLOT No. 101 ORD. SHEET No. SU.7671(5

BUILDER Messrs. James Miller & Partners

Plan No.	Applicant	Description of Development	Date of Decision	Decision
190/59	Messrs James Miller & Partners	Semi/Det. House	8.12.59	Opp. Cl
PD/301/61	Mr. K.A. Bradnum	Garage	13-7-61	App N/F

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only. Application number:
08.MAR2001 3533

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 G. DAVIS
	Address and postcode	28, CLIVEDALE ROAD WOODLEY READING, BERKSHIRE RG5 3RD
	Phone number	9691964
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	28, CLIVEDALE ROAD WOODLEY READING
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.	RENDERED BLOCKS PAINT FINISH & NEW TILES TO MATCH EXISTING HOUSE FINISH.
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: 3
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.	£95	
	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
Mr I. Williamson.	30, Clivedale Road Woodley Reading.	28/02/01

None of the land forms part of an agricultural holding.

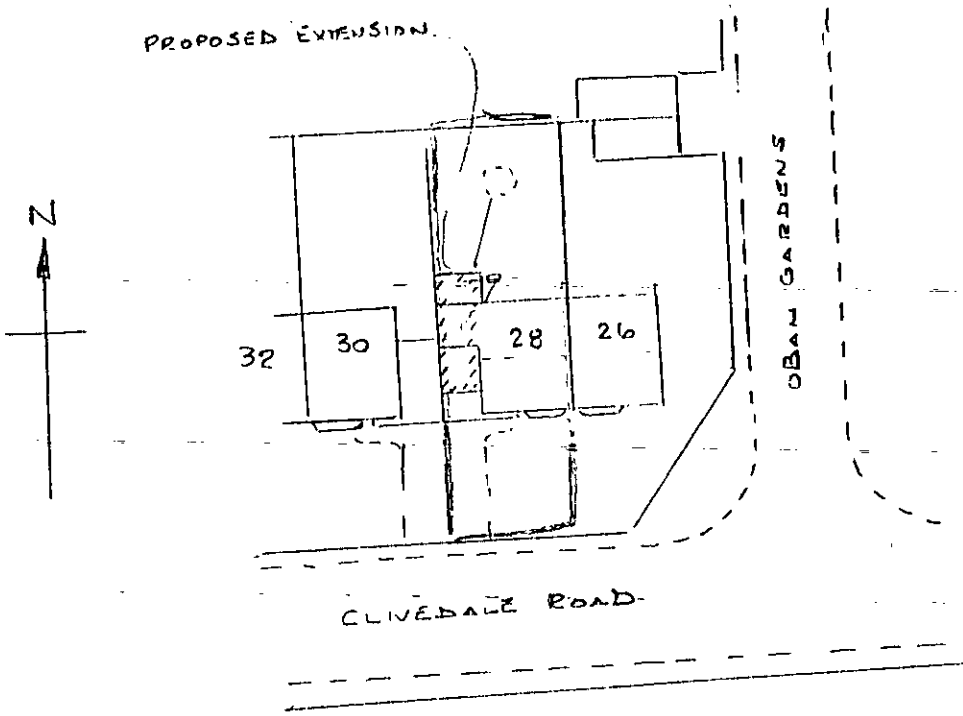
Your signature: [signature] on behalf of

Date 7/03/01

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

CC.MAR2001 3533

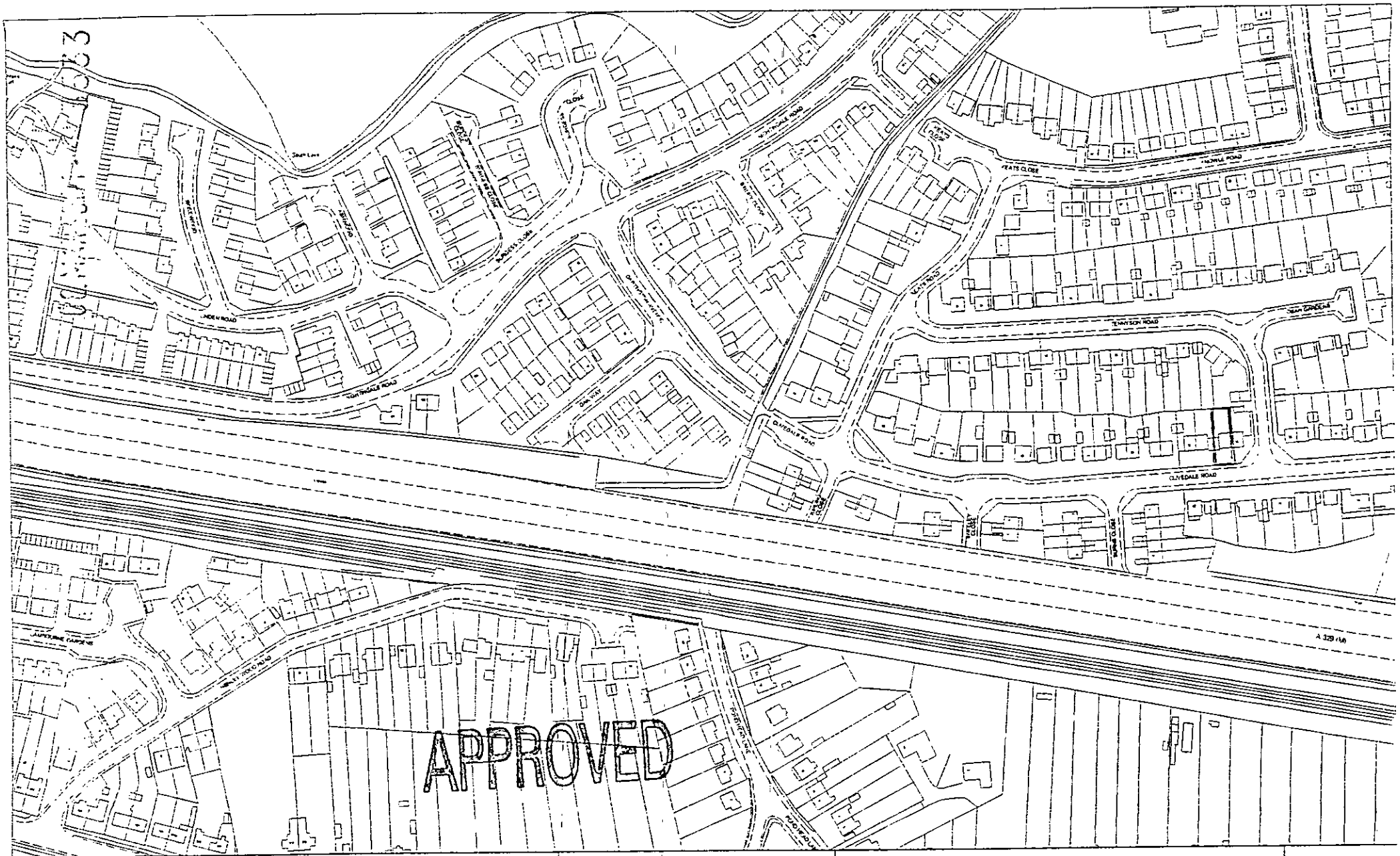
REF:- 28. CLIVEDALE ROAD
WOODLEY.



BLOCK PLAN

SCALE 1:500

APPROVED



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Site Plan
Scale: 1 to 2500

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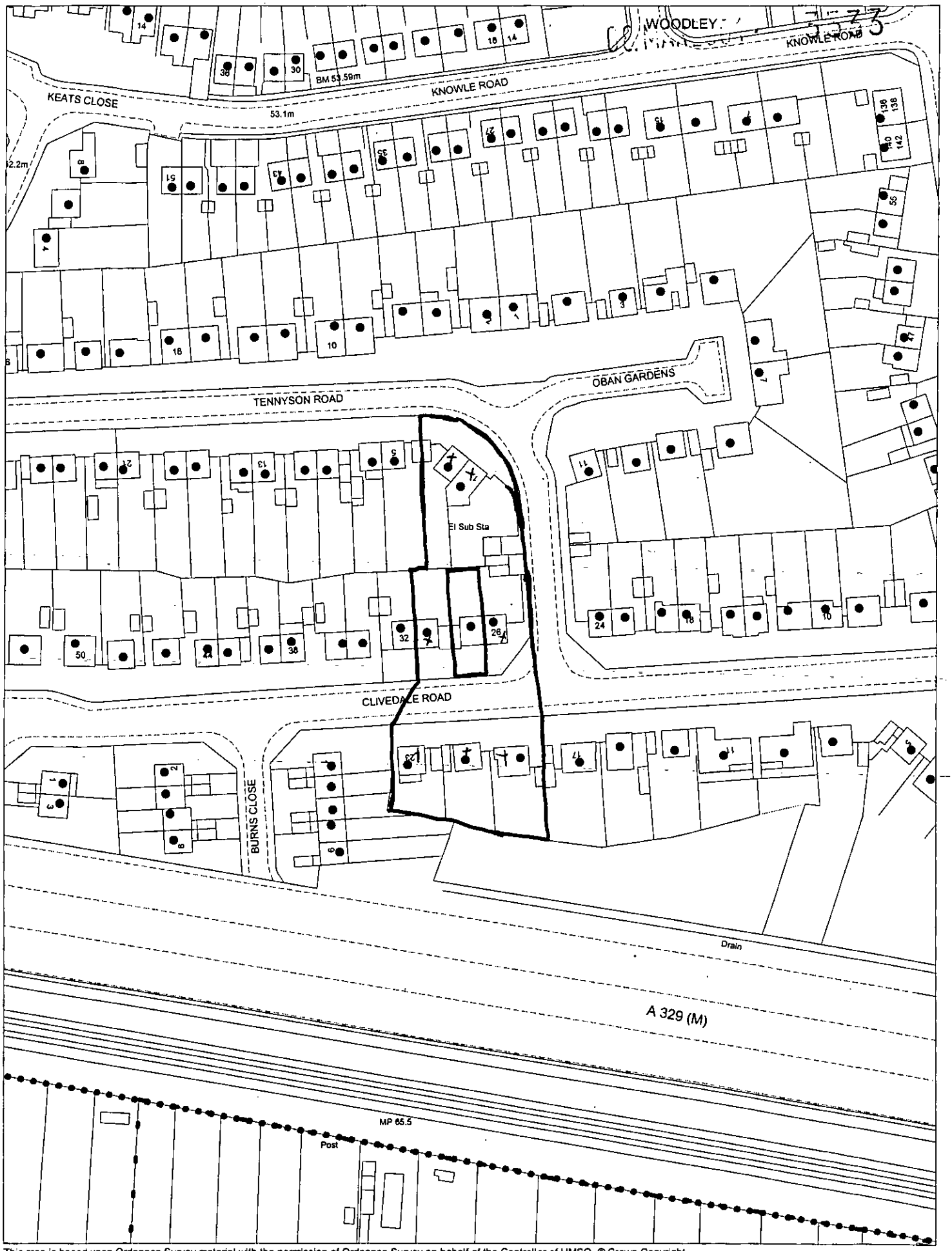

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Development Control Section, Environmental Services, Wokingham District Council.

9 March 2001 Scale: 1 : 1250

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