APPLICATION NO:
F/2000/0915

LOCATION:
22 Nimrod Close, Woodley Reading.

APPLICANT:
Mr M Bradshaw

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Bradshaw
22, Nimrod Close
Woodley
Reading
RG5 4UW

Application Number: F/2000/0915

Parish: **WOODLEY**

Location: **22, Nimrod Close, 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no windows or similar openings shall be constructed in the first floor, side elevation of the extension.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 03 May 2000

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0915 NL
BUILDING CONTROL NUMBER	FX 2002/3349
~~APPLICANT~~/AGENT	B Vowles
ADDRESS OF SITE	22 Nimrod Close WOODLEY
DESCRIPTION OF PROPOSED WORK	2 storey side ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	location	
ELEVATIONS	M+D 06/07/02/01	recd 13/3/00
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - conservatory not shown on floor plans - rear door deleted.	
DATE	20/8/02	

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	

Received by Wokingham District Council

Application No: F/2000/0915

Proposal:
Proposed two storey side extension to dwelling.

Location:
22, Nimrod Close, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2000. 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

Application Number F/2000/0915
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works
3	SC23	SR06	Parking + Garaging
4	SC08	SR05	first floor, side elevation of the extension

John Mitchell
2/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 22 Nimrod Close Woodley Reading. APPLICATION NUMBER: F/2000/0915	OFFICER: Nicola Lake DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES- on lamp post

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/5 Detached Dwelling on the curve in the road.

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed is set back and set down. No 21 seems to be set back a little further. Dent Dear Comes out as far as this and has a shed between the dwelling and their boundary. 1 side facing 1st floor window obscure glazed.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0915

Applicant : Mr M Bradshaw .

Location : 22, Nimrod Close, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13·4·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 13.4.2000

Date Registered : 13/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 08/05/2000

Consultation Responses :
Woodley T.C - 'No comment'
Highways - No objection

Planning Issues :
Site Description - within the identified settlement.

1.) Impact upon the neighbouring dwellings

2.) Impact upon the Street Scene .

Application Number: F/2000/0915

Appraisal :

1.) Impact upon the neighbouring Dwelling

The proposed development is for a Ground floor rear extension, with a first floor extension above, and above the existing Garage. The proposed development has no side facing windows. There is one side facing window in No 23 at first floor. The window is obscure glazed.

The rear of the extension will be angled away from No 23 and will be in-line with the rear building line of No 23.

As such, there will be no overlooking, overshadowing or overbearing. There, there will be no detrimental impact upon the amenity of the neighbouring dwelling.

2.) Impact upon the Street Scene.

The proposed development is set back from the front of the 2/3 building line of the main dwelling, with a resultant set down in the ridge height of the ½ roof. The proposed extension is in keeping with the existing dwelling and the wider area. As such there will be no detrimental impact upon the character and appearance of the Street Scene.

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

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

Tel: (0118) 974 6481

Date: **22 March 2000**

My ref: F/2000/0915

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/2000/0915
22, Nimrod Close, 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0915**
22, Nimrod Close, 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 6481

Date: **22 March 2000**

My ref: F/2000/0915

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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22, Nimrod Close, 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 6481

Date: **22 March 2000**

My ref: F/2000/0915

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
DX: 33506 – Wokingham

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22, Nimrod Close, Woodley, Reading.
Proposed two storey side extension to dwelling.

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0915**
22, Nimrod Close, 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**********

FROM: Nicola Lake

DATE: 22 March 2000

PLANNING SERVICES	DPT 27837
POL	TLS
DC NL	ENF
APP	
CS	
31 MAR 2000	
COPIES TO:	ACK:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/0915

Proposal: Proposed two storey side extension to dwelling..

Site Address: 22, Nimrod Close, Woodley, Reading.

Applicant: Mr M Bradshaw .

Your observations are required in respect of this application **by 15/04/2000** .

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

SIGNED: _____ DATE: 29.3.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 22 March 2000

Application Number: F/2000/0915

Proposal: Proposed two storey side extension to dwelling.

Site Address:
22, Nimrod Close, Woodley, Reading.

Applicant:
Mr M Bradshaw .

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).

Sc 23- Parking & Garaging (SR 06)

IN08.

Signed: N.S. Trotter **Print name:** N TROTTER

4-4-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 MAR 2000	Map No HR Site 003
Officer: NL / Application No. F/2000/0915	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: 22 NIMROD CLOSE

Parish: WOODLEY Ward: Loddon
22.3.2000

Applicant: MR M BRADSHAW

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Red line does not extend to highway (but ok on block plan)		
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

NO PRE-APPS

NEIGHBOURS:

S/N + 21, 23, 5, 6 + 7 NIMROD CLOSE

18, 20 + 22 ROSE CLOSE.

ADDRESS 22 Nimrod Close PARISH Woodley

PLOT No. 220 AREA 2nd WOODLEY AIRFIELD ORD. SHEET No. SU 7773 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	ADAMS	DET. HOUSE & GARAGE	3.3.83	CIA
BR20606	BRYANT	"	12.7.83	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

15.MAR2000* 0915

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. MICHAEL BRADSHAW
	Address and postcode	22 NIMROD CLOSE WOODLEY READING BERKS RG5 4UW
	Phone number	0118 962 8264
2	Agent's Name	N/A.
	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.	22 NIMROD CLOSE WOODLEY READING BERKS RG5 4UW
4	Give brief details of the proposal for example, two storey side extension. About the application	BUILD TWO STOREY EXTENSION ABOVE AND BEHIND GARAGE AT SIDE
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.	RED BRICK 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.

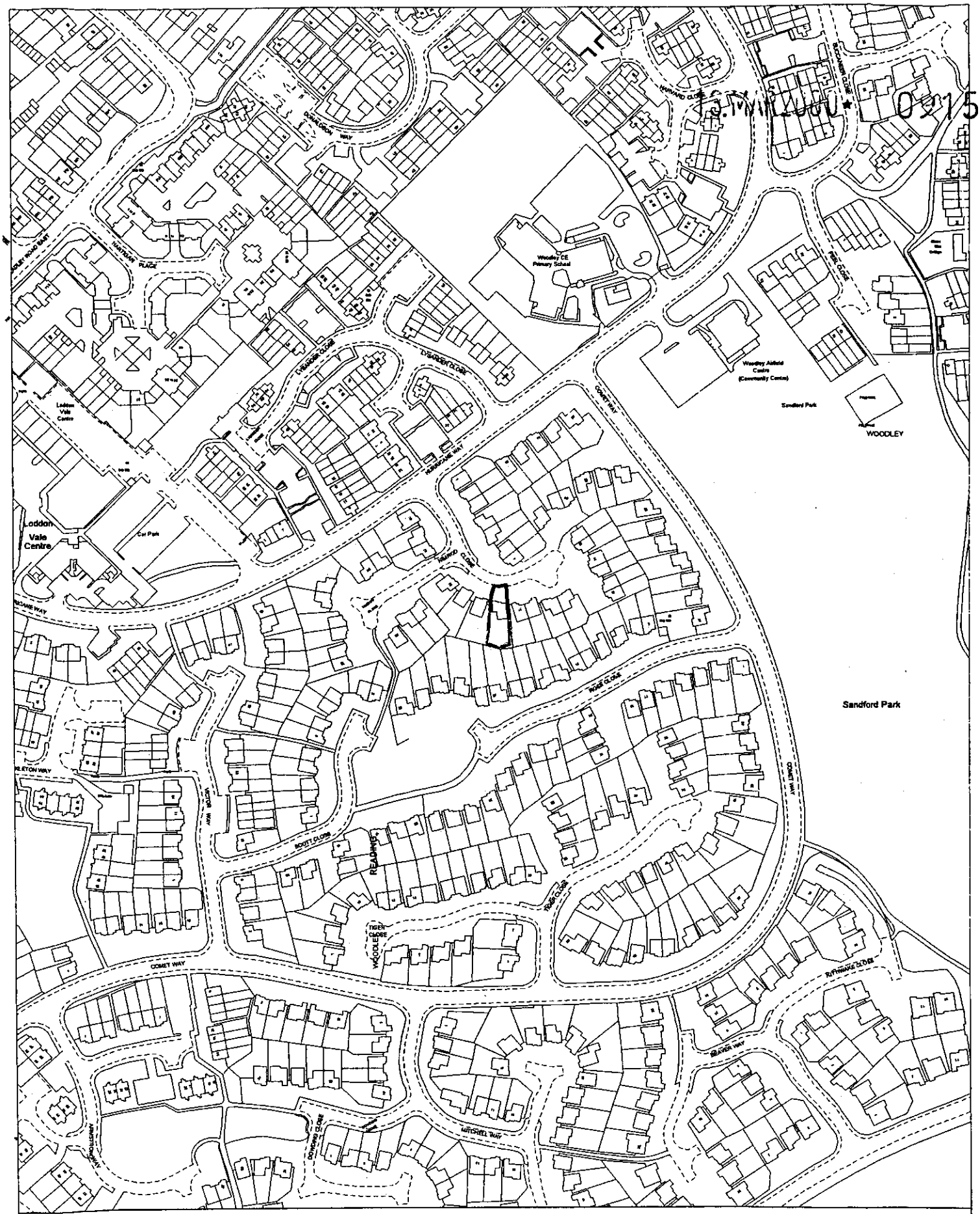
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 12-03-08

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: 31 August 1999

13.MAR2000* 0945



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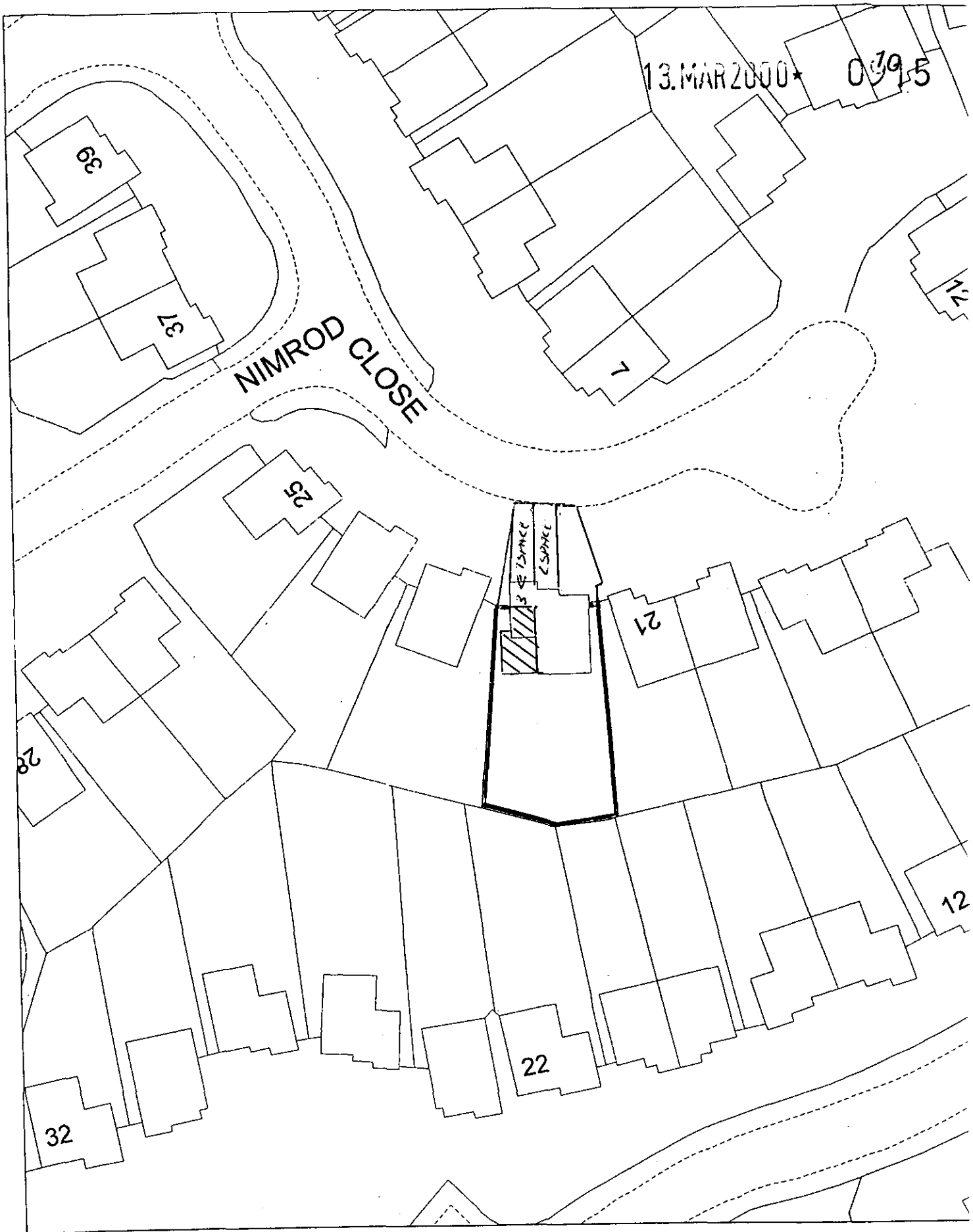
Development Control Section, Environmental Services, Wokingham District Council.

17 March 2000

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 500

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