APPLICATION NO:
F/2000/1003

LOCATION:
5 Godstow Close, Woodley Reading.

APPLICANT:
Ms V Livani C/O John R Hall

PROPOSAL:
Proposed conversion of garage to study and single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **27/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms V Livani
C/O John R Hall
Setley Cottage
Basingstoke Road
Three Mile Cross
Reading
RG7 1AX

Application Number: F/2000/1003

Parish: **WOODLEY**

Location: **5, Godstow Close, Woodley, Reading.**

Proposal: **Proposed conversion of garage to study and single storey side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new 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 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.

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.

John Mitchell
Development Control Manager
Date: 25th 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*.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	F/2000/1003 NL
BUILDING CONTROL NUMBER	FP2000/0345 Nick
~~APPLICANT~~/AGENT	John R Hall
ADDRESS OF SITE	5, Godstow Close WOODLEY
DESCRIPTION OF PROPOSED WORK	S/S side ext + garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PBC/1598	PBC/1598
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
...EIVED	Yes	
...ED		25/5/00
...ON		
...C DRAWINGS		None
...RENCES ?		—
	13/3/00	6/6/00

~~Await plans from drainage~~
Needs PP – condition.
Letter with Nicky
ID 26164
CD 25/2/00

	REQUESTED	RECEIVED	REMINDER
...ED	13/3/00	21/3/00	
...ON			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1003

Applicant : Ms V Livani C/O John R Hall.

Location : 5, Godstow Close, Woodley, Reading.
Proposal : Proposed conversion of garage to study and single 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 : 21/03/2000

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :
Highways - No objection Subject to condition
Woodley T.C - "No Comment"

Planning Issues :
Site Designation - within the Identified Settlement.

1.) Impact upon Neighbouring Dwellings.

2.) Impact upon the Street Scene.

Application Number: F/2000/1003

Appraisal :

1.) Impact upon the neighbouring dwellings

The proposed development is for a single storey side extension with a pitched roof. The property is at the end of the road with public open space to the side. The proposed development will not overlook, overshadow or overbear, Hence, there will be no detrimental impact upon the neighbouring dwellings.

2.) Impact upon the character or appearance of the street scene

The proposed development will be set 4.1m from the front of the dwelling and will have a pitched roof. The proposed extension is in keeping with the character of the existing dwelling and the wider area.

As such there will be no detrimental impact upon the character or appearance of the street scene

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

Application Number F/2000/1003
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.

John Mutton
25/05/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Godstow Close
Woodley Reading.

APPLICATION NUMBER: F/2000/1003

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.11.2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of property.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2/s Detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

Small side extension - Some question about encroachment. No over h, bar sh.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/1003

Proposal:
Proposed conversion of garage to study and single storey side extension to dwelling.

Location:
5, Godstow 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 27/04/2000. 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

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

Tel: (0118) 974 6481

Date: **03 April 2000**

My ref: F/2000/1003

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

Application Number: F/2000/1003
5, Godstow Close, Woodley, Reading.
Proposed conversion of garage to study and single storey side extension to dwelling.

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

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1003**
5, Godstow Close, Woodley, Reading.
Proposed conversion of garage to study and single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: (0118) 974 6481

Date: **03 April 2000**

My ref: F/2000/1003

CONFIDENTIAL

Councillor Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

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5, Godstow Close, Woodley, Reading.
Proposed conversion of garage to study and single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ferris

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

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

Tel: (0118) 974 6481

Date: **03 April 2000**

My ref: F/2000/1003

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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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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/2000/1003**
5, Godstow Close, Woodley, Reading.
Proposed conversion of garage to study and single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

FROM: Nicola Lake

DATE: 03 April 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1003

Proposal: Proposed conversion of garage to study and single storey side extension to dwelling..

Site Address: 5, Godstow Close, Woodley, Reading.

Applicant: Ms V Livani C/O John R Hall.

Your observations are required in respect of this application **by 27/04/2000** .

The committee agreed to make no comment on this application.

SIGNED: _____ DATE: 27.4.00.

Clerk To Woodley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 03 April 2000

Application Number: F/2000/1003

Proposal: Proposed conversion of garage to study and single storey side extension to dwelling.

Site Address:
5, Godstow Close, Woodley, Reading.

Applicant:
Ms V Livani C/O John R Hall.

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 (SR6)

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

13-4-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 MAR 2000

Officer: NL | Application No. F|2000|1003

Map No. 42 Site ...0.04...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO STUDY AND SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 5 GODSTOW CLOSE

Parish: WOODLEY Ward: Coronation 3-4.2000

Applicant: MS LIVANI

PD rights removed

Fee Received 00-00 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	ENCROACHMENT ?		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 3.4.2000. 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 + 4, 6 + 20 Goodstow close

12, 14 + 15 Eynsham close

ADDRESS 5 GODSTOW CLOSE PARISH WOODLEY.

PLOT No. 58 ORD. SHEET No. SU7673

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
456/48	Mr. H. Russell	Layout	8.2.49	N/A Cl
592/50	"	"	9.1.51	App Ap
59/64	"	Detached House	6.4.64	N/A Refu
114/64	"	Detached House	21.12.64	N/A Cl
"	"	[illegible]	16.7.69	App N/A
04119	"	O/L Res. Dev.	18.7.76	N/A C
07772	S N W	123 Houses & garages	16 3 78	N/A Re
07771	"	100 " "	16 3 78	N/A C
07770	"	Det " "	16 3 78	N/A C
BR8897	"	" " "	27.6.78	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

60

1305A

Environmental Services

For office use only.
Application number: 17.MAR2000* 1003

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	MS. V LIVANI
	Address and postcode	5 GODSTOW CLOSE WOODLEY READING RG5 4LE
	Phone number	
2	Agent's Name	JOHN R. HALL
	Address and postcode	SETLEY COTTAGE BASINGSTOKE RD THREE MILE CROSS READING RG7 1AX
	Phone number	0118 9882883
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.	5 GODSTOW CLOSE WOODLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION
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.	ALL 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 ☐ LOSS OF GARAGE SPACE BUT DRIVEWAY WILL TAKE 2 CARS.

3544 Crystal Mark
Clarity approved by

Please turn over

1305B

		Existing:	Proposed:
9	How many bedrooms does the property have?	3	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.		
	NO LONGER P.D.		
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 Mrs. V. LIVANI.

Date 17/3/00

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



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Development Control Section, Environmental Services, Wokingham District Council.

28 March 2000

Scale: 1 : 1250