APPLICATION NO:
F/2002/5865

LOCATION:
41 Selsdon Avenue, Woodley Reading.

APPLICANT:
Mr I Robertson

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/03/2002**
28 day exp date 18/3/02
APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Francis Leo**

Withdrawn
NO OBS 16.04.02 SN

WITHDRAWN
946
02

RAILEX
Marbleboard

EASIFILE EP7

Wokingham District Council 12/04/02
Shute End.
P.O. Box 157
Wokingham-
Berkshire.

Regarding application No F/2002/5865

Dear Sir/Madam.

~~for~~

I would like to withdraw the above application with effect from today and instead I will be submitting new drawings and application which would show an alteration to the roof of 5865 application. therefore this application is withdrawn on condition that no further application fee will be paid for the new application to be submitted shortly.

I Robertson

IAN ROBERTSON OWNER OF
41 SELSDON AVENUE
WOODLEY
RG5 4PQ.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5865

Applicant : Mr I Robertson .

Location : 41, Selsdon Avenue, Woodley, Reading.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/02/2002

Earliest Date for Decision : 14/03/2002

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 05/04/2002. 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 :

Planning Issues :

Application Number: F/2002/5865

Appraisal :

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

Application Number F/2002/5865
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
Informative for approvals			
N16			
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: _____
(Development Control Manager)

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: 41 Selsdon Avenue
Woodley Reading.

APPLICATION NUMBER: F/2002/5865

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mix of chalet type bungalows on odd side and 2 storey semi-detached houses on even side. Garage at the side.

3. DESCRIPTION OF SITE/BUILDING Chalet type bungalow garage on the side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 39 would be affected east sun light would be blocked

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Francis Leo DATE: 2nd April 2002

Location:	41, Selsdon Avenue, Woodley, Reading
Proposal:	Proposed two storey rear extension to dwelling
Application Number:	F/2002/5865

In response to your consultation dated 18th February 2002 for the above application, the tree and landscape comments are as follows:

The proposed extension will require the removal of two conifers which are growing along the southern boundary of the application boundary.

These two conifers form part of a boundary hedge of the same species which are growing along the entire length of the applications southern site boundary. The conifers have been topped at a height of approximately 4m. None of the conifers are protected by a TPO and vary in condition and quality. Previous pruning has removed the tree leader and consequently the conifer hedge is growing outwards over the boundary. Although the conifer hedge varies in condition and quality it does form a green boundary between the application site and adjacent flats to the south.

Whist I do not wish to raise an objection to the removal of two confers, their removal and impact of the extension on the remaining hedge, and shading to the new rear windows could ultimately lead to the premature removal of this feature.

I suggest that the entire length of hedge is removed and replanted with appropriate species (beech, yew or laurel).

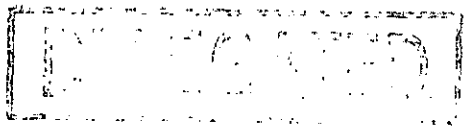
The applicant should be required to submit for approval soil amelioration, and planting proposals. These should include: proposed species, sizes at time of planting and plant numbers for each bed and in total.

If the applicant wishes to retain the existing hedge, then full management details should be produced for approval which should include: tree protection details in accordance with BS 5837: 1991 - Trees in Relation to Construction as well as a pruning schedule for those trees to be retained.

ROBERT PETROW
Consultant Landscape Architect

FROM: Francis Leo

DATE: 18 February 2002



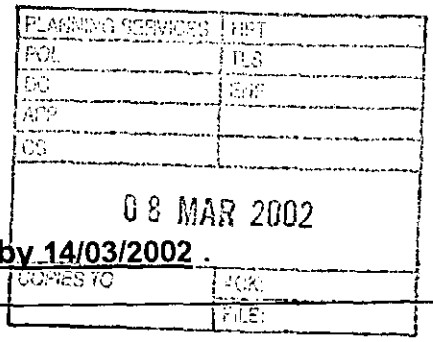
WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5865

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 41, Selsdon Avenue, Woodley, Reading.

Applicant: Mr I Robertson .



Your observations are required in respect of this application **by 14/03/2002** .

The committee had no objections to this proposal but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 6.3.02

Clerk To Woodley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5865

Proposal:
Proposed two storey rear extension to dwelling.

Location:
41, Selsdon 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5865 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. 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 be possible for an individual reply to be issued 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

18 February 2002

R. LEO

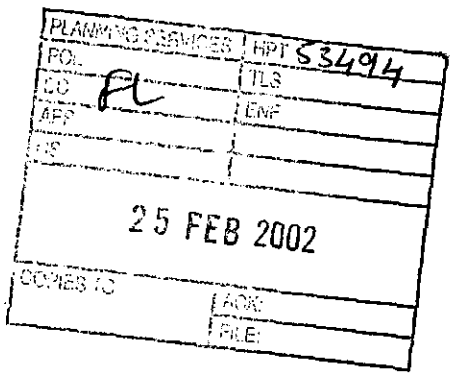
please find as requested.

6 Blach plans Showing parking layout

6 floor plans Showing Rear Dorma Windows

Many thanks.

I Roberton



F/2002/5865

To:
Neil Etherington
Senior Arboricultural Officer
Trees

From: Francis Leo

Date: 18 February 2002 19 FEB 2002

Application Number: F/2002/5865

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
41, Selsdon Avenue, Woodley, Reading.

1

Applicant:
Mr I Robertson .

Your observations are required in respect of this application within **7 days** of the above date.

---

will require removal of section topped (4m) conifer hedge
- take all out & replant?

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 18 February 2002

Application Number: F/2002/5865

Proposal: Proposed two storey rear extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
41, Selsdon Avenue, Woodley, Reading.

Applicant:
Mr I Robertson .

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).

C122, R122.

Comment.

Garage will be too small to park a vehicle to our standards after the development.

Signed: _____ **Print name:** Adam 21/02/02

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

Tel: 0118 974 6502

Date: **18 February 2002**

My ref: F/2002/5865

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5865
41, Selsdon Avenue, Woodley, Reading.
Proposed two storey rear 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5865**
41, Selsdon Avenue, Woodley, Reading.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6502

Date: **18 February 2002**

My ref: F/2002/5865

WOKINGHAM UNITARY
Aiming for Excellence

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
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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5865**
41, Selsdon Avenue, Woodley, Reading.
Proposed two storey rear 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 6502

Date: **18 February 2002**

My ref: F/2002/5865

WOKINGHAM UNITARY
Aiming for Excellence

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
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Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5865**
41, Selsdon Avenue, Woodley, Reading.
Proposed two storey rear 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**********

Environmental Services

For office use only.
Application number: 08.FEB.2002* 5865

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	IAN ROBERTSON 41 SELSDON AVENUE WOODLEY READING BERKSHIRE RG5 4PQ
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.	41 SELSDON AVENUE WOODLEY READING BERKSHIRE RG5 4PQ
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STORY EXTENSION TO REAR OF DWELLING
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 BRICKS TO MATCH EXISTING ROOF TILES 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: 2	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: I Robertson

on behalf of

Date 6/02/02

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

* PRE-APP ATTACHED *

Application Number : F/2002/5865	**Map No : 42**
Case Officer : FL	**Site Area : 0.06**
Valid Date : 8/02/02	**Received Date: 08/02/2002**

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 41, Selsdon Avenue, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr I Robertson .

Fee Required: £95 Fee Received: £95 (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	PARKING LAYOUT REQUIRED	18/02	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	CORNER WINDOWS (REAR) NOT SHOWN ON FLOOR PLAN .	18/02	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/W + see map

OTHERS

(Note to Officer: Site is in a Groundwater Protection Zone. See guidance notes from Conrad Moore re planning informatives)

Pre-app attached

5865

Environmental Services

For office use only.
Application number: 08.FEB.2002* 5865

Householder planning application form

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WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	IAN ROBERTSON 41 SELSDON AVENUE WOODLEY READING BERKSHIRE RG5 4PQ
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3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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	• 1:500 scale site layout plan.		
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~~**Certificate B**~~

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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: I Robertson

on behalf of

Date 6/02/02

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

ADDRESS 41 SELSDON AVENUE PARISH WOODLEY

PLOT No. 68 ORD. SHEET No. SU.7673 (

BUILDER P.H. Smith (Reading) Ltd.

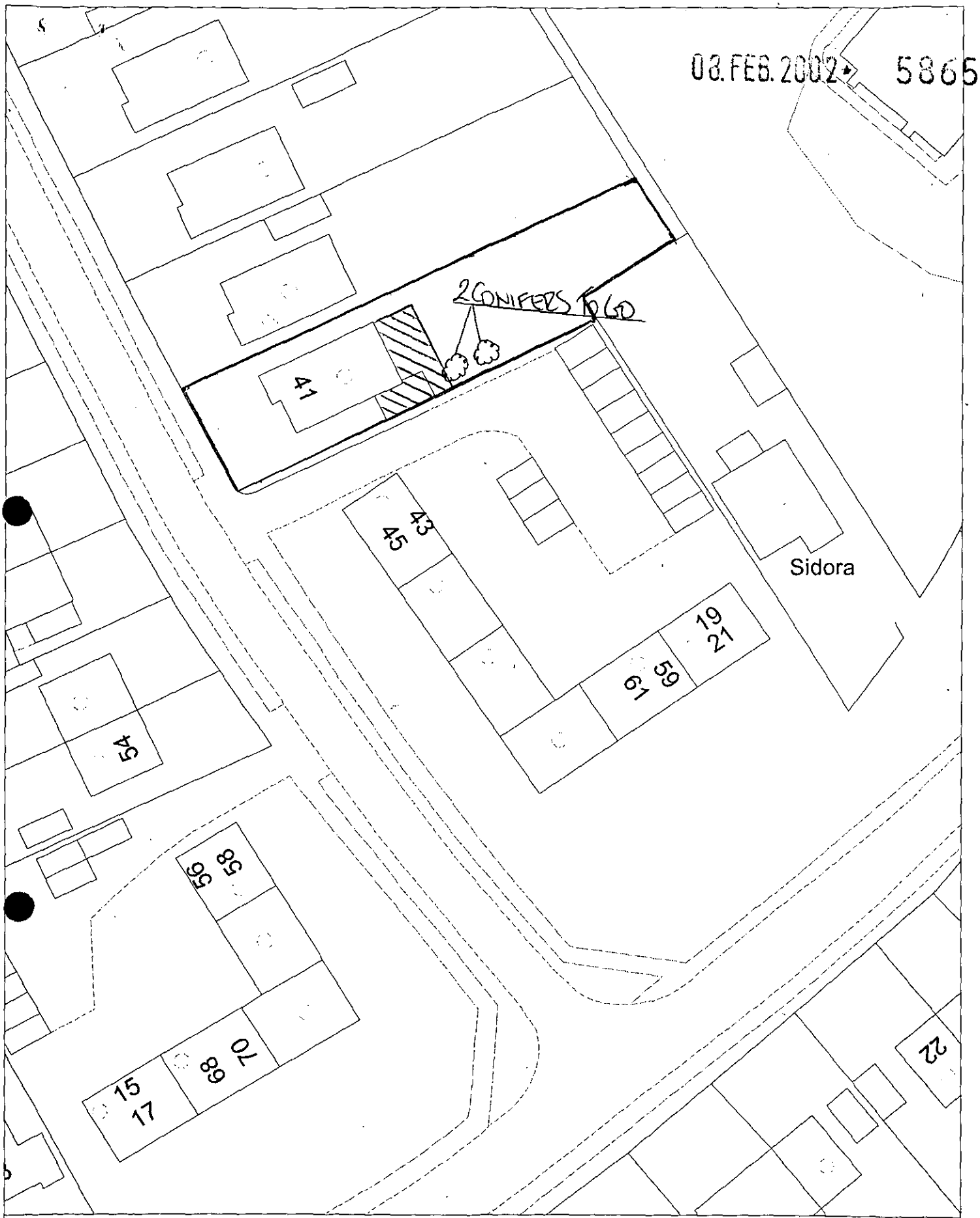
Plan No.	Applicant	Description of Development	Date of Decision	Decision
164/54	Mr. & Mrs. Pither	Use of land for excavation of Sand & Ballast	No decision	
275/55	"	Out Line	24.6.55	N/A Refus
951/55	Mr. J. Pither	"	10.1.56	N/A C/A
172/56	Messrs. Taylor Woodrow Ltd	"	11.5.56	N/A Refu
562/56	P.H. Smith (Reading) Ltd	Layout - sewers etc	3.8.56	App C
464/57	"	Det. Bungalow	9.7.57	App Ap
PD/510/58	Mr A J. Beer	Garage	9.12.58	App N
F/2002/5865	Mr. I. Roberson	2 SH/R Ext.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



Site Plan, Scale: 1 to 500

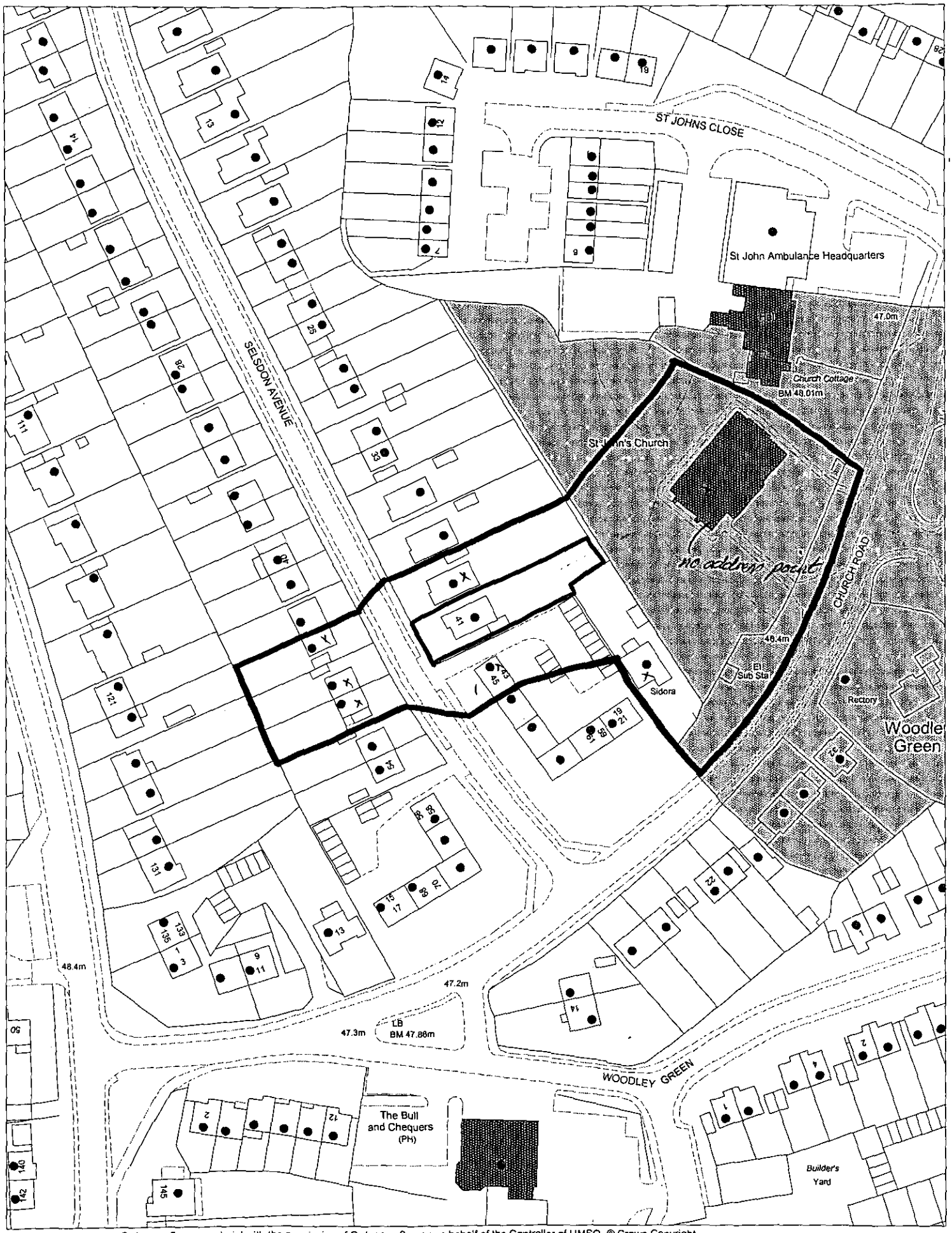
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Date: 4 February 2002

N
W E
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08 FEB 2002- 5865



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Development Control Section, Environmental Services, Wokingham District Council.

13 February 2002

Scale: 1 : 1250

N W E S