APPLICATION NO:
F/2002/5905

LOCATION:
27 Highgate Road, Woodley Reading.

APPLICANT:
Mr/Mrs Lynn C/O BPC Services

PROPOSAL:
Proposed replacement front porch and pitched roof to front of garage. 20/03/02

EARLIEST DATE FOR DECISION: **16/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/04/2002

CASE OFFICER: **Phillip Taylor**

02

1023

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lynn
C/O BPC Services
Unit B
Hawkhurst
Headley Road East
Woodley
Reading
Berks RG5 4SZ

Application Number: F/2002/5905

Parish: **WOODLEY**

Location: **27, Highgate Road, Woodley, Reading.**

Proposal: **Proposed replacement front porch and pitched roof to front of garage.**

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.

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.

Informative

1. 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 LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/04/2002

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5905

Applicant : Mr/Mrs Lynn C/O BPC Services.

Location : 27, Highgate Road, Woodley, Reading.
Proposal : Proposed replacement front porch and pitched roof to front of garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/03

Date of Neighbour Notifications : .....

Date of Site Visit : 19/03

Date Registered : 13/02/2002

Earliest Date for Decision : 16/03/2002

Latest Consultation Date/Site Notice Expiry Date : 16/03/2002

This application will have expired on: 10/04/2002. 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 :

Woodley Town Council - Response received 1 day combined with another application.

Planning Issues :

Impact on Neighbours and Character of the Area

Policy : LBE1,2
WOS3, WBE1
CD3.

Application Number: F/2002/5905

Appraisal :

The application property is a small semi-detached house located within the detached settlement of Woods on a winding design estate. The proposal is for a replacement front porch with a pitched roof above the front of the garage. The dimensions of the porch would not change externally with only the pitch roof making the difference.

The neighbouring property No 19 Highgate road has had an identical extension built recently. The proposal is not considered therefore to harm the streetscene. Similarly the proposal is not considered to adversely affect any neighbouring properties.

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

Application Number F/2002/5905
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 27 Highgate Road Woodley Reading. APPLICATION NUMBER: F/2002/5905	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Uniformly design residential estate mixed styles with additions.

3. DESCRIPTION OF SITE/BUILDING Semi next to path. attached single gage. rendered / brick finish
exactly porch with flat roof

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached has same extension done recently -

5. SITE CONSTRAINTS None ✓

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number : F/2002/5905	Map No : 46
Case Officer : PT	Site Area : 0.02
Valid Date : 13/02/02	Received Date: 13/02/2002

Level : Delegated Application

Description : Proposed replacement front porch and pitched roof to front of garage.

Location : 27, Highgate Road, Woodley, Reading.

Parish : WY Ward : SOU

Applicant : Mr/Mrs Lynn C/O BPC Services.

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
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/N + see map

OTHERS

No pre-apps

Environmental Services

For office use only
Application number 13 FEB 2002 5905

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 & Mrs Lynn
	Address and postcode	27 Highgate Road Woodley Berkshire RG5 3ND
	Phone number	0118 969 1228
2	Agent's Name	BPC Services
	Address and postcode	Unit B, Hawkhurst Headley Road East Woodley RG5 4SZ
	Phone number	0118 969 6226
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.	27 Highgate Road Woodley Berkshire RG5 3ND
4	Give brief details of the proposal for example, two storey side extension. About the application	Replace timber clad porch with brick face Form pitch to front elevation Raise garage roof by 200mm
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.	External face bricks & roof tiles to match existing. White UPVC windows & fascia.
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

1305B

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.		
	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 Mr & Mrs LYNN

Date 4-2-02

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

FROM: Phillip Taylor

DATE: 20 February 2002

DISTRICT LAND

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5905

Proposal: Proposed replacement front porch and pitched roof to front of garage.

Site Address: 27, Highgate Road, Woodley, Reading.

Applicant: Mr/Mrs Lynn C/O BPC Services.

Your observations are required in respect of this application **by 16/03/2002**.

08 MAR 2002

The committee had some concerns about the two-storey element of the southern elevation on the neighbour at No. 7, particularly in terms of massing and design.

Members particularly asked that neighbours' comments be taken into account.

SIGNED: _____ DATE: 6.3.02

Clerk To Woodley Parish/Town Council.

ADDRESS 27 HIGHGATE ROAD PARISH WOODLEY

PLOT No. 98 (Stage 5) ORD. SHEET No. SU 7572 (46)

BUILDER Cooks of Reading Ltd

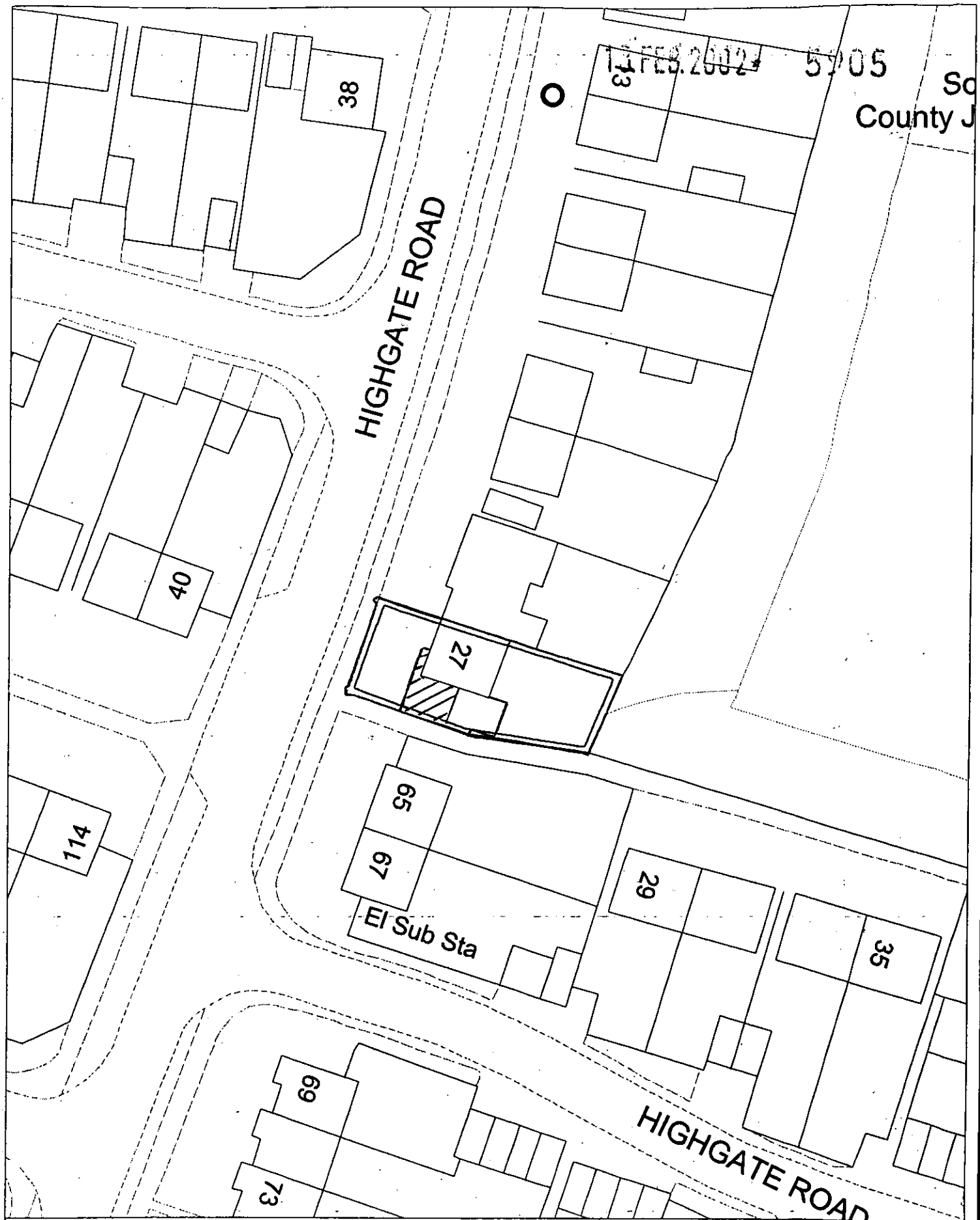
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/32/61	J.T. Cook & Son Ltd	Outline	Referred to B	CPC. No decision
O/278/65	"	"	30.12.65	N/A. Refuse
O/76/66	"	"	11.3.66	N/A. Refuse
94/66	"	Layout	1.9.66	N/A. C/A.
PD/685/66	"	Roads, sewers etc	22.12.66	App. N/A.
O/156/67	Cooks of Reading Ltd	Outline, Rds & Layout	26.10.67	N/A. Refuse
9/68	"	Semi/Det. House	14.3.68	App. C/A.
O/25/65	J.T. Cook & Son Ltd	outline - commercial shopping & domestic devpt.	20.5.65	N/A Refuse
1824/73	Mr R.W. Lynn	Garage & Transformer	14.12.73	- C/A
BR/5128	"	Extension	11.7.80	App. c/a
13590	"	S/S "	31.7.80	N/A c/a

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE



Site Plan, Scale: 1 to 500

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Date: 6 February 2002

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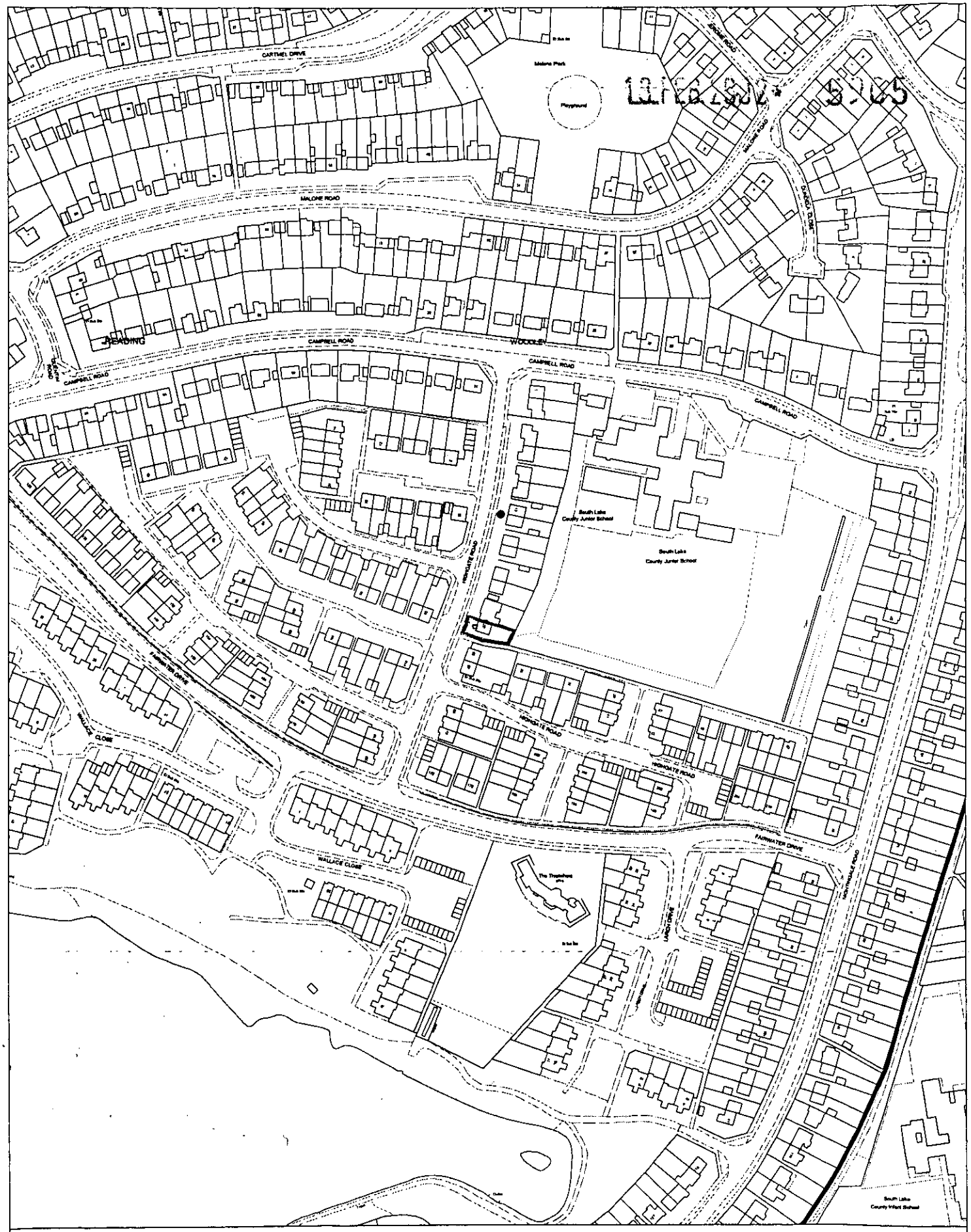

Site Plan, Scale: 1 to 2500

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Date: 6 February 2002

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Received by Wokingham District Council

Application No: F/2002/5905

Proposal:
Proposed replacement front porch and pitched roof to front of garage.

Location:
27, Highgate 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 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/2002/5905 to enable the library staff to locate the correct information.

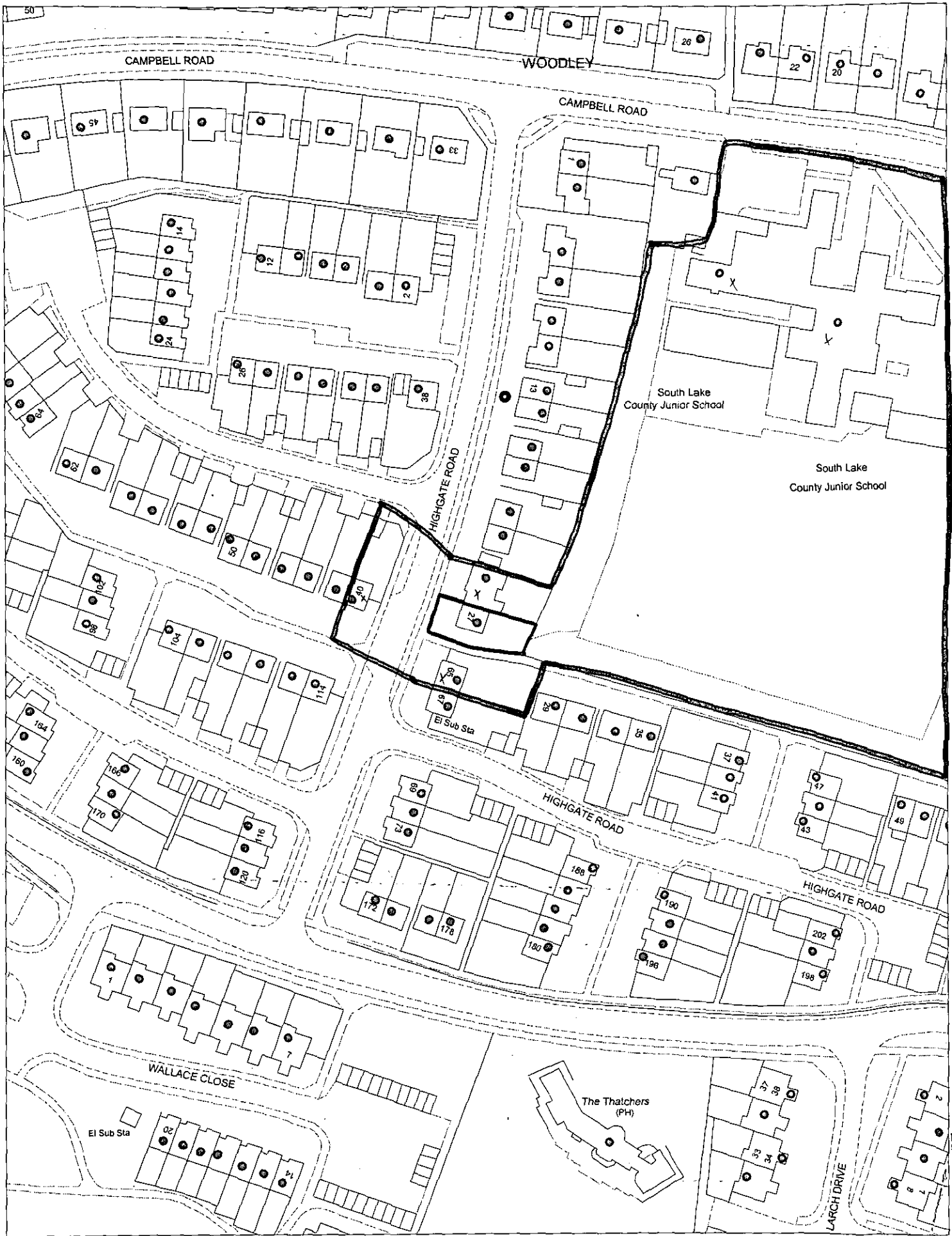
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2002. Written comments submitted will become available for public inspection.

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

20 February 2002

13 FEB 2002* 5905



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Development Control Section, Environmental Services, Wokingham District Council.
19 February 2002

Scale: 1 : 1250

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