APPLICATION NO:

F/2002/5906

LOCATION:

69 Quentin Road, Woodley Reading.

APPLICANT:

Mr/Mrs Wright C/O Mr O A Springer

PROPOSAL:

Proposed single storey side extension to dwelling with pitched roof over front porch.

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

28 day expiry - 20/3/02

APPLICATION WILL HAVE EXPIRED ON:

10/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1024 01

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Wright
C/O Mr O A Springer
Oasis Building and Planning
20 Wantage Road
Reading
Berks
RG30 2SE

Application Number: F/2002/5906

Parish: **WOODLEY**

Location: **69, Quentin Road, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling with pitched roof over front porch.**

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

Informative
1. 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
2. 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 LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 09/04/2002

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.

Applicationo	Name & Address
F/2002/5906	R W Guest 38 Quentin Road WOODLEY RG5 3NE
Application Approved	Letters sent 12.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5906

Applicant : Mr/Mrs Wright C/O Mr O A Springer.

Location : 69, Quentin Road, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling with pitched roof over front porch.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

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 :

Highways : Recommend approval with conditions.

Adjg owner Consultation : No objection to proposal but raised concerns about skip locations and builders vehicle parked on road.

Woodley Town Council : Some concerns regarding the extension being close to the boundary and possible difficulty of access for the neighbour to the garage at the rear.

Planning Issues : I'Sett

LBE1 LBE2

WOS3, WBE1

EN1

Application Number: F/2002/5906 **Officer : Francis Leo**
69 Quentin Road, Woodley, Reading
Appraisal :

Development
Proposed single storey side extension to dwelling with pitched roof over front porch.

The site is a semi-detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
No 71 has a space of some 3m between the boundary fence and the house with the entrance located along the side similar to application site. The proposed side extension would be built up to the boundary line with gutters to the front and rear only. The extension would have a false front pitched roof for aesthetic reasons and a flat roof at its rear hence minimising its height to 3.15m for the flat roof part. In view of the above it is felt there would be no adverse impact upon no 71.

Impact upon the character of the area
The proposed false front roof follows the gradient of the main pitched roof and is in keeping with the character of the main building and the street scene. Hence the proposal would have no adverse impact upon the character of the area.

Parking: There are two bedrooms to the dwelling and applicant has shown 2 parking spaces in front of the house acceptable to Highways.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5906

Appraisal :

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

Application Number F/2002/5906
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

RECORD OF SITE VISIT

SITE ADDRESS: 69 Quentin Road
Woodley Reading.

APPLICATION NUMBER: F/2002/5906

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Semi-di houses with garages on the side.

3. DESCRIPTION OF SITE/BUILDING 2 Storey - semi di - entrance to the side, Gault brick.. Garage at the rear was demolished by previous owners and a shed now is in place.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Proposed extn on boundary line with no gutter on side.
No 71 has a driveway to the south with a garage at the rear garden.

5. SITE CONSTRAINTS

TREES

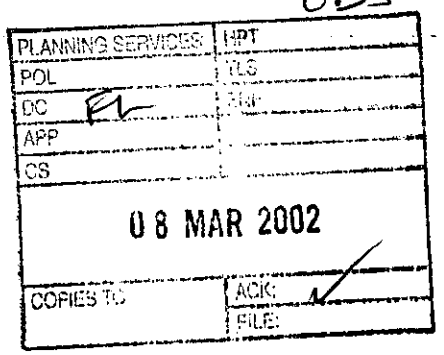
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8 m high timber fence

OTHERS between 69 and 71

OBS



38 Quentin Road
Woodley
Reading
Berkshire
RG5 3NE

7th March 2002

Mr F Leo
Development Control Officer
Wokingham Unitary, Environmental Services Dept
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Leo

Ref: F/2002/5906

I live opposite no 69 Quentin Road and whilst I cannot criticise the structure of the planning application, what concerns me is the parking of the residents' vehicles whilst building work is in progress.

Currently, his van and his wife's car are parked in the area where the extension is to be built and I am worried as to where they, the builder's skips and vehicles will be parked causing possible obstruction of access to my property. Also after building work has been completed, where will the residents park their vehicles? Not on the road I hope.

I am concerned that if this question is not addressed now, it will become a problem in the future.

Yours sincerely

R W Guest

Received by Wokingham District Council

Application No: F/2002/5906

Proposal:
Proposed single storey side extension to dwelling with pitched roof over front porch.

Location:
69, Quentin 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/2002/5906 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 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

20 Wantage Road
Reading, Berkshire
RG30 2SE

Oasis

BUILDING &
PLANNING
APPLICATIONS

Tel: 0118 957 3554 Fax: 0118 961 3554 E-mail: oaspringer@hotmail.com

Planning Department
Wokingham District Council
Council Offices,
Shute End,
Wokingham.

PLANNING SERVICES REF 53636
POL
DC FL
APP
CB
27 FEB 2002
COPIES TO
FILE

Date : 25th February 2002

Re: Proposed Planning applications @
69 Quentin Road, Woodley, Reading.
F/2002/5906

Dear Francis Leo

Thank you for your letter dated 20th February 02. I can confirm that neither the foundations or the roof over hang will encroach onto or under neighbouring property. Please contact me if you have any other queries.

Yours sincerely,

O Springer

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 20 February 2002

Application Number: F/2002/5906

Proposal: Proposed single storey side extension to dwelling with pitched roof over front porch.

Parish: WOODLEY TOWN

Site Address:
69, Quentin Road, Woodley, Reading.

Applicant:
Mr/Mrs Wright C/O Mr O A Springer.

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.

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

FROM: Francis Leo

DATE: 20 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5906

Proposal: Proposed single storey side extension to dwelling with pitched roof over front porch..

Site Address: 69, Quentin Road, Woodley, Reading.

Applicant: Mr/Mrs Wright C/O Mr O A Springer.

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

PLANNING REGISTRY	DFT
DN	TLS
DC	ENF
VIP	
DS	
08 MAR 2002	
COPIES TO	ACK:
	FILE:

The committee had some concerns regarding the extension being to the boundary and possible difficulty of access for the neighbour to the garage at the rear.

SIGNED: [signature]

DATE: 6.3.02

Clerk To Woodley Parish/Town Council.

Application Number : F/2002/5906	**Map No :** 46
Case Officer : FL	**Site Area :** 0 02
Valid Date : 13 FEB 2002	**Received Date: 13/02/2002**

Level : Delegated Application

Description : Proposed single storey side extension to dwelling with pitched roof over front porch.

Location : 69, Quentin Road, Woodley, Reading.

Parish : WY **Ward : SOU** 20/2/02 B

Applicant : Mr/Mrs Wright C/O Mr O A Springer.

Fee Required: £95 **Fee Received: £95** (8)

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	Other side elevation of Porch/study.	20/2	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Extension is on the boundary. Encroachment letter required or Cert B.	20/2.	
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 20/2/023.

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

.....

No pre-apps

OTHERS

.....

46-50 Fairmarke Drive

67-71 Quentin Road

38-42 Quentin Road

.....

.....

Environmental Services

For office use only.
Application number: 13.FEB.2002* 5906

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 Address and postcode Phone number	MR & MRS D. WRIGHT. 69, QUENTIN ROAD, WOODLEY. READING BERKSHIRE 0118 961 3049.
2	Agent's Name Address and postcode Phone number	MR. O.A. SPRINGER. OASIS BUILDING & PLANNING. 20, WANTAGE ROAD. READING BERKSHIRE. RG30 2SE. 0118 9573554.
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.	69, QUENTIN ROAD. WOODLEY.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SIDE SINGLE STOREY FLAT ROOF EXTENSION WITH DUMMY PITCH OVER PORCH.
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.	YELLOW BRICKS TO MATCH EXISTING BROWN INTERLOCKING ROOF TILES
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: 2
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: D'Sym.

on behalf of MR & MRS D WRIGHT.

Date 7/2/02

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

E

ADDRESS 69 QUENTIN ROAD PARISH WOODLEY

PLOT No. 386 ORD. SHEET No. SU.7572 (46)

BUILDER J.T. Cook & Son Ltd

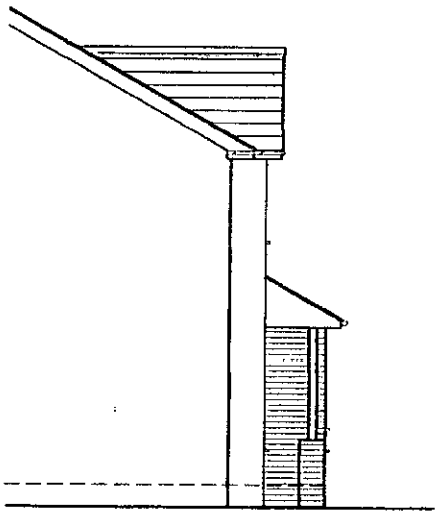
Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/55	Mr. Ben. S. Clark	Outline	12/4/55	N/A C/A.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	N/A Refuse
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	N/A C/A.
R/102/62	J.T. Cook & Son Ltd	Layout of Rds & Sewers	12/7/62	App. C/A.
164/64	"	Semi/Det. House	29/10/64	App. C/A.
PD/438/68	Mr. I.G. Fobbester	Garage	5.9.68	App. N/A.

DATE OF COMPLETION

MINISTRY DECISION

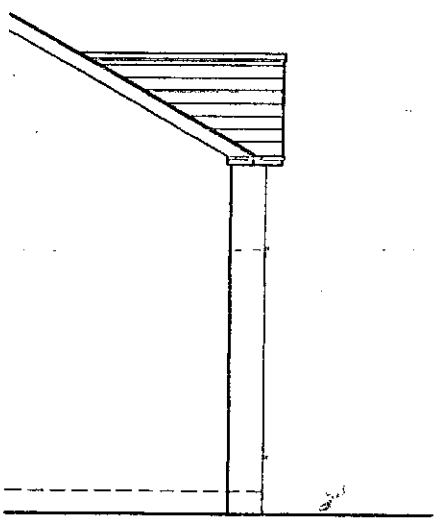
SPECIAL ORDERS TPO 3/51 PD Enq - S/st side ext - Mr Springer 16.1.02 - PP req

DRAINAGE



PROPOSED SOUTH ELEVATION

Scale 1 : 100



EXISTING SOUTH ELEVATION

Scale 1 : 100

APPROVED

PLAN
POL
DC
AP
CS

COPIES TO

Oasis

BUILDING & PLANNING APPLICATIONS

20 WANTAGE RD.
READING
BERKSHIRE, RG30 2SE

Tel : 0118 957 3554
Fax : 0118 961 3554
E-mail : oaspringer@hotmail.com

Client

Mr & Mrs D Wright
69 Quentin Road,
Woodley,
Reading,
Berkshire.

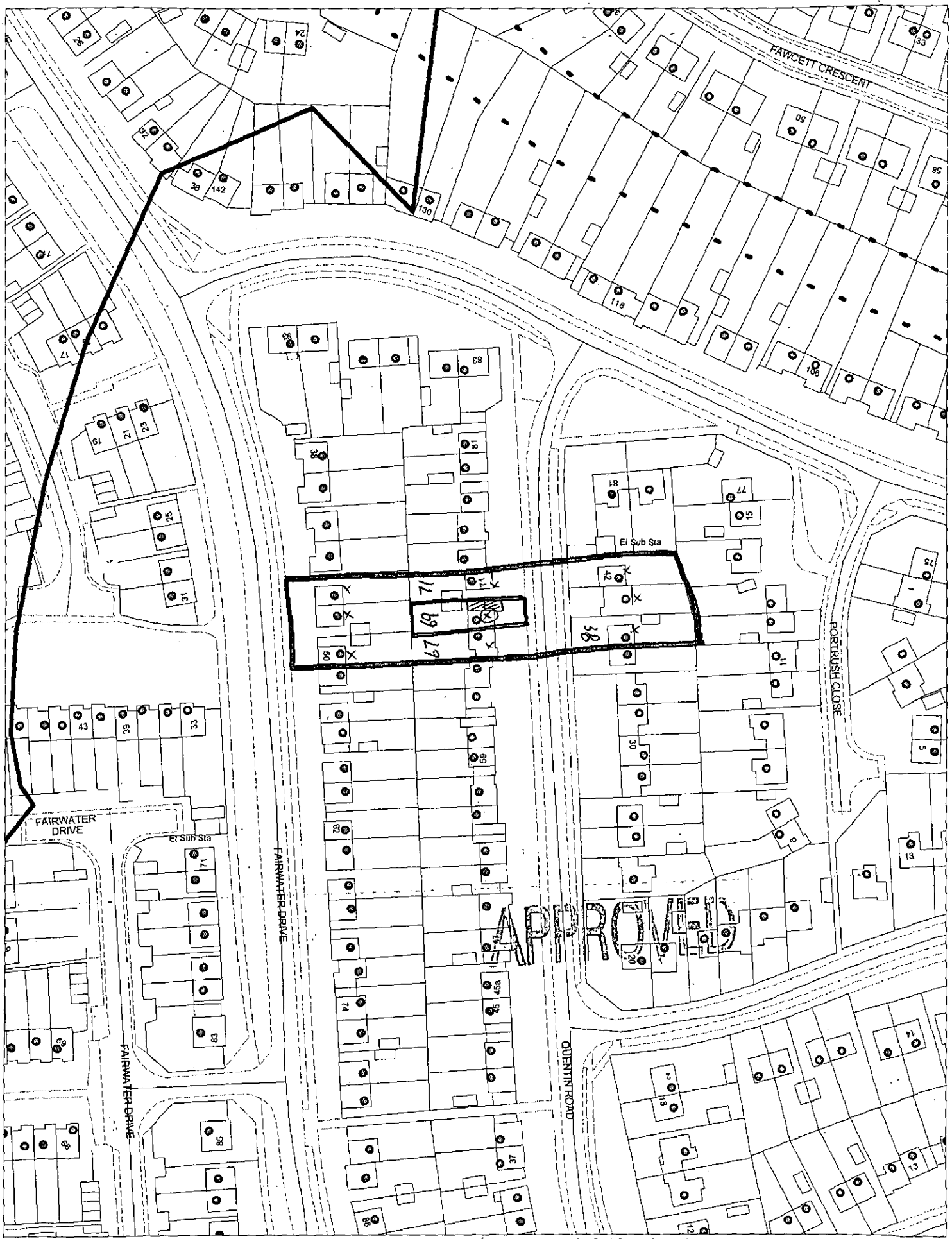
Drawing Title

PROPOSED SIDE SINGLE STOREY FLAT ROOF EXTENSION WITH DUMMY PITCH OVER PORCH.

Scale	File Name:
1:50, 1:100,	\69Quentin.dwg
Date	Drawn by
February 2002	O.A.Springer

Drawing No.	Rev.
OAS/02/1198/2	0

13.FEB.2002* 5906



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Development Control Section, Environmental Services, Wokingham District Council.
19 February 2002 Scale: 1 : 1250

N
W E
S