APPLICATION NO:
F/2002/5885

LOCATION:
29 Rochester Avenue, Woodley Reading.

APPLICANT:
Mr Boyd C/O Mr E Bolton

PROPOSAL:
Proposed single storey rear extension to dwelling

EARLIEST DATE FOR DECISION: **29/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/04/2002

~~CASE OFFICER: Phillip Taylor~~

ASSIS
MEMBER OF THE RE
IF COPIES ARE REQ

973

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Boyd
C/O Mr E Bolton
3 Rosehill House
Peppard Road
Reading
Berks
RG4 8XB

Application Number: F/2002/5885

Parish: **WOODLEY**

Location: **29, Rochester Avenue, Woodley, Reading.**

Proposal: **Proposed single storey rear 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 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 WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 19/04/2002

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5885	Phillip Taylor
BUILDING CONTROL NUMBER	BR 2002/2737 North.	
APPLICANT/AGENT	Mr E. Bolton.	
ADDRESS OF SITE	29 Rochester Avenue Woodley	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rec'd 15/2/02 ✓	Rec'd 25/2/02 ✓
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/4/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes - Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - floor plans do not match elevations (brought in from boundary slightly)	
DATE	30/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED	30/4/02.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Phillip Taylor

DATE: 05 March 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5885

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 29, Rochester Avenue, Woodley, Reading.

Applicant: Mr Boyd C/O Mr E Bolton.

Your observations are required in respect of this application **by 29/03/2002** .

PLANNING SERVICES	HPT
POL	TTS
DC	ENF
[illegible]	
CS	
04 APR 2002	
COPIES TO	ACM
	FP [illegible]

The committee made no comment on this application.

SIGNED: _____ DATE: 3.4.02.

Clerk To Woodley Parish/Town Council.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5885

Applicant : Mr Boyd C/O Mr E Bolton.

Location : 29, Rochester Avenue, Woodley, Reading.
Proposal : *Proposed single storey rear extension to dwelling*

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/05/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/03/02

Date Registered : 25/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 22/04/2002. 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 - No comment

Planning Issues :

- Impact on Neighbouring Properties
- Impact on Streetscene

Policy

- LBE1, LBE2
- WOS3, WBE1
- CD3

Application Number: F/2002/5885

Appraisal :

The application property is a semi detached house located within the identified settlement of Woodley. It has previously had a garage built as permitted development.

- The proposed development would be to extend the dwelling at single storey to the rear creating a new kitchen and dining room. It would be 6.3m long and 3.0m wide. The roof is monopitched with gable ends.

- The attached neighbour No. 31 has a single storey rear extension which projects by 3.0 m in to the garden. The unattached neighbour No. 27 also has a single storey building in the form of a garage which projects to a lesser degree from the rear.

- As no windows are proposed in the side elevation there can be no direct overlooking of neighbours.

- The proposal is also considered to have no adverse impact in terms of overshadowing or being overbearing on the neighbours.

- The extension would not be visible from the street and considering the neighbours have single storey extensions the proposal is unlikely to harm the character of the area.

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

Application Number F/2002/5885
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: 29 Rochester Avenue Woodley Reading. APPLICATION NUMBER: F/2002/5885	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mix of semis on residential estate

3. DESCRIPTION OF SITE/BUILDING Semi corner plot but on left detached single gage. widened driveway

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached neighbor projects 3m at rear (ensuite window) Unattached also projects + s/s gage.

5. SITE CONSTRAINTS patio area 1.5m

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.5m lane / contours 4-3m.

OTHERS

Application Number : F/2002/5885	**Map No :** 37
Case Officer : PT	**Site Area :** 0 03
Valid Date : 25 FEB 2002	**Received Date: 12/02/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling

Location : 29, Rochester Avenue, Woodley, Reading.

Parish : WY **Ward : COR** 5.3.02 B

Applicant : Mr Boyd C/O Mr E Bolton.

Fee Required: £95 **Fee Received: £95** (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	~~No Scale~~		
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	PROPOSED DINING ROOM SHOWN UP TO BOUNDARY LINE ON FLOOR PLAN BUT SET IN ON REAR ELEVATION .	phoned 24/02	25/2
FLOOR PLANS		to follow	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT DEPENDING ON ELEVATION NOTE ABOVE .	NONE	
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 5.3.02 B.

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

OTHERS

No pre-apps

NEIGHBOURS

S/N + see map

Received by Wokingham District Council

Application No: F/2002/5885

Proposal:
Proposed single storey rear extension to dwelling

Location:
29, Rochester 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/2002/5885 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 29/03/2002. 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

05 March 2002

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5885

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5885
29, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5885**
29, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lennard

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

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5885

WOKINGHAM UNITARY
Aiming for Excellence

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

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Yours sincerely
Trevor Watson
Development Control Manager

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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor McCann

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

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5885

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/5885
29, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5885**
29, Rochester Avenue, Woodley, Reading.
Proposed single storey rear extension to dwelling
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Dredge

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

Environmental Services

For office use only
Application number 25. FEB. 2002* 5885

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	MR BOYD
	Address and postcode	29 ROCHESTER AVENUE WOODLEY RG5 4NA
	Phone number	9618275
	Agent's Name	MR. E. BOLTON
	Address and postcode	3 ROSEHILL HOUSE PEPPARD ROAD READING RG4 8XB
	Phone number	9473250
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.	AS (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION
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 EXT'O
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: 0
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: E Boyd

on behalf of MR BOYD.

Date 7/2/2002

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

MRS HURST,

25 FEB 2002

ENCLOSED REVISED DRAWINGS AS REQUESTED.

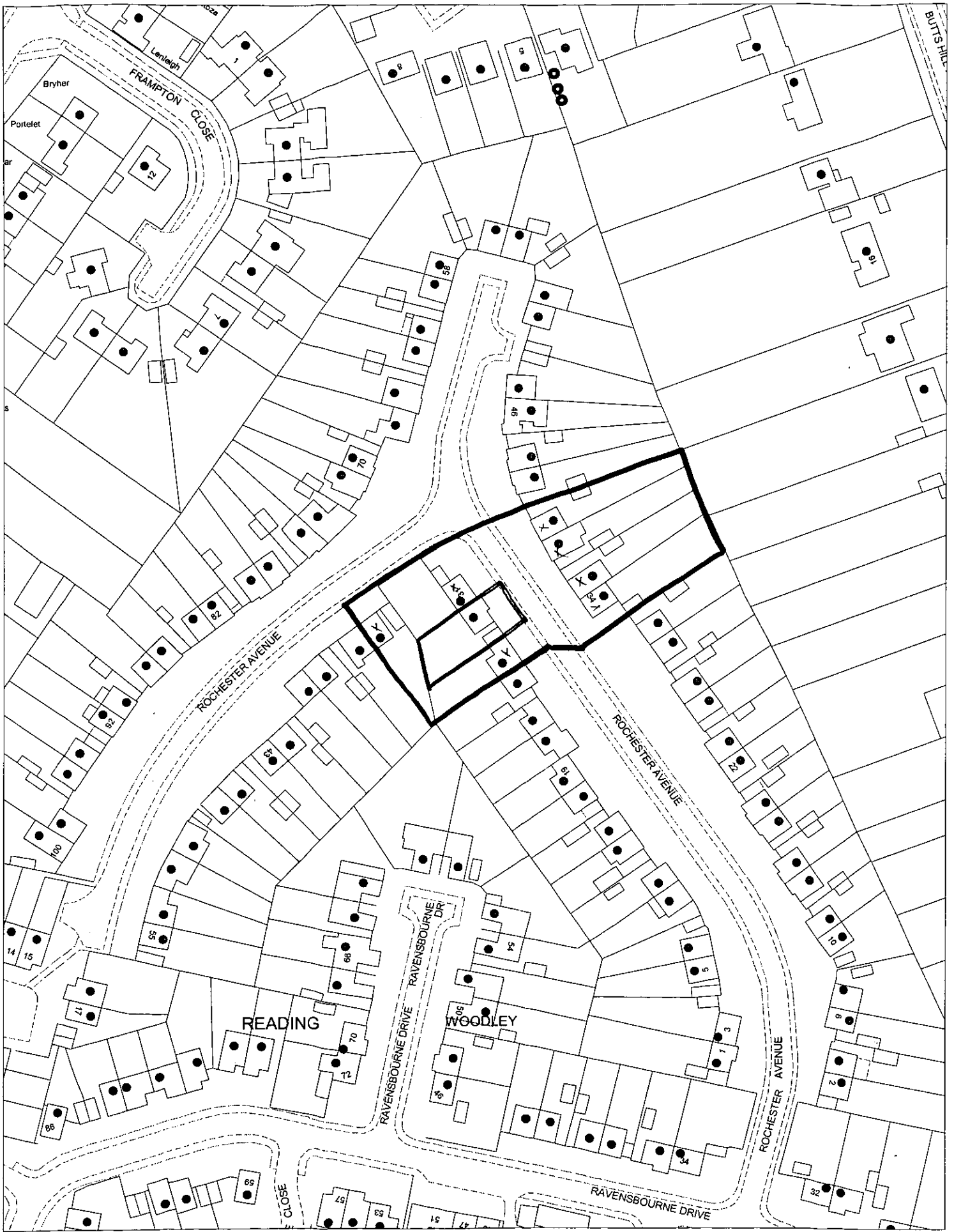
REGARDS

ERIC BOLTON

25.FEB.2002 5885

Cedarmart Design Services
3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

25 FEB 2002* 5885



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Development Control Section, Environmental Services, Wokingham District Council.

18 February 2002

Scale: 1 : 1250

N
W E
S

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25 FEB 2002 5885

ROCHESTER AVENUE

82

43

70

31

29

19

34

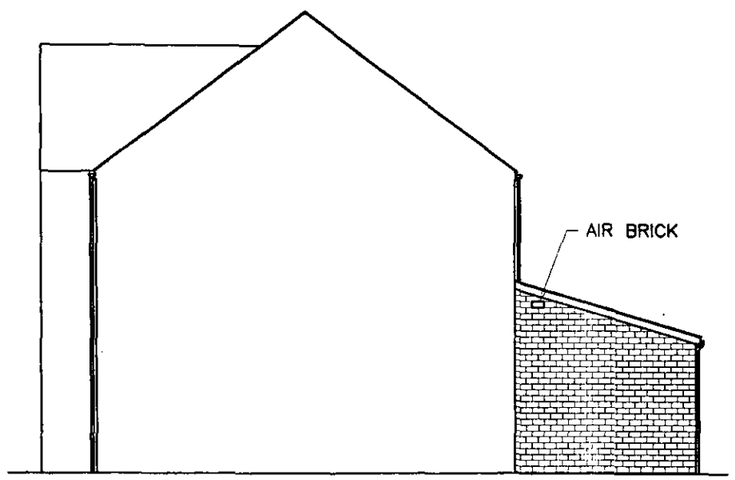
ROCHESTER AVENUE

SITE PLAN

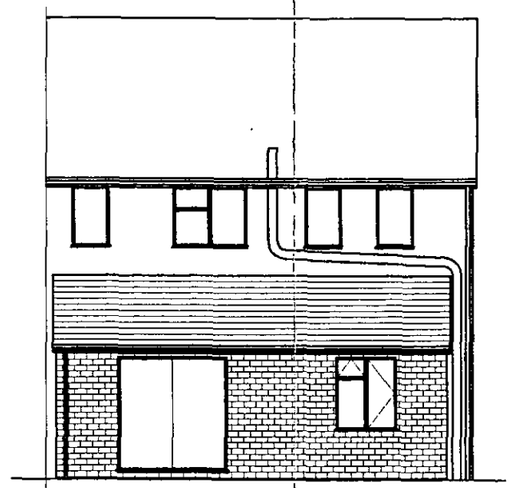
SCALE 1:500

N

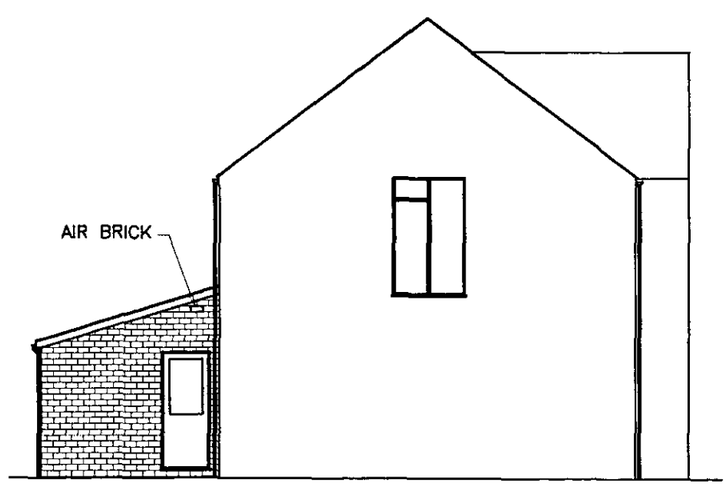
25 Feb 2002 5085



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

APPROVED

30/4/02

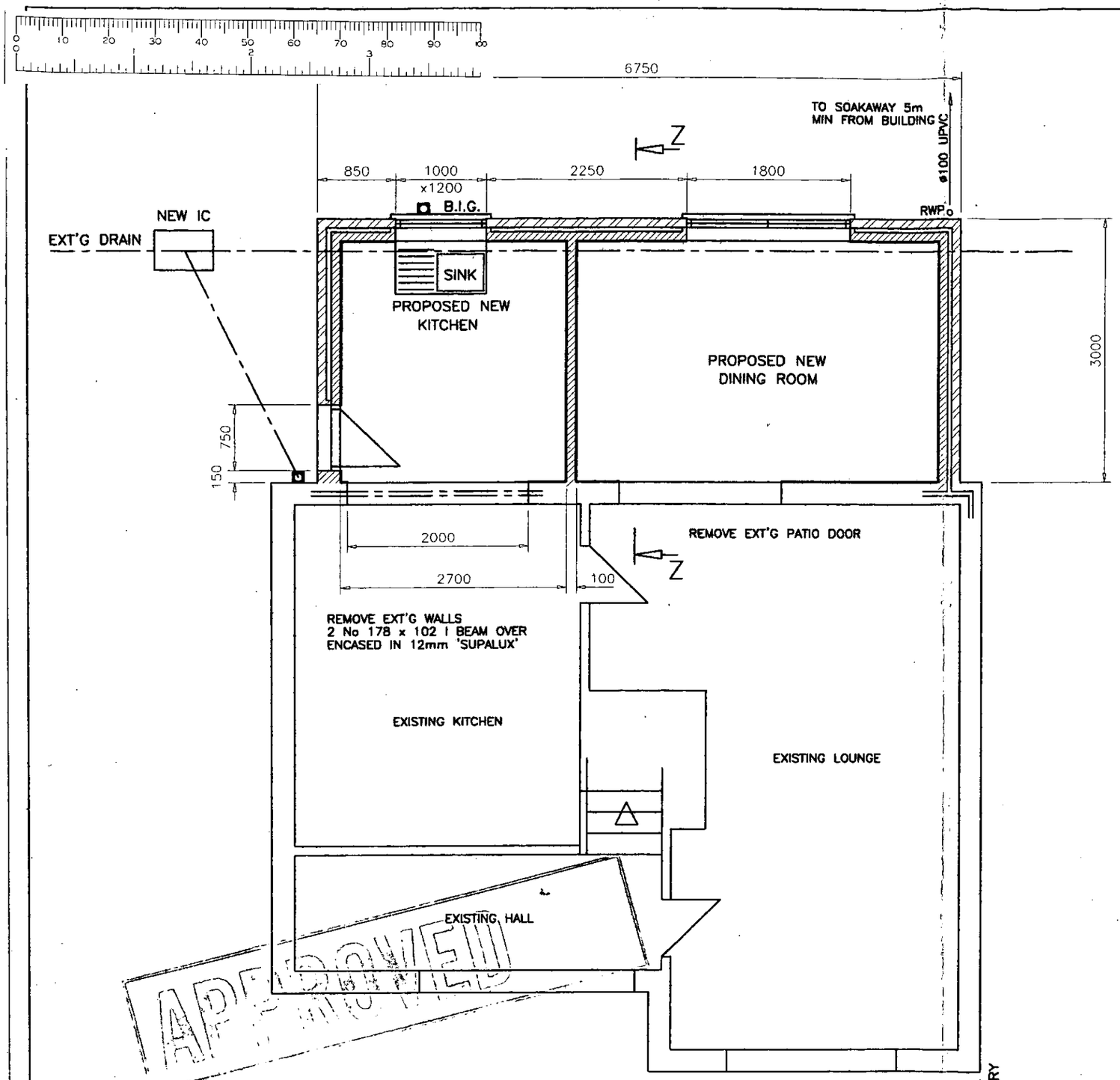
CEDARMART Plans Service
For House Plans, Extensions, Conversions and Planning Applications
3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

DATE
FEBRUARY 2002

SCALE
1:100

TITLE
PROPOSED EXTENSION AT:
29 ROCHESTER AVENUE
WOODLEY
BERKSHIRE

25.FEB.2002 5865



GROUND FLOOR PLAN

NOTES:

SURFACE WATER:
102mm HALF ROUND GUTTER
TO MATCH EXT'G CONNECTING
TO RWP ø63mm UPVC
NEW SW DRAINS ø100 UPVC
PIPING LAID & SURROUNDED
IN 150mm PEA SHINGLE

NEW WINDOW & DOORS
DOUBLE GLAZED UPVC
TO MATCH EXT'G
ALL GLAZING TO COMPLY
WITH BS6206
i.e.SAFETY/LAMINATED GLASS

CATNIC CN7 AT ALL OPENINGS
ALL LINTOLS,JAMBS & SILLS
TO BE INSULATED BY DRY THERM
CAVITY WALL BATS.
VERTICAL DPC TO ALL
DOOR & WINDOW JAMBS

WINDOW AREA TO BE MIN 1/10
FLOOR AREA WITH MIN 1/20
FLOOR AREA AS OPENABLE LIGHTS
BACKGROUND VENTILATION TO BE
PROVIDED BY TRICKLE VENTILATORS
IN WINDOW FRAMES TO GIVE
8000mm2 VENTILATION AREA

NEW AREAS TO BE HEATED BY RADIATORS
FROM EXT'G CENTRAL HEATING SYSTEM

MAINS WIRED SMOKE ALARMS
WITH BATTERY BACK-UP
TO BE FITTED

KITCHEN & WC TO BE PROVIDED
WITH AN EXTRACTOR FAN
RATED AT 60 litre/sec
WITH A 15 MINUTE OVERRIDE

APPROVED

30/4/02

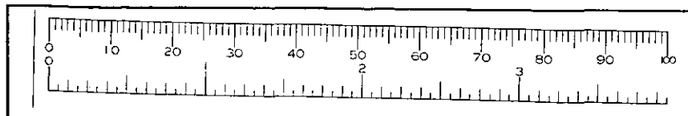
CEDARMART Plans Service
For House Plans, Extensions, Conversions and Planning Applications
3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

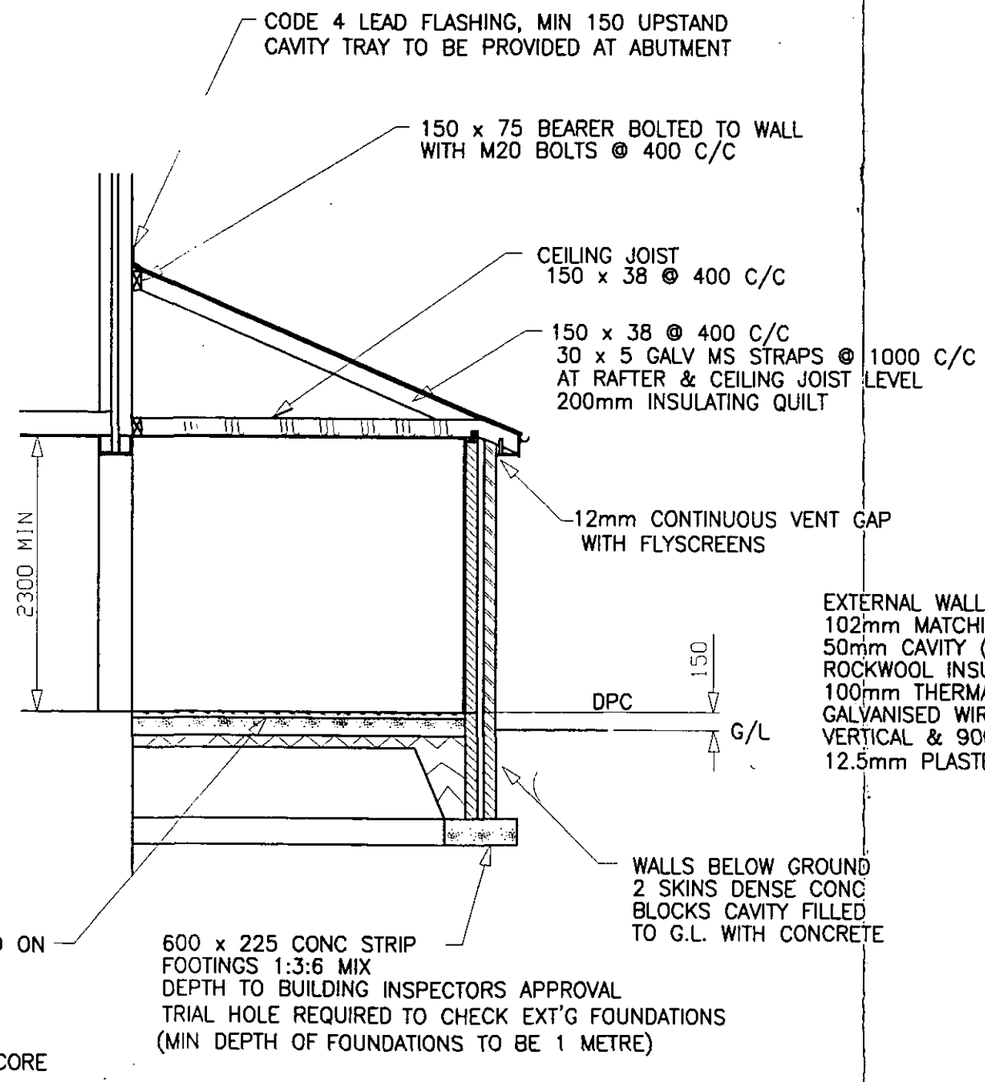
DATE
FEBRUARY 2002

SCALE
1:50

TITLE
PROPOSED EXTENSION AT:
29 ROCHESTER AVENUE
WOODLEY
BERKSHIRE

25.FEB.2002* 5885





SECTION Z–Z

EXTERNAL WALLS
102mm MATCHING BRICKWORK
50mm CAVITY (FILLED WITH 50mm
ROCKWOOL INSULATION BATS)
100mm THERMALITE BLOCKS
GALVANISED WIRE WALL TIES @ 450mm
VERTICAL & 900mm HORIZONTAL C/C
12.5mm PLASTERBOARD

ROOF DETAILS

ROOF TILES TO MATCH EXT'G
i.e. 'MODERN' INTERLOCKING TILE
ROOF PITCH 24°
ON 38 x 25 TREATED SW BATTENS
ON UNTEARABLE SARKING FELT

HIGH LEVEL ROOF VENTILATION
TO BE PROVIDED BY
ROOF TILE UNIVERSAL VENTILATORS
POSITIONED 3 METERS APART
TO GIVE AN EQUIVALENT 5mm CONTINUOUS GAP

CROSS VENTILATION TO PITCHED ROOF
ON TWO OPPOSING SIDES
TO BE PROVIDED BY
2 VENT TILES AT HIGH LEVEL

AIR BRICKS TO BE PROVIDED BY
ON END WALLS AT HIGH LEVEL

CEDARMART Plans Service
For House Plans, Extensions, Conversions and Planning Applications
3 Rosehill House, Peppard Road, Reading, RG4 8XB
Tel/Fax 0118 947 3250 email ebolton@clara.net

DATE
FEBRUARY 2002

SCALE
1:50

TITLE
PROPOSED EXTENSION AT:
29 ROCHESTER AVENUE
WOODLEY
BERKSHIRE