APPLICATION NO:
F/2000/0487

LOCATION:
210 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr & Mrs R Horgan C/O Derke Cann

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **28/03/2000**

CASE OFFICER: **Nicola Lake**

30 March 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Horgan
C/O Derke Cann
13 Manor Road
Wokingham
Berkshire
RG41 4AH

Application Number: F/2000/0487

Parish: **WOODLEY**

Location: **210, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed first floor 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, turning and garaging 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.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor and roof of the hereby approved extension.

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.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation
Date: 04 April 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.

Received by Wokingham District Council

Application No: F/2000/0487

Proposal:
Proposed first floor side extension to dwelling.

Location:
210 , Loddon Bridge 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. closed all day Wednesday)

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 04/03/2000. 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0487	NL
BUILDING CONTROL NUMBER	FP 2001/1882 Andy Lee	
~~APPLICANT~~/AGENT	Derek Cann	
ADDRESS OF SITE	210 Ladder Bridge Road GROBLEY	
DESCRIPTION OF PROPOSED WORK	first floor side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9917 02C	9917 02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	4/10/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0487
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Works
3	SC28	SR06	Parking, Turning + Garaging
4	SC08	SR05	first floor and roof ~~[illegible]~~ of the
			hereby approved extension

RECORD OF SITE VISIT

SITE ADDRESS: 210 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2000/0487

OFFICER: Nicola Lake

DATE OF SITE VISIT: 17.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Detached bungalow with a full hipped roof. with dormers giving a first floor.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 208 is a 2/S dwelling. with very large 2/S side and rearext. No 208 has 3 small obscure windows. No 208 has a Compound area to the side where they keep a trailer. No 208 has a very large rear ext no overlooking, overshadowing or overshadowing

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 3Ft wooden fence and bft hedge to the opposite side -

OTHERS

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0487

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746484
Minicom No: (0118) 9746991
DX: 33505 - Wokingham

CONFIDENTIAL

Councillor D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0487
210 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control *Sub-Committee for decision please fill in the form below.*
This form must be received no later than 30 March 2000

Yours faithfully

Chris Bowl
Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0487**
210 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 29 March 2000

My ref: F/2000/0487

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: 33505 – Wokingham

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2000/0487
210 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0487**
210 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Clifford

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 20 March 2000

My ref: F/2000/0487

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

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0487
210 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0487**
210 , Loddon Bridge Road, Woodley, Reading.
Proposed first floor side extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C E Clacey

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0487

Applicant : Mr & Mrs R Horgan C/O Derke Cann.

Location : 210 , Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17·2·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 17.2.2000

Date Registered : 01/02/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 28/03/2000

Consultation Responses :

Woodley T.C - 'No Comments'
Highways - No objection subject to conditions

Planning Issues :

Site Description - within the identified Settlement

1.) Impact upon the neighbouring dwellings

2.) Impact upon the street scene.

Application Number: F/2000/0487

Appraisal :

1.) Impact upon the amenity of the neighbouring dwellings
The proposed development is for a 2/s side extension with front and rear Dormer windows giving first floor accommodation.
The proposed development will provide a 4th bedroom, with a car port on the ground floor. No 206 has been extended previously with a two storey side and rear extension. There is an electricity sub station between No 206 and 210. There are no side facing windows on the proposed east.
There will be no overlooking, overshadowing or overbearing. Hence there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the street scene.
The proposed development will be in line with the front of the dwelling, but set back at the rear, which will result in a set down in the ridge line from the existing dwelling. There is also a gap between the two dwellings and they are very different styles of dwelling.
As such the proposed extension is in keeping with the existing dwelling and the wider area. As such there will be no detrimental impact upon the street scene.

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

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0487**

210 , Loddon Bridge Road, Woodley, Reading.

Proposed first floor side extension to dwelling.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: D. A. Thair

Date: 23/3/2000

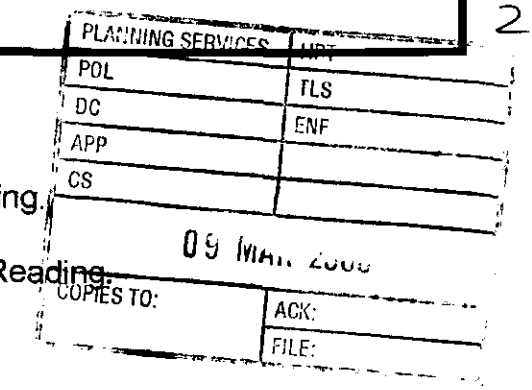
Councillor D Thair

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FROM: Nicola Lake

DATE: 09 February 2000

Woodley Town Council Consultation Sheet



26876

Application Number: F/2000/0487

Proposal: Proposed first floor side extension to dwelling.

Site Address: 210 , Loddon Bridge Road, Woodley, Reading.

Applicant: Mr & Mrs R Horgan C/O Derke Cann.

Your observations are required in respect of this application **by 04/03/2000** .

No comments.

SIGNED: _____ DATE: 8.3.00.

CLERK TO Woodley Town Council

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 09 February 2000

Application Number: F/2000/0487

Proposal: Proposed first floor side extension to dwelling..

Site Address:
210 , Loddon Bridge Road, Woodley, Reading.

Applicant:
Mr & Mrs R Horgan C/O Derke Cann.

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, GARAGING & TURNING (SR06)

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

21-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 1|2|00

Officer: NL | Application No. F|2000|0487

Map No 14.7 Site ...0:96...

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description: (F) PROPOSED FIRST FLOOR ~~[illegible] STOREY~~ SIDE EXTENSION TO DWELLING

Location: 210 LODDON BRIDGE ROAD

Parish: WOODLEY Ward: Loddon.

9.2.2000

Applicant: MR|MRS HORGAN

Fee Received 95-00 (3) 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	New front & rear dormers are not highlighted on side elevation.		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.2.2000 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 sufficient .....

ADDRESS 210 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.76 72(A

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
271/49	Mr. A. W. Moss	New Road & Resid. Dwgh	12. 7. 49	App. App
706/52	Mr. J. A. Wilkinson	Outline – 1 Bungalow	9. 12. 52	N/A. Cl/A
669/53	Mr. G. A. Povey	Detached Bungalow	13. 10. 53	App. Cl/A
LR 15486	MR. P. NEWITT	EXTENSION & ADD. GARAGE	28.8.80	APP N/
14074.	" "	" " 82		
		bedroom in roof	25.9.80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1959/a

HOUSEHOLDER PLANNING APPLICATION

01.FEB.2000

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr + Mrs. R. Horgan.
	ADDRESS	210 Loddon Bridge Road.
		Woodley
	POST CODE	RG5 4BS. Tel. No. 0118 9690616
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Derek Cann
	ADDRESS	13. Manor Road
		Wokingham.
	POST CODE	RG41. 4AH Tel. No. 0118 9786895.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	210. Loddon Bridge Road
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	1st floor. Roof extension.

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: Roof tiles + bricks. as existing

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. YES / NO

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓
95.00.

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

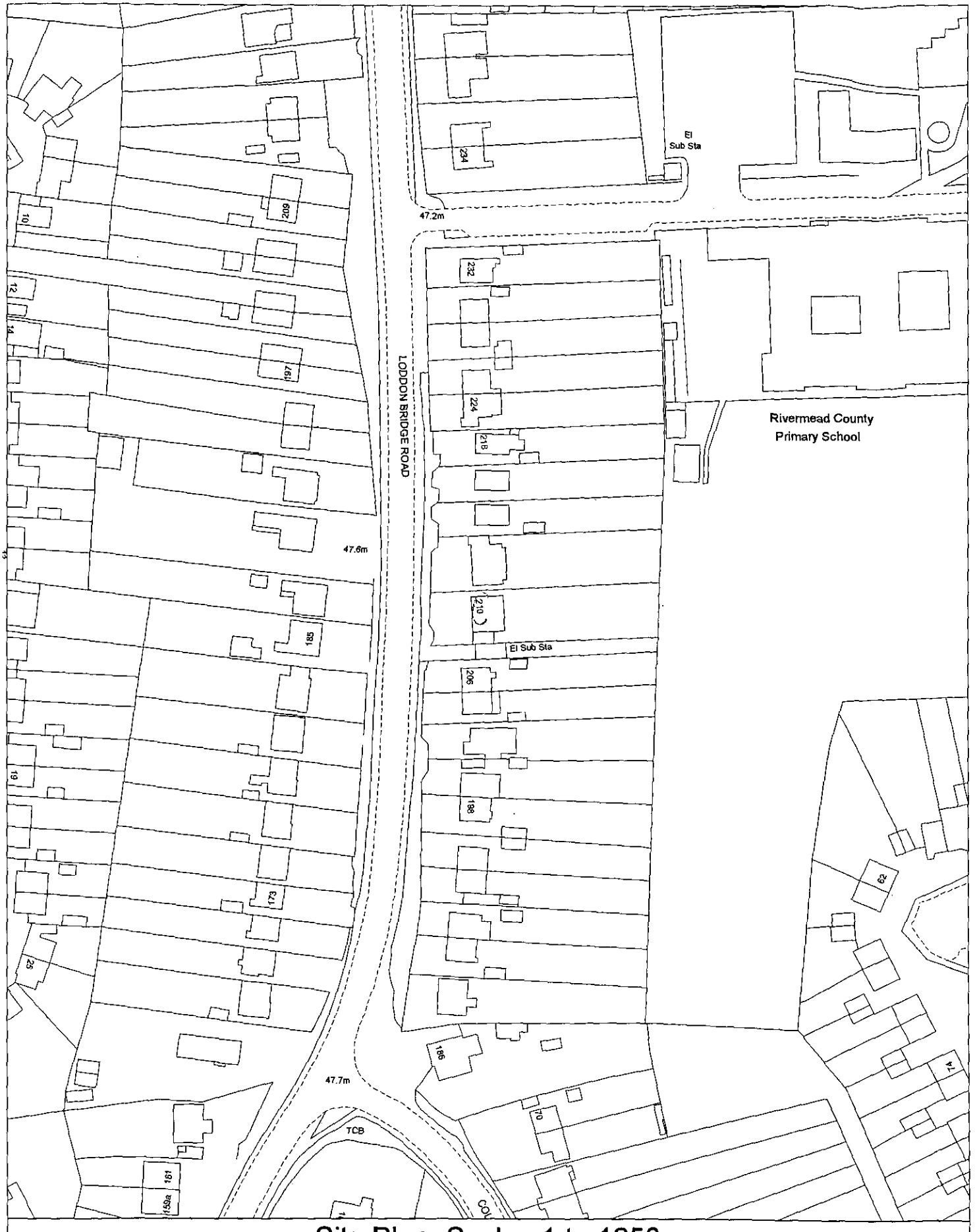
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF R. Morgan.

DATE 31st. Jan. 2000.



Site Plan, Scale: 1 to 1250

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Date: 4 February 2000

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