SOUTHPORT U.K
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3403

4

LOCATION:
1 Jerome Road, Woodley Reading.

APPLICANT:
Mrs Harvey C/O Mr S J Lanksford

PROPOSAL:
Proposed single storey side and front extension to dwelling.

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/04/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Harvey
C/O Mr S J Lanksford
27 Honey Meadow Close
Caversham
Reading
Berkshire
RG4 5LS

Application Number: F/2001/3403

Parish: **WOODLEY**

Location: **1, Jerome Road, Woodley, Reading.**

Proposal: **Proposed single storey side and front 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the flank walls in the south east and north west elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The toilet window in the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. The shower room window in the north east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. This permission relates to the application as amended with revised drawings numbers 2000/101 Rev B and 2000/102 Rev C submitted to the Local Planning Authority on 8th June 2001, showing a reduction in width overall of the side and front extension and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. 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

4. 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 Policies EN1 and LD3.
Loddon Area Local Plan Policies LBE1, LTV1 and LTV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/07/2001

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	3403	AT
BUILDING CONTROL NUMBER	Rf 2001/1491	Paul
~~APPLICANT~~/AGENT	Mr S.J. Lankford	
ADDRESS OF SITE	1 Jerome Road WOODLEY	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	no plans in file.	2000/101B
FLOOR PLANS	2000/102B	2000/102C

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/7/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	23/7/01	

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	

Applicationo	Name & Address
F/2001/3403	Mrs J W Edwards 10 Malone Road Woodley READING Berkshire RG5 3NJ
Application approved	Letter sent 19/07/01

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3403

Applicant : Mrs Harvey C/O Mr S J Lanksford.

Location : 1, Jerome Road, Woodley, Reading.
Proposal : Proposed single storey side and front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20/03/01

Date Registered : 15/02/2001

Earliest Date for Decision : 24/03/2001

Latest Consultation Date/Site Notice Expiry Date : 24/03/2001

This application will have expired on: 12/04/2001. 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 TC: No Comment

Neighbours: See letter + fax on file re: encroachment.

Revised plans received 08/06/01.

Planning Issues : (identified settlement)

Encroachment on neighbours land

1) neighbours

2) street scene

Application Number: F/2001/3403
Appraisal:

The proposal is for single storey side and front extension to a 2 storey semi-detached house to form additional accommodation and a new entrance porch.

It was advised that the extension be reduced in width so to overcome any encroachment with the neighbouring property to the southeast. The revised plans show a gap of 0.3 metres between the proposal and the boundary of No. 10, Malone Road.

The single storey side extension will be 1.95 metres wide at the side, with a maximum of 4.25 metres in width at the front. It will be 8.7 metres deep, to be flush with the rear elevation and to include a 1.85 metre projection at the front. To be constructed in brick with a pitched roof with an eaves height of 2.7 metres and a ridge height of 3.4 metres. There will be three new doors and two new windows, but it is considered that they will not overlook neighbouring properties.

1) Impact on neighbouring properties

No. 10, Malone Road, to the southeast, 0.2 metres higher approximately, a 2 storey detached house, previously extended to the rear with a single storey flat roofed kitchen extension. Main windows at ground floor and at first floor face rear garden. Footprint at right angles to and located 7.5 metres away from the proposal behind a 2.1 metre high ornamental brick wall located on boundary. This neighbour is concerned (see letter on file) that the reduction in width of the proposal will be sufficient to allow adequate finishing of the wall bordering her property. It is considered that due to the orientation, distance away and boundary treatment the occupants of this property would not be affected by the proposal.

No. 3, to the north west, 2 storey semi-detached neighbour. Extended to the rear with a single storey extension which projects 2.4 metres beyond the rear building line of No.1 in a south west direction. Footprint set forward of No.1 towards the road. Main windows at ground floor and at first floor face front and rear gardens. It is considered that due to the orientation and boundary treatments the occupants of this property would not be affected by the proposal.

The neighbouring properties to the rear will not be affected by the proposal due to the orientation and distance away.

2) Impact on street scene /visual impact.

The single storey extension will be visible from Jerome Road. The design and materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2001/3403
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

1. C001 R001 Full Permission – 5 Years
2. C014 R014 External Finishes to Match
3. C044 R044 No Windows To Be Inserted
   "flank walls or above" in the "south east and north west elevations" of the extension.
4. C045 R045 Obscure Glazing –
   "toilet window" in the "south west elevation"
5. C045 R045 Obscure Glazing –
   "shower room window" in the "north east elevation"

INFORMATIVES

NO2 Revised Plans
This permission relates to the application as amended with revised drawings nos. 2000/101 Rev B & 2000/102 Rev C submitted to the Local Planning Authority on 8th June 2001, showing a reduction in width overall of the side and front extension.

N04 Planning Permission Only (Not BR Approval)
N06 Within Curtilage
N16 Relevant Policies

WDLP: WBE1, WOS2/3,
~~[illegible]~~
LALP: LBE1, LTV1,LTV6.
BSP: EN1 LD3

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: John Nutrich
(Development Control Manager)

Date: 10/7/07

RECORD OF SITE VISIT

SITE ADDRESS: 1 Jerome Road Woodley Reading.

APPLICATION NUMBER: F/2001/3403

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate

2. DESCRIPTION OF SURROUNDINGS 'Residential'
No 10, Malone Road, 2 storey detached house, at right angles to proposal, lounge, dining + kitchen window face proposed behind a 2m high open block wall.

No. 3, 2 storey semi detached house, extended to rear with a single st ext which projects 4m.

3. DESCRIPTION OF SITE/BUILDING 2 storey semi detached house, with driveway at side, brick orange, with white painted render + red coloured hung tiles at first floor. Brown concrete tiled roof. enclosed rear garden + low brick wall at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan /

5. SITE CONSTRAINTS

TREES — Not affected

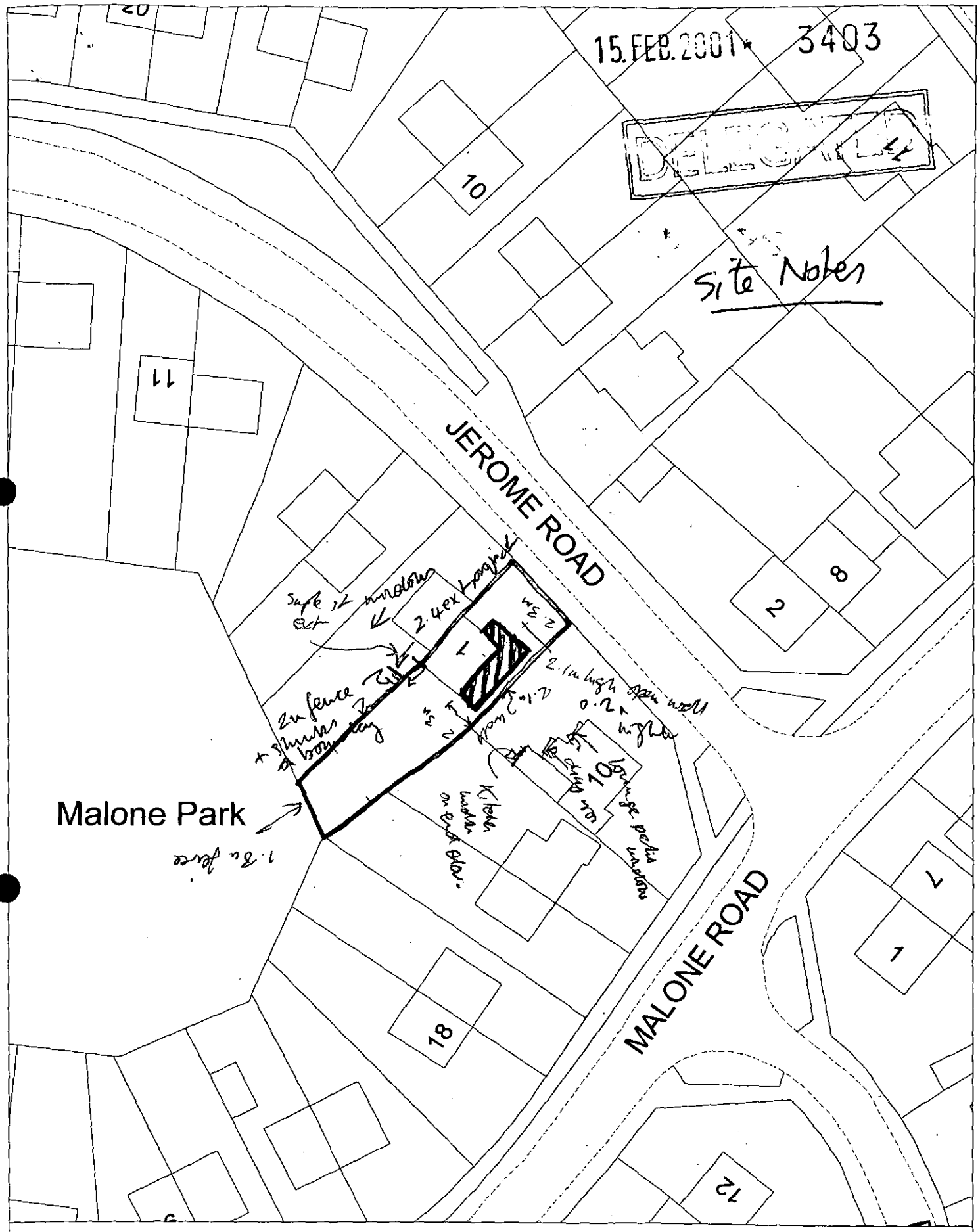
ACCESS/PARKING — Drive at side with room for 1 car

LEVELS — No. 10, Malone Road, 0.2m higher

BOUNDARY TREATMENT — No. 10, MR 2.1m high block wall
— No. 3, 2m fence, single st ext wall, and shrubs along boundary
— Rear boundary, 1.8m high fence
— No 3 front boundary 1m high shrubs + planting.

OTHERS

* Encroachment on No 10, Malone Road. ?



Site Plan, Scale: 1 to 500

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Date: 17 January 2001

wall adjoining owned by No. 10. Malone Rd.

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1971

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS

To Mr. J.C. Edwards,
10 Malone Road,
WOODLEY
READING
Berks.

Application No. 828/73

Proposal Extension to existing dwelling house and erection of ornamental boundary wall at 10 Malone Road, Woodley. Berks.

The Rural District Council of Wokingham, acting as Agents for the Berkshire County Council under the above Act, hereby PERMIT the above development to be carried out in accordance with the accompanying plans submitted by you and approved by the Council on the 18th day of May 1973, subject to compliance with the conditions specified hereunder:—

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. Details of the design and appearance of the ornamental boundary wall together with samples of the materials to be used for both the wall and on the exterior of the extension shall be submitted to and approved by the Local Planning Authority before building operations commence.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.

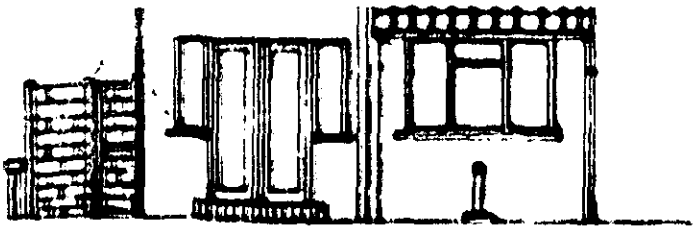
2. In the interests of visual amenity.

Except as aforesaid any permission granted is subject to due compliance with the bye-laws and general statutory provisions in force in the District.

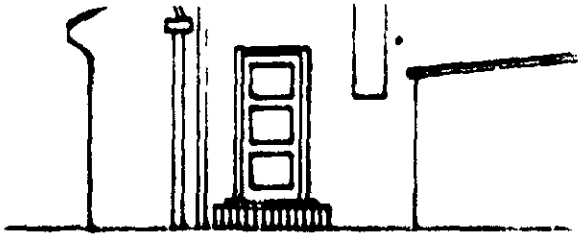
Date 18th May 1973

Clerk to the Council

N.B.—A statement of the applicant's rights is set out overleaf.



EXISTING REAR VIEW



EXISTING SIDE VIEW

EXISTING INTERWOVEN FENCE
TO BE REMOVED & EXTERIOR
BRICK WALL TO BE INCREASED
TO 8'-0" HIGH WITH ORNAMENTAL BRICK WORK
TO MATCH EXISTING

JEROME ROAD

PUBLIC FOOTPATH

20'-0"

No 10

No 8

GARAG

BOUNDARY LINE

MAIN SEWAGE FLOW

No 12

BLOCK PLAN

PUBLIC HEALTH ACT, 1936, AS AMENDED

BUILDING REGULATIONS

To

Mr. J. C. Edwards,
10 Malone Road,
Woodley,
Reading, Berkshire.

NOTICE OF PASSING OF PLANS

WHEREAS plans for certain proposed works, namely,

Plan No: 828/73

Extension to existing dwelling house and erection of ornamental boundary wall

10 Malone Road, Woodley

were deposited by you with the RURAL DISTRICT COUNCIL OF WOKINGHAM on the - 1 MAY 1973 day of 19

in accordance with the Building Regulations :

NOTICE IS HEREBY GIVEN that the said Council have passed the said plans.

In accordance with the provisions of Section 64 of the Public Health Act, 1936, the passing of the said plans operates as an approval thereof only for the purposes of the requirements of the said Building Regulations.

Dated this 30 MAY 1973 day of 19

ADDRESS:
(to which any communication to the Council with reference to this Notice may be sent) :

WOKINGHAM R.D.C.,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, Berkshire.

Signature .....

Official Designation .Planning.Officer...

A consent or approval given by the Council, in exercise of their powers under the Public Health Act, 1936, or other enactment, does not operate as an approval under the Town Planning Acts. It should also be noted that approval of plans for purposes of the Building Regulations does not include approval for improvement grant purposes.

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

Tel: 0118 974 6441

Date: **28 February 2001**

My ref: F/2001/3403

CONFIDENTIAL

Councillor Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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/2001/3403
1, Jerome Road, Woodley, Reading.
Proposed single storey side and front 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3403**
1, Jerome Road, Woodley, Reading.
Proposed single storey side and front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rowland

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

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

Tel: 0118 974 6441

Date: **28 February 2001**

My ref: F/2001/3403

CONFIDENTIAL

Councillor Lawley
26 Farriers Close
Woodley
RG5 3DD

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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John Mitchell
Development Control Manager

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Proposed single storey side and front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lawley

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

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

Tel: 0118 974 6441

Date: **28 February 2001**

My ref: F/2001/3403

CONFIDENTIAL

Councillor Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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 faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3403**
1, Jerome Road, Woodley, Reading.
Proposed single storey side and front extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Gilder

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3403
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3403

Proposal:
Proposed single storey side and front extension to dwelling.

Location:
1, Jerome 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

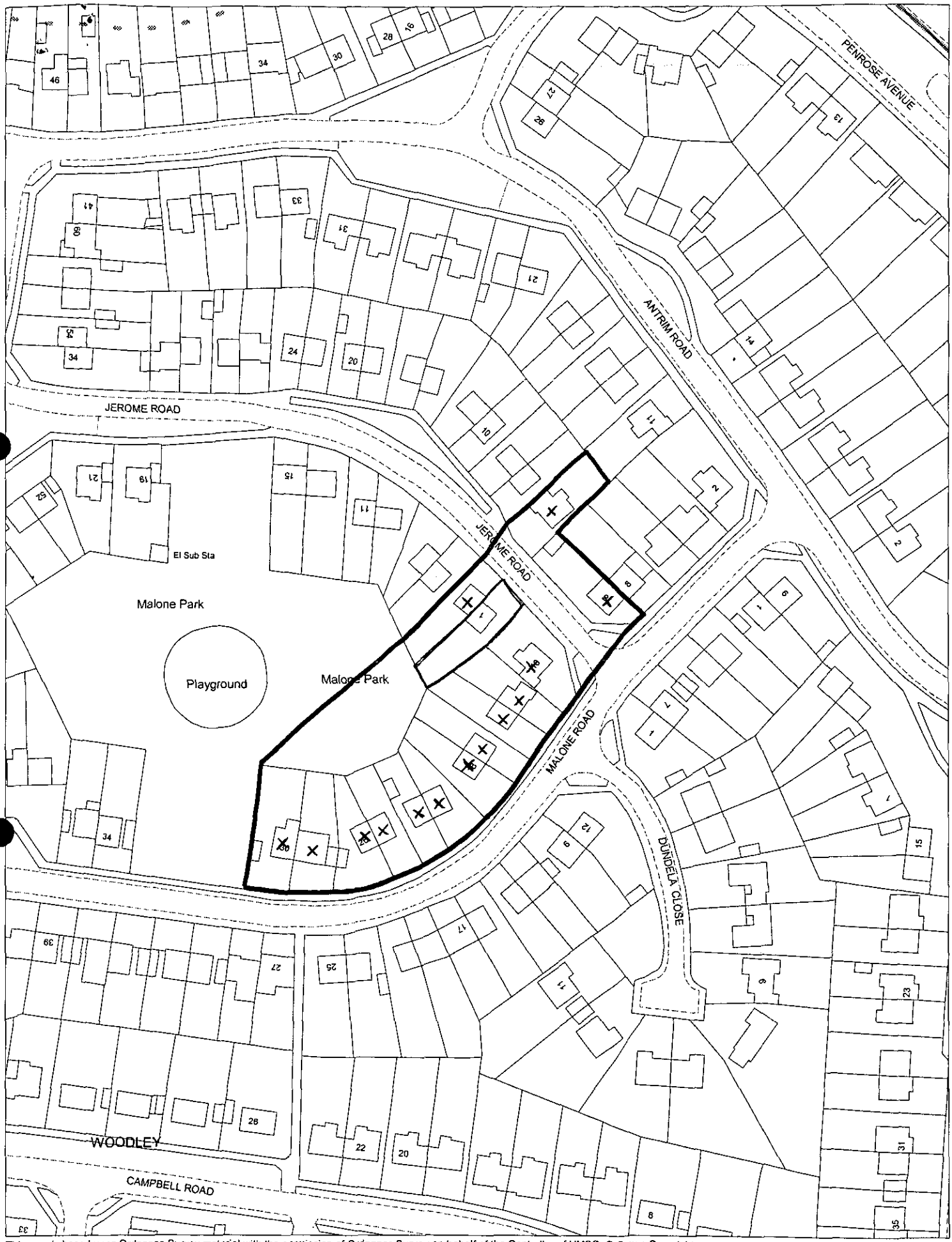
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2001. 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

28 February 2001



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Development Control Section, Environmental Services, Wokingham District Council.

22 January 2001

Scale: 1 : 1250

N W E S

10 Malone Road,
Woodley, Reading,
Berks RG5 3NJ

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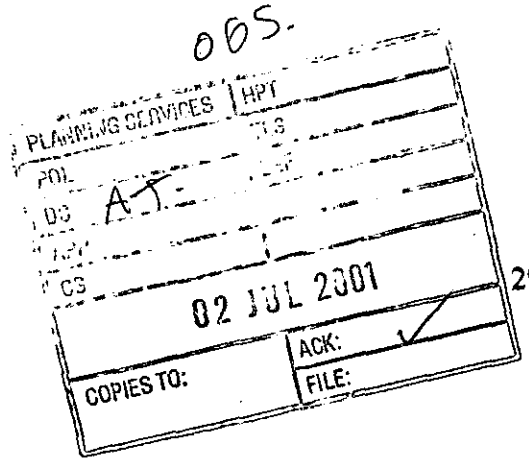

Mr. Andrew Thorley,
Planning Officer,
Environmental Services Dept.,
P.O. Box 157,
Wokingham, Berks.

29 June 2001

Dear Mr. Thorley,

Application No: F/2001/3403
Site Address: 1 Jerome Road, Woodley.

I have recently inspected the revised plans for the extension at the above property, and would raise the following points:

1. Is a 28 cm reduction in size of the planned extension sufficient to allow for adequate finishing of the wall bordering my property.

2. The boundary posts must not be moved since parts of my ornamental wall are inside my boundary.

3. Please advise what the actual distance is between my wall and the proposed new extension.

Yours sincerely,

Jacqueline W. Edwards.

Mrs. J. W. Edwards

FAX 0118 9691672

01189691672
29/06/01 11:51 FAX NO.: 01189691672 SOUTH LAKE JUNIOR SC P. 001

Date: 20 June 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3403

Location: 1, Jerome Road, Woodley, Reading.

Proposal: Proposed single storey side and front extension to dwelling.

Applicant: Mrs Harvey C/O Mr S J Lanksford.

Case Officer: Andrew Thorley

The new plans show the following: Revised plans of single storey (side and front) extension showing a reduction in width overall. Drawing nos 2000/101 Rev B & 2000/102 Rev C.

Comments are required by 30/06/2001.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

F/2001

App No. 3403 (Planaps) / (Ludhouse) Date Rec. 08/06/01

Location: 1, Jerome Road

Parish Woodley

Applicant: Mrs. Harvey

Description of attached plans Revised plans of single storey extension (side + front) showing a reduction in width overall.

Drawing No's: 2000/101 Rev B + 2000/102 Rev C.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	
2.	NK (Env. Design)	
3.	XA (Highways)	
4.	NF (Building Control)	
5.	BC/DC Liaison	

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No 10, Malone Road

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT.

Consultations Sent by Admin. on 20.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 22/2 Time 9.05

WHILE YOU WERE OUT

Name Mr Hanksford

Of [redacted]

Phone No. 01235 833 002 Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2001/3403

Son of Mrs. Harvey. →

Phil Harvey
1 Jerome Rd
07974247992

Signed Jan

Andrew Thorley

From: Steve Lanksford [SLanksford@milton.glanconsult.co.uk]
Sent: 23 March 2001 09:48
To: 'andrew.thorley@wokingham.gov.uk'
Subject: Application re: F/2001/3403 I Jerome Road

Andrew
With reference to the above and our telecon the other day.I visited the above address and was wondering is where the actual boundary is between the two houses concerned and does the owner of the brick wall having planning permission for it. Because until i know where the exact boundary is i cannot revise my drawings, the way i see it is their are two boundaries between the properties.

Also with reference to a future application, which will be a rear extension, is it legal to project a proposed wall from the existing house along the fenceline in the same position as the existing house outer wall. Or does it have to be in board of the fenceline. Please note neighbours who own adjoining property are very amicable.

Not applicable to this proposal

Regards

Steve Lanksford

Would it be possible to contact me today.

****
GLANVILLE CONSULTANTS.
Tel: 01235 833002 Fax: 01235 835492.
Visit our web site: www.glanconsult.co.uk

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Instead, you are asked to report it to postmaster@milton.glanconsult.co.uk.
****

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: valid 15 FEB 2001 ~~16 JAN 2001~~	Map No. 47. Site 0.02
Officer: AT / Application No. F/2001/3403	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE & FRONT EXTENSION TO DWELLING

Location: 1 JEROME ROAD

Parish: WOODLEY Ward: Southlake ✓ 28/2

Applicant: MRS HARVEY

Fee Received 95-00 Required ..... Additional ..... Refund .....

(5)

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		requested	
5	Elevation plans	Other side elevation	23/1	
6	Floor plans		to follow again 30/1	
7	Metric scale disclaimer		sent letter	
8	Encroachment letter		15 FEB 2001	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....No pre apps.....
.....
.....

NEIGHBOURS:

.....Site notice and see map ✓.....
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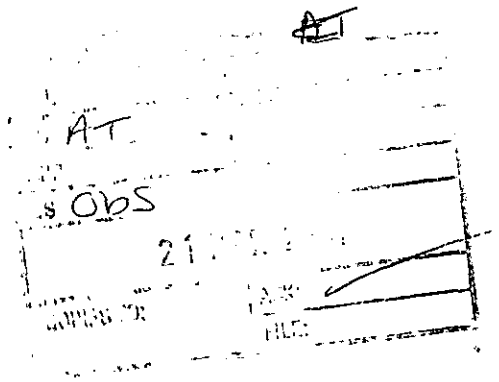
March 20, 2001

Reference: F/2001/3403



Mr Andrew Thorley
Planning Officer
Environmental Services Department
P.O. Box 157
Shute End,
Wokingham,
Berkshire. RG40 1WR

Dear Mr Thorley:

SUBJECT: PLANNING APPLICATION

Having seen the above planning application I wish to raise some concerns that I have to my own property.

1. The encroachment of the extension wall onto my property.

2. What damage may occur to my existing exterior ornamental wall caused by the building works and foundations when they are dug.

3. It would appear that there would be considerable overhang from the pitched roof and associated drainage onto my property.

4. With the extension wall being in such a close proximity to my existing wall I cannot see how the extension could possibly be finished (pointed) properly without either the work being incomplete or an eyesore from my property.

I look forward to hearing from you in due course with assurances that my concerns above have been noted and that this application will not go ahead without a proper investigation of the impact to myself and the devaluing of my property.

Sincerely,

Jacqueline Willis Edwards (Mrs.)

Mrs J.W. Edwards

10 MALONE ROAD,
WOODLEY,
READING,
BERKSHIRE. RG5 3NJ

FROM: Andrew Thorley

DATE: 28 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3403

Proposal: Proposed single storey side and front extension to dwelling..

Site Address: 1, Jerome Road, Woodley, Reading.

Applicant: Mrs Harvey C/O Mr S J Lanksford.

Your observations are required in respect of this application **by 24/03/2001** .

The committee agreed to make no comment on this application

SIGNED: [signature] DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

ADDRESS 1 JEROME ROAD PARISH WOODLEY

PLOT No. 481 ORD. SHEET No. SU.7672 (47)

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	NIA. CIA.
466/57	Messrs. Wells Estates Ltd	"	9/7/57	NIA. Refuse
O/247/58	Mr. & Mrs. Ben. S. Clark	"	17/4/59	NIA. CIA.
R/102/62	J. T. Cook & Son Ltd	Layout of Rds & Sewers	12/7/62	App. CIA.
198/62	"	Semi/Det. House	24/1/63	App. Refuse
106/63	"	Semi/Det. House	8/8/63	App. CIA.
179/61	"	Foul Sewer plans & Sections	5/10/61	App. CIA.
147/61	"	Layout. Rd. & Sewers	5·10·61	NIA. CIA.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE

By Land 17/11/01

Environmental Services

For office use only.
Application number: 15.FEB.2001* 3403

Householder planning application form

DELEGATED WOKINGHAM DISTRICT COUNCIL

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	MRS HALVEY 1 JEROME ROAD WOODLEY READING BERKS RG4 5LS 01189 695760
	Agent's Name Address and postcode Phone number	MR S. LANKSFORD 27 HOWEY MEADOW CLOSE CAVERSHAM READING BERKS RG4 5LS 01189 474382
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.	1 JEROME ROAD WOODLEY READING BERKS. RG
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE 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.	ALL EXTERNAL MATERIALS 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 ☑

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

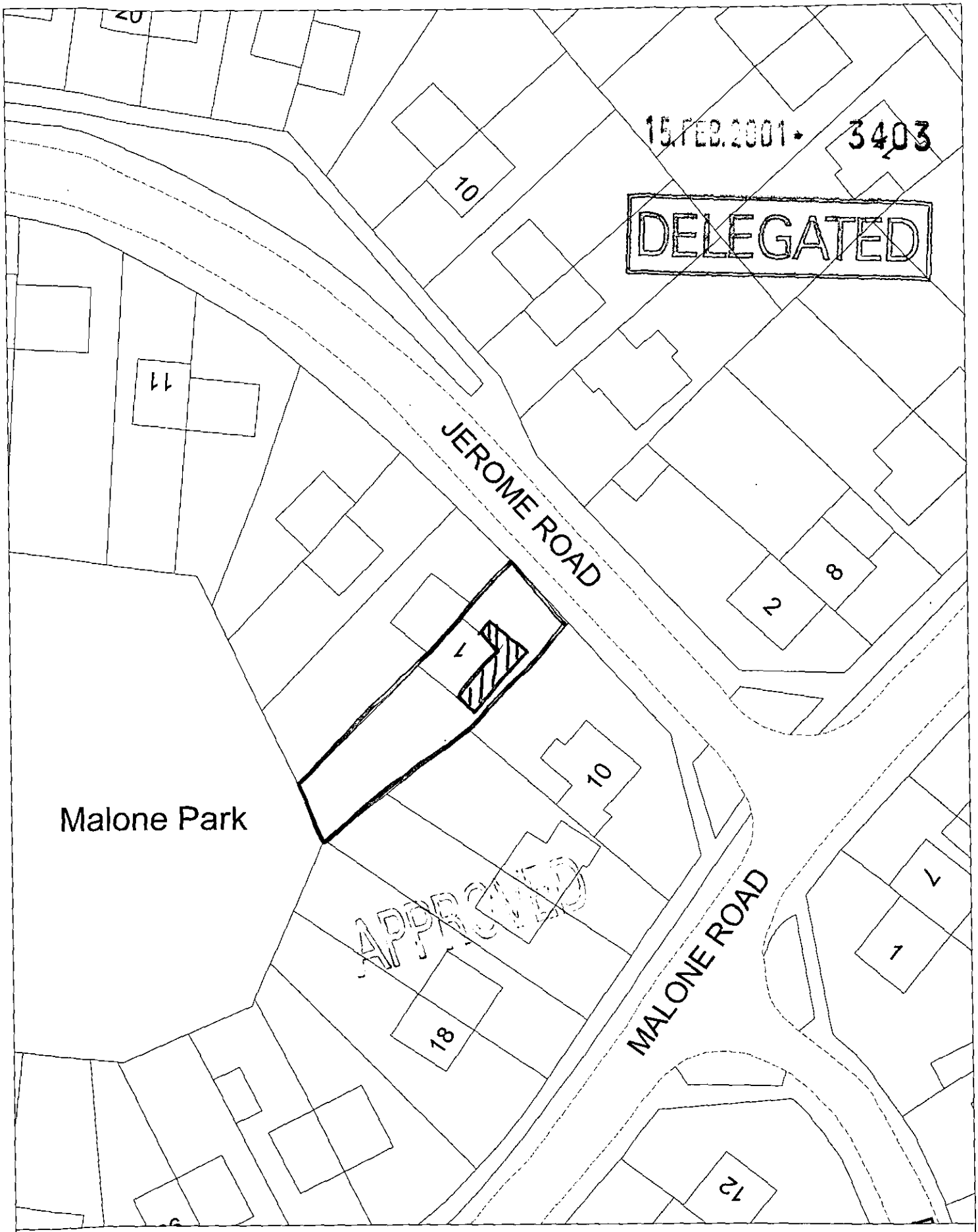
None of the land forms part of an agricultural holding.

Your signature: J Lankford

on behalf of Mrs Harvey

Date 15-01-2009

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



Site Plan, Scale: 1 to 500

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Date: 17 January 2001

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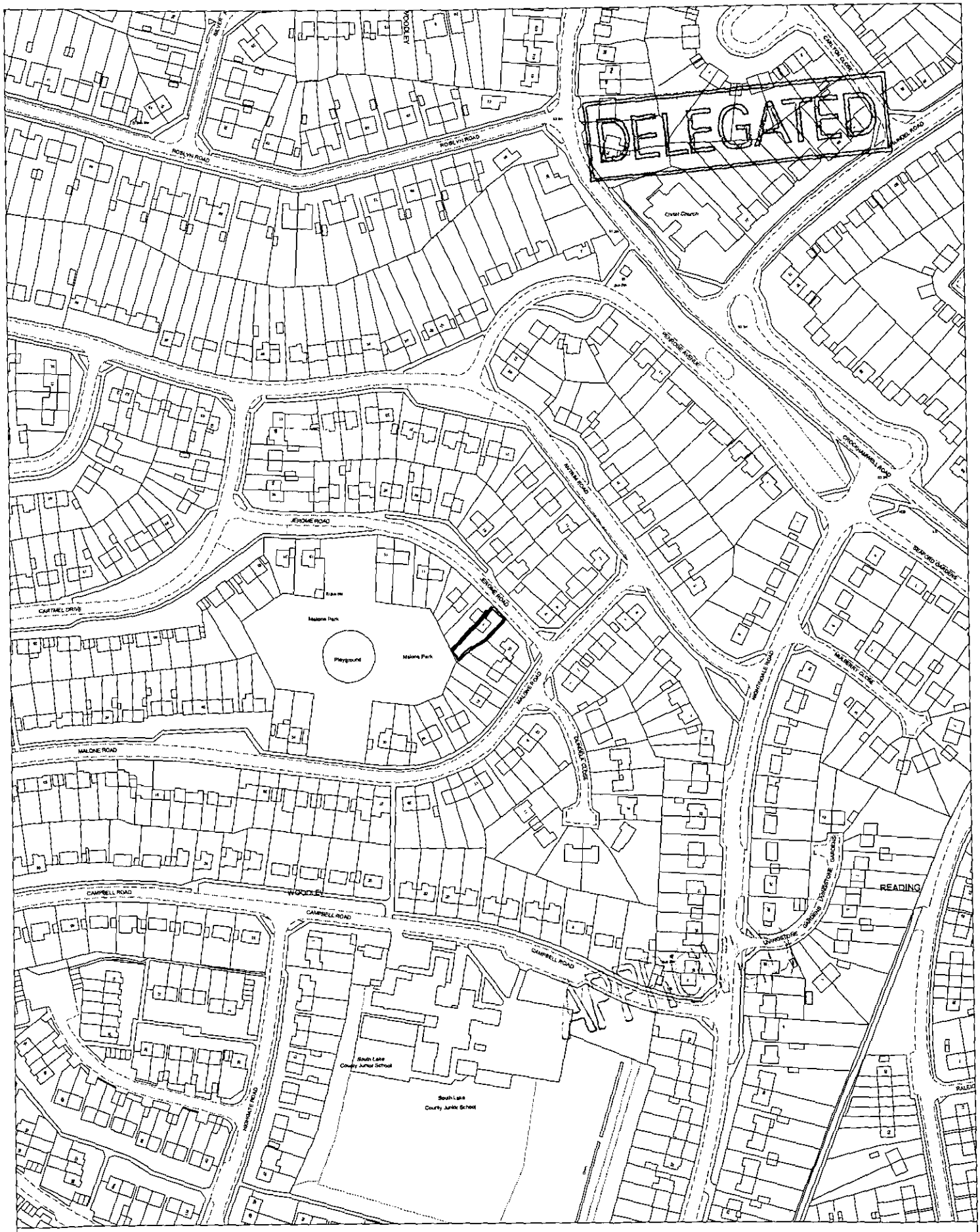

Site Plan, Scale: 1 to 2500

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15.FEB.2001* 3403

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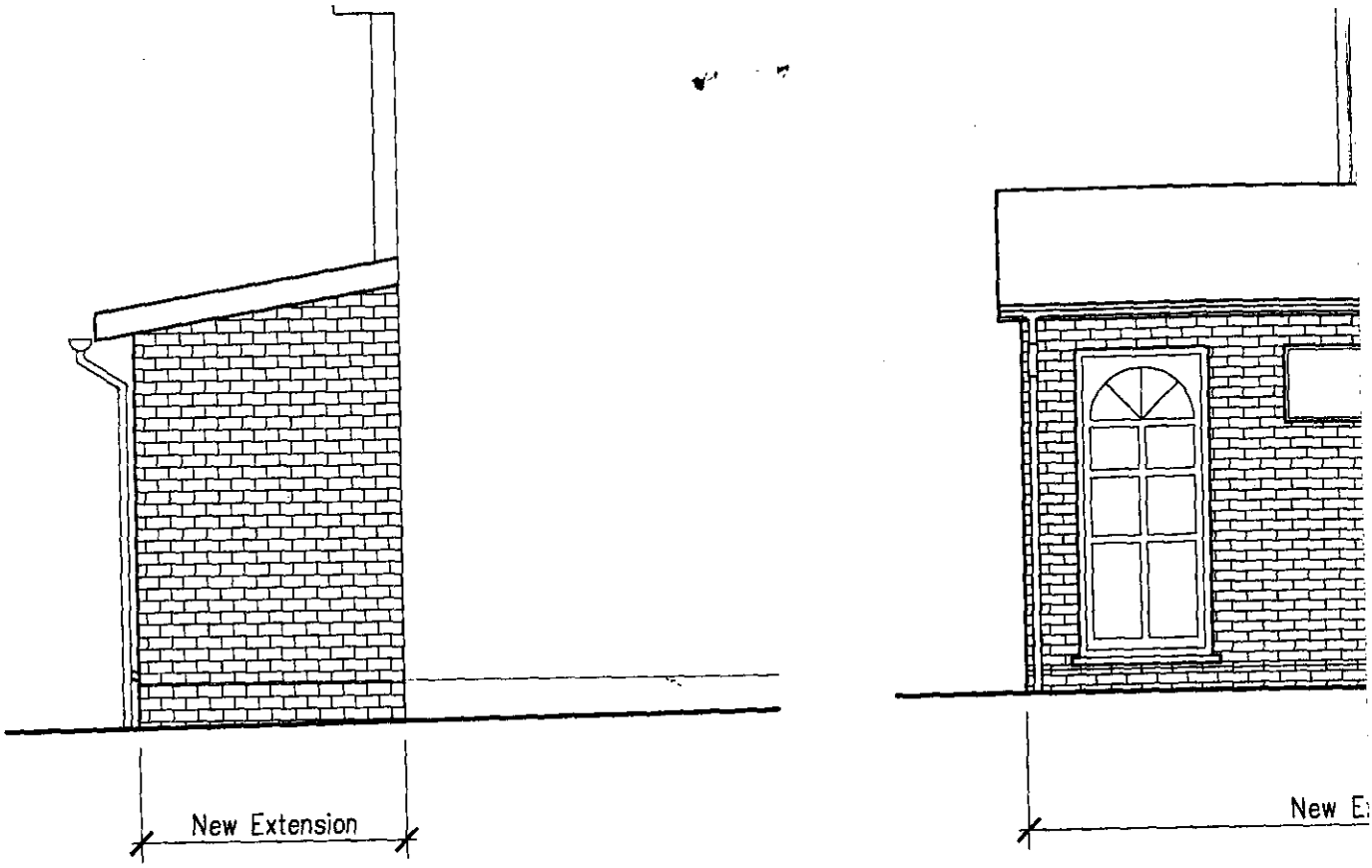
Date: 17 January 2001

N W E S



Proposed Side Elevation To Front of Property

SCALE 1:50

Pl

DELEGATED

15.FEB.2001* 3403