APPLICATION NO:
F/2000/1816

LOCATION:
8 Woodside Way, Reading.

APPLICANT:
Mr G Silman

PROPOSAL:
Proposed single storey side rear and front extensions to dwelling.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Silman
8, Woodside Way
Reading
RG2 8SX

Application Number: F/2000/1816

Parish: **SHINFIELD**

Location: **8, Woodside Way, Reading.**

Proposal: **Proposed single storey side rear and front extensions 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. 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 side (north and south) elevations.

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

John Mitchell
Development Control Manager
Date: 28/07/2000

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.

TO FILE 2000/1816

Reading BOROUGH COUNCIL

Mr Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Emy Circuit
Wokingham District council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

COPIES TO: ACK: FILE:

Our Ref: WOKADJ
Your Ref: Emy Circuit/F/2000/1816

Direct: ☎(0118) 939 0450

28 September 2000

Your contact is: Christopher Bintcliffe

Dear Emy

8 WOODSIDE WAY READING

Thank you for consulting Reading Borough on this application. I apologise for the delay in replying.

This is to confirm that the Council has no comment to make in this case, owing to the minor nature of the development.

Yours sincerely

CR Bintcliffe

Christopher Bintcliffe
Planning Technician

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 30 June 2000

Application Number: F/2000/1816

Proposal: Proposed single storey side rear and front extensions to dwelling.

Parish: SHINFIELD PARISH

Site Address:
8, Woodside Way, , Reading.

Applicant:
Mr G Silman .

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).

COMMENT

HIGHWAY STANDARDS REQUIRE THAT THE DISTANCE FROM THE HIGHWAY TO THE GARAGE DOORS ~~SHOULD~~ MUST BE 5.5m MINIMUM. THIS DOESN'T APPEAR TO BE THE CASE FOR THIS PROPOSAL, AND THEREFORE TWO PARKING SPACES ARE NOT AVAILABLE.

Signed: _____ **Print name:** ADAM COSSINS

04/08/00.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1816

Applicant : Mr G Silman .

Location : 8, Woodside Way, , Reading.
Proposal : Proposed single storey side rear and front extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 4 July 2000

Date Registered : 22/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 17/08/2000. 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 :

Shinfield PC- Object – overdeveloped

Planning Issues :

Identified Settlement
neighbours- street scene

Application Number: F/2000/1816
8 Woodside Way

Appraisal: The proposal is for a single-storey extension at the front/side/rear of the dwelling.

At the side of the property the extension would extend to the boundary - the neighbouring property, 10 Woodside Way also has a garage to the boundary and is set at a slightly higher level. The front of the extension would project 1.15 metres forward of the existing front elevation forming a porch and a canopy over the existing window. The garage would have a dummy pitch roof. The extension would project 3 metres to the rear and would span the whole width of the plot.

The houses at either side both have rear extensions and the proposals would not result in harm to their amenities. There would be 12 metres to the rear boundary so no significant impact on the properties at the rear.

Although the proposals would result in a significant increase in the footprint of the property the existing garage would be removed so the amenity space available would be adequate. The extension would be single-storey and its full extent would not be apparent from any aspect and therefore it is not considered that the proposals would represent overdevelopment of the site. The extension would be single-storey and would not be prominent or otherwise harmful to the character of the streetscene.

Recommendation: conditional approval

Application Number F/2000/1816
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC08	SR05	side(North-and South)

RECORD OF SITE VISIT

SITE ADDRESS: 8 Woodside Way Reading.

APPLICATION NUMBER: F/2000/1816

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

residential - mainly two-storey semis.

3. DESCRIPTION OF SITE/BUILDING

two-storey semi - side access to garage in rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

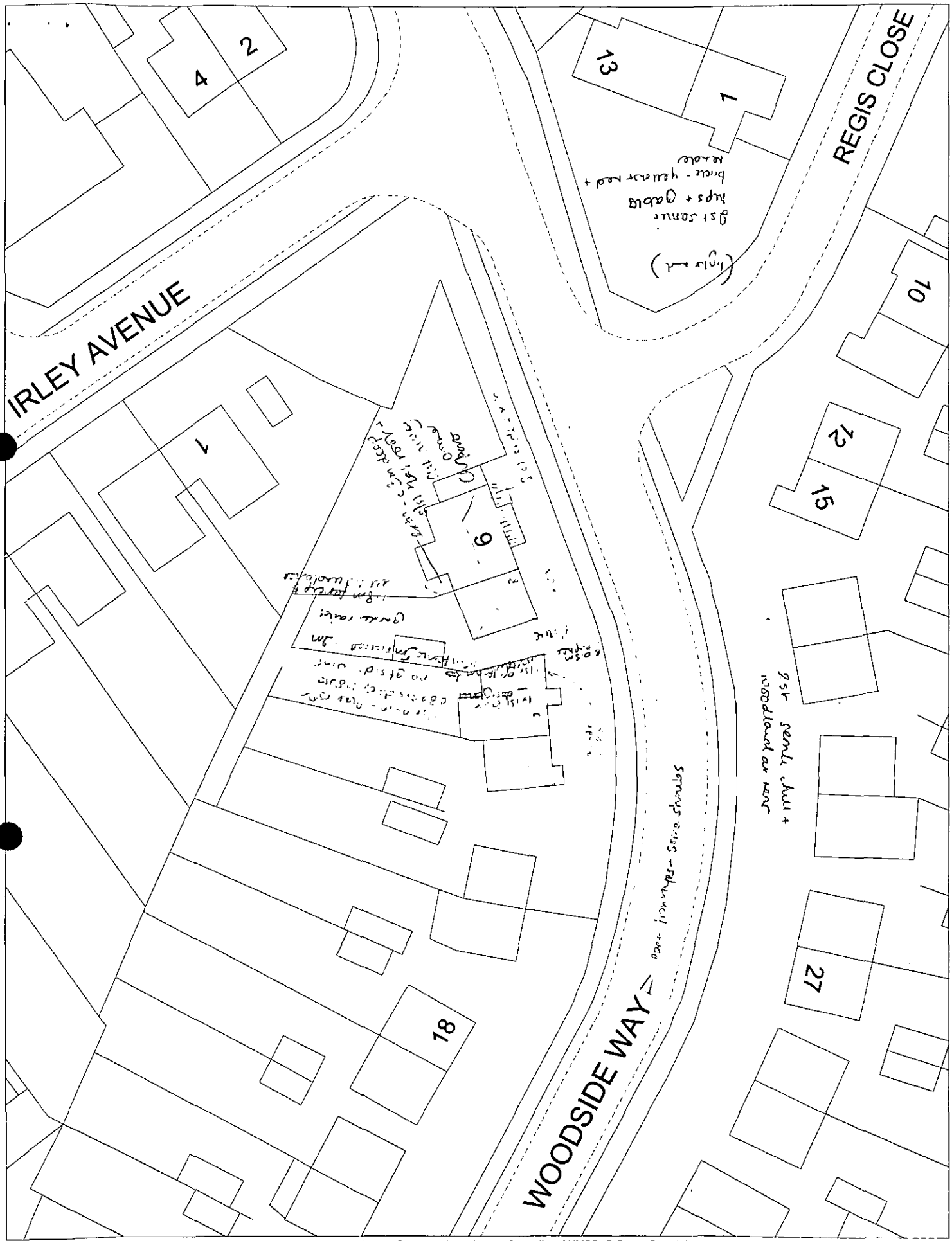
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/1816

Proposal:
Proposed single storey side rear and front extensions to dwelling.

Location:
8, Woodside Way, , 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. 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

30 June 2000

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

Tel: (0118) 974 6479

Date: **30 June 2000**

My ref: F/2000/1816

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/1816
8, Woodside Way, , Reading.
Proposed single storey side rear and front extensions 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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1816**
8, Woodside Way, , Reading.
Proposed single storey side rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6479

Date: **30 June 2000**

My ref: F/2000/1816

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

John Mitchell
Development Control Manager

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8, Woodside Way, , Reading.
Proposed single storey side rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **30 June 2000**

My ref: F/2000/1816

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/1816
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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1816**
8, Woodside Way, , Reading.
Proposed single storey side rear and front extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 JUN 2000
Officer: EXC	Application No. F/2000/1816

Map No. 65 **Site** 0.03
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED SINGLE STOREY SIDE, REAR & FRONT EXTENSIONS TO DWELLING

Location: 8 WOODSIDE WAY

Parish: SHINFIELD **Ward:** Shinfield
30.6.2000.

Applicant: MR G SILMAN

Fee Received 95-00 Required ..... Additional ..... Refund .....
(4)

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	other side at rear		
6	Floor plans	~~SAME~~		
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 : 30.6.2020 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A READING ✓ : .....
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:

SIN + 6,10, [redacted] 15+17 Woodside Way ✓.....
1+3 SHIRLEY AVE.....
.....
.....
.....
.....
.....
.....

F/2000/1510
Location: 5 Milsom Close, Shinfield
The new plans show: Proposed first floor dormer separated from the dormer on the adjoining property
Case Officer: Emy Circuit
Observations: No comment

F/2000/1774
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of 8 flats and 1 dwelling
Case Officer; Mrs A Odell
Observations: No comment

F/2000/1816
Location: 8 Woodside Way, Reading
Proposal: Proposed single storey rear and front extensions to dwelling
Case Officer: Emy circuit
Observations: We object on the basis that the site is overdeveloped.

Yours faithfully

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

ADDRESS 8 WOODSIDE WAY PARISH SHINFIELD

PLOT No. 109 Dr 1. ORD. SHEET No. S.U.7269 (65)

BUILDER ~~Taylor Woodrow Homes Ltd~~

Plan No.	Applicant	Description of Development	Date of Decision	Decision
228/51	A.E. Wilkinson Ltd	Outline Resi. Dev	9.8.57	N/A C/A
936/54	Messrs D Wilkinson Ltd	"	8.2.55	N/A C/A
1002/56	Messrs Taylor Woodrow Homes Ltd	Semi Det Hse	12.2.57	App App
188/57	"	Ros + Sewers	9.4.57	App App
PD/86/58	Mr T. Sisilka	Garage	8.4.58	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:
22.JUN.2006* 1816

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 G. SILMAN 8 WOODSIDE WAY WHITLEY WOOD READING
2	Agent's Name Address and postcode Phone number	
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION & REAR
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.	FACING BRWK TO MATCH EXISTING - CONC TILES TO MATCH - 3 LAYER FELT
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: 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.

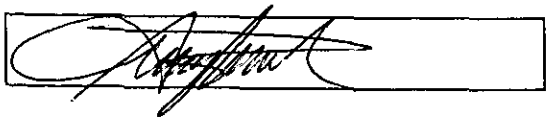
Certificate B

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: 

on behalf of MR G. SALMAN

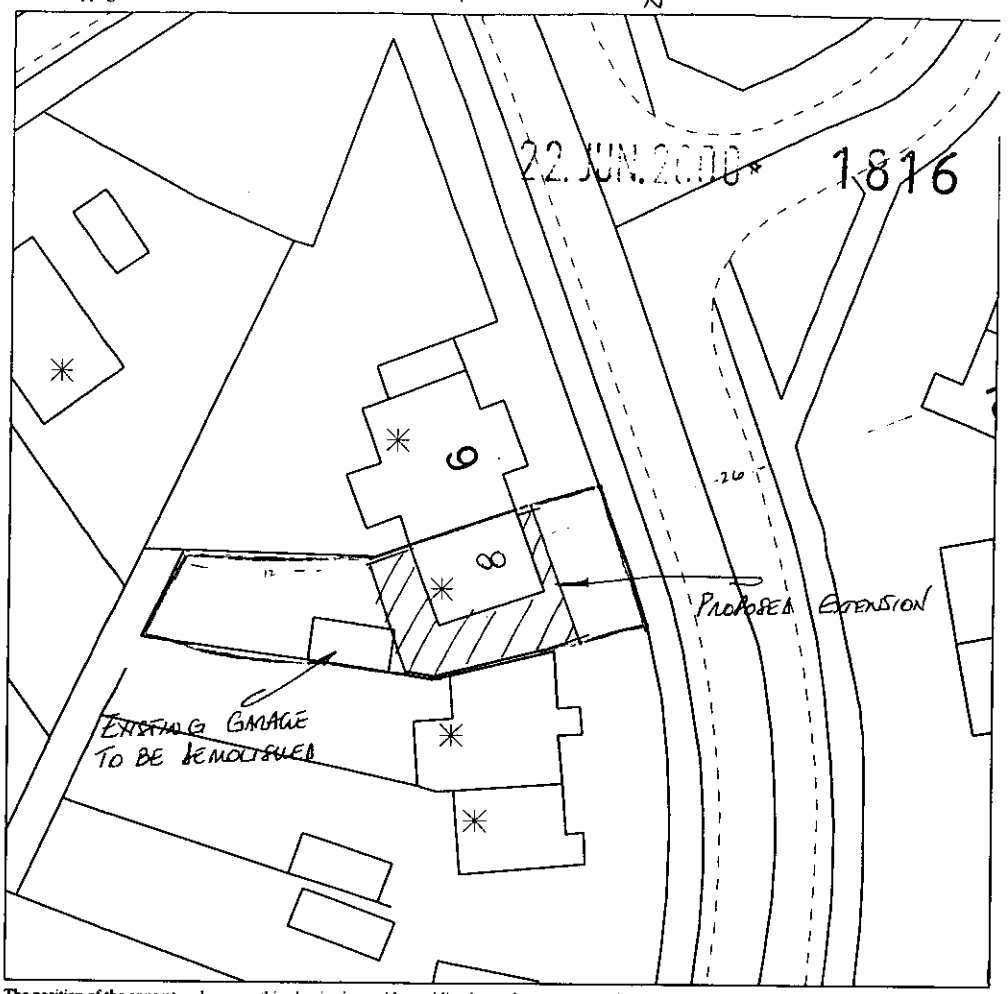
Date 12.6.00

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

Based on the Ordnance Survey map with the Sanction of the controller of H.M. Stationery Office, licence no. WU298557. Crown Copyright Reserved.

BLOCK PLAN 1:500

N



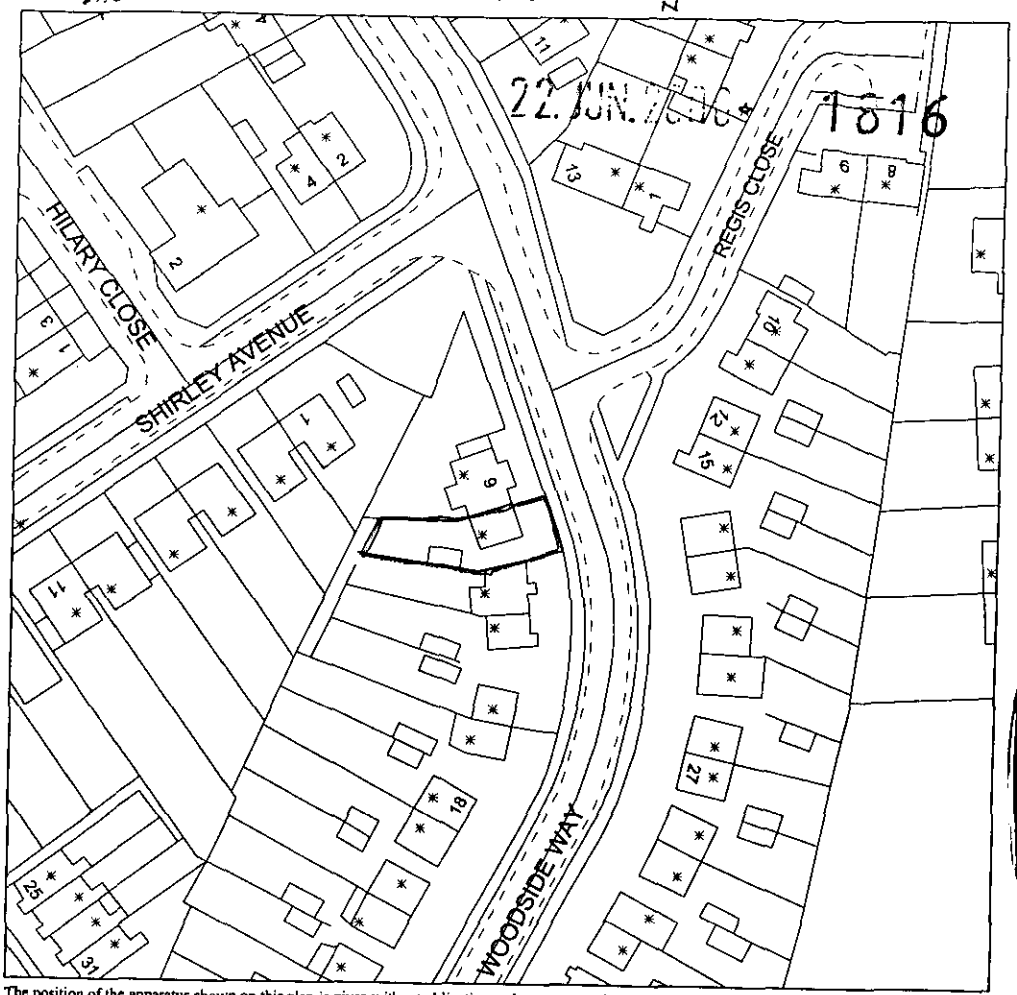
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

10 metre intervals

APPROVED

Based on the Ordnance Survey map with the Sanction of the controller of H.M. Stationery Office, licence no. WU298557. Crown Copyright Reserved.

LOCATION PLAN A
1:1250



The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

100 metre intervals

APPROVED