8/5

APPLICATION NO:
F/2002/6257

LOCATION:
1 Halfway Houses Lodge Road, Whistley Green Reading.

APPLICANT:
Mr A Wheeler & Ms P Strickland C/O J W Building Design Consultants

PROPOSAL:
Proposed first floor front extension to dwelling

EARLIEST DATE FOR DECISION: **04/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

207
03

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Wheeler & Ms P Strickland
C/O J W Building Design Consultants
93 West Wycombe Road
High Wycombe Road
Bucks
HP11 2LR

Application Number: F/2002/6257

Parish: **HURST**

Location: **1 Halfway Houses, Lodge Road, Whistley Green, Reading.**

Proposal: **Proposed first floor 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.

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. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative

3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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 LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 14/05/2002

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6257	LS
BUILDING CONTROL NUMBER	PA 2002/3606 North	
APPLICANT/AGENT	J.W Building Design Consultants.	
ADDRESS OF SITE	1 Halfway Houses. Lodge Road. Whistley Green HURST.	
DESCRIPTION OF PROPOSED WORK	First floor front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2001/604/03	2001/604/03.
ELEVATIONS	2001/604/02	2001/604/02
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	1/11/02	

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	

ENVIRONMENT AGENCY

5652

17 MAY 2002

Our Ref : SP/2002/005579-1/1
Your Ref : F/2002/6257

Date : 14 May 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: FIRST FLOOR EXTENSION
LOCATION: 1 HALFWAY HOUSES, LODGE ROAD, WHISTLEY GREEN

Thank you for your letter dated 10 April 2002, received on 11 April 2002. Please quote the following reference in any correspondence: SU77SE/25/26. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Landfills

According to our records, there are two landfill sites within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU791745	17m	Whitley Mill	Inert
SU789735	50m	Whistley Court	Industrial/Commercial & Difficult

In view that the type of development is a first floor extension it is unlikely that landfill gas will present a risk to this proposal.

Flooding

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

This site is partially within the 1 in 100 year floodplain of the Whistley Green Ditch.

Considering that the proposal is for a first floor extension, and is in a 'blocky' area of the modelled indicative floodplain, the Environment Agency does not object to this proposal.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: JW Building Design Consultants

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6257

Applicant : Mr A Wheeler & Ms P Strickland C/O J W Building Design Consultants.

Location : 1 Halfway Houses, Lodge Road, Whistley Green, Reading.

Proposal : Proposed first floor front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 15/4/2

Date Registered : 28/03/2002

Earliest Date for Decision : 04/05/2002

Latest Consultation Date/Site Notice Expiry Date : 04/05/2002

This application will have expired on: 23/05/2002. 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 :
Parish Council - no objection

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Street Scene

Application Number: F/2002/6257 - 1 Halfway Houses, Lodge Road
Appraisal

Development
The site is a semi-detached property with integral garage, situated within the identified settlement of Whistley Green.

This application proposes a first floor front extension. The existing pitched garage roof with dormer window would be replaced by a new gable end. The new gable end would be flush with the front wall of the garage below and the gable ridge would be set 1.1m below the existing roofline of the dwelling.

1) Impact upon Neighbouring Properties
Although No. 2 Laburnum Cottages has extended to its Southwest facing elevation, which faces the proposal, it is not considered that any overshadowing would occur due to the relationship and setting of these two neighbouring properties. Similarly, overshadowing angles would not be breached with regard to the adjoining semi's front lounge window.
The increase in mass would be minimal and therefore it is not considered that the development would be overbearing for either of these neighbours. Furthermore no overlooking would result from the new gable end window.

2) Impact upon the Character of the Area
Although this semi-detached dwelling is part of a symmetrical building, the proposed change would compliment the design of the overall property and therefore not significantly detract from its character.

Approved ✓ **Refused**

Application Number F/2002/6257
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
	~~INFORMATIVES:~~		
			~~1. Surface water from~~
	INFORMATIVES:		
			1. Surface water from hard surfaces ~~[illegible]~~ should discharge
			via deep seal trapped gullies incorporating a minimum
			water seal of 85mm or similar.
			2. No soakways shall be constructed to a depth of
			exceeding 3 m below existing ground level, and
			under no circumstances shall the water table
			be intersected.
			3. Roof water down pipes should be connected to the
			drainage system either directly, or by means
			of back inlet gullies provided with sealing
			plates instead of open gratings.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EA1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 14.5.02

GW Prot Zone

RECORD OF SITE VISIT

SITE ADDRESS: 1 Halfway Houses Lodge Road Whistley Green Reading.

APPLICATION NUMBER: F/2002/6257

OFFICER: Louise Smith

DATE OF SITE VISIT: 15/4.

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Mixture styles + ages of dwellings + materials.
mostly detached 2/s dwellings

3. DESCRIPTION OF SITE/BUILDING

semi detached dwelling. - front elevation mirror image -
protruding front gge (integral).
brown brick + brown concrete roof tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

adjoins neighbouring semi
set fair distance to 2 Laburnan Cottages.

5. SITE CONSTRAINTS

TREES N/A

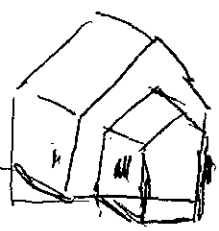
ACCESS/PARKING N/A

LEVELS Same.

BOUNDARY TREATMENT right front 2.2m conifer hedge front open
left. nothing until past front line of house → 1.8m hedge.

OTHERS

No side elevation windows on 2 Laburna Cottages.
s/s pitched roof ext. to side (front + rear windows



ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

25th April, 2002

PLANNING SERVICES | RPT
POL | TL3
DC LS | ENF
APP |
CS |
29 APR 2002
COPIES TO | ACK
FILE

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Louise Smith

Dear Miss Smith

Application No. F/2002/6257

I refer to the above-mentioned Application by Mr. A. Wheeler and Ms P Strickland of 1 Halfway Houses, Lodge Road; proposed first floor front extension to dwelling.

My Council have no adverse comment to make on the Application.

Yours sincerely,

Clerk

Application Number : F/2002/6257	Map No : 38
Case Officer : LS	Site Area : 0.03
Valid Date : 28/03/02	Received Date: 28/03/2002

Level : Delegated Application

Description : Proposed first floor front extension to dwelling.

Location : 1 Halfway Houses, Lodge Road, Whistley Green, Reading.

Parish : SA Ward : HUR

Applicant : Mr A Wheeler & Ms P Strickland C/O J W Building Design Consultants.

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

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	No block plan.	10/04	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

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 - FLOOD ZONE
- GROUNDWATER PROTECTION ZONE

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-app.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....S/N + see map.....

.....

.....

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

Tel: (0118) 974 6463

Date: 10 April 2002

My ref: F/2002/6257

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2002/6257
1 Halfway Houses, Lodge Road, Whistley Green, Reading.
Proposed first floor front 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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6257**
1 Halfway Houses, Lodge Road, Whistley Green, Reading.
Proposed first floor front 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 A Drake

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

Received by Wokingham District Council

Application No: F/2002/6257

Proposal:
Proposed first floor front extension to dwelling.

Location:
1 Halfway Houses, Lodge Road, Whistley Green, 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/2002/6257 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/05/2002. 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.

Trevor Watson
Development Control Manager

10 April 2002

Organisation_Name	Building_Name	address1	Postcode
	THE OLD CERDIC	THE OLD CERDICLODGE ROADREADING	RG100EH
	~~1 HALFWAY HOUSES~~	~~1 HALFWAY HOUSESLODGE ROADREADING~~	~~RG100EP~~
	2 HALFWAY HOUSES	2 HALFWAY HOUSESLODGE ROADREADING	RG100EP
		4LODGE ROADREADING	RG100EH
	2 LABURNHAMS	2 LABURNHAMSLODGE ROADREADING	RG100ER

Neighbour consultation list F/2002/6257

6257

Environmental Services

For office use only.
Application number: 28.MAR2002* 6257

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	ALAN WHEELER / PHILIPPA STRICKLAND
	Address and postcode	M1 HALFWAY HOUSE WARFIELD GREEN HURST RG10 0EP.
	Phone number	
	Agent's Name	J.W. BUILDING DESIGN CONSULTANTS
	Address and postcode	93 WEST WYCOMBE ROAD HIGH WYCOMBE BUCKS HP11 2LR
	Phone number	01494 520447 JOHN WATSONS
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.	ONE ACRE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR FRONT EXTN TO BEDROOM
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.	ROOF TILES TILES TO MATCH EXISTING WALLS BRICKWORK " " "
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: 3
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: [signature] on behalf of MR A. WHEELER MISS P. STRICKLAND

Date 25/3/02

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

1 HALFWAY HOUSE

ADDRESS WHISTLEY GREEN PARISH HURST

PLOT No. 1 ORD. SHEET No. SU. 38/79/74

BUILDER H. Short

Plan No.	Applicant	Description of Development	Date of Decision	Decision
538/56	Messrs C.J. Pounds & Sons.	Outline	3.8.56	N/A C/A.
198/57	Mr. H. Short	Semi/Ret. House	14.5.57	App. C/A.
PD/135/68	Mr. B. Small	Sun Lounge	14.3.68	App. N/A.
BR08835	WHEELER/SOUTHLAND.	LC./ALTS	18.6.90	APP

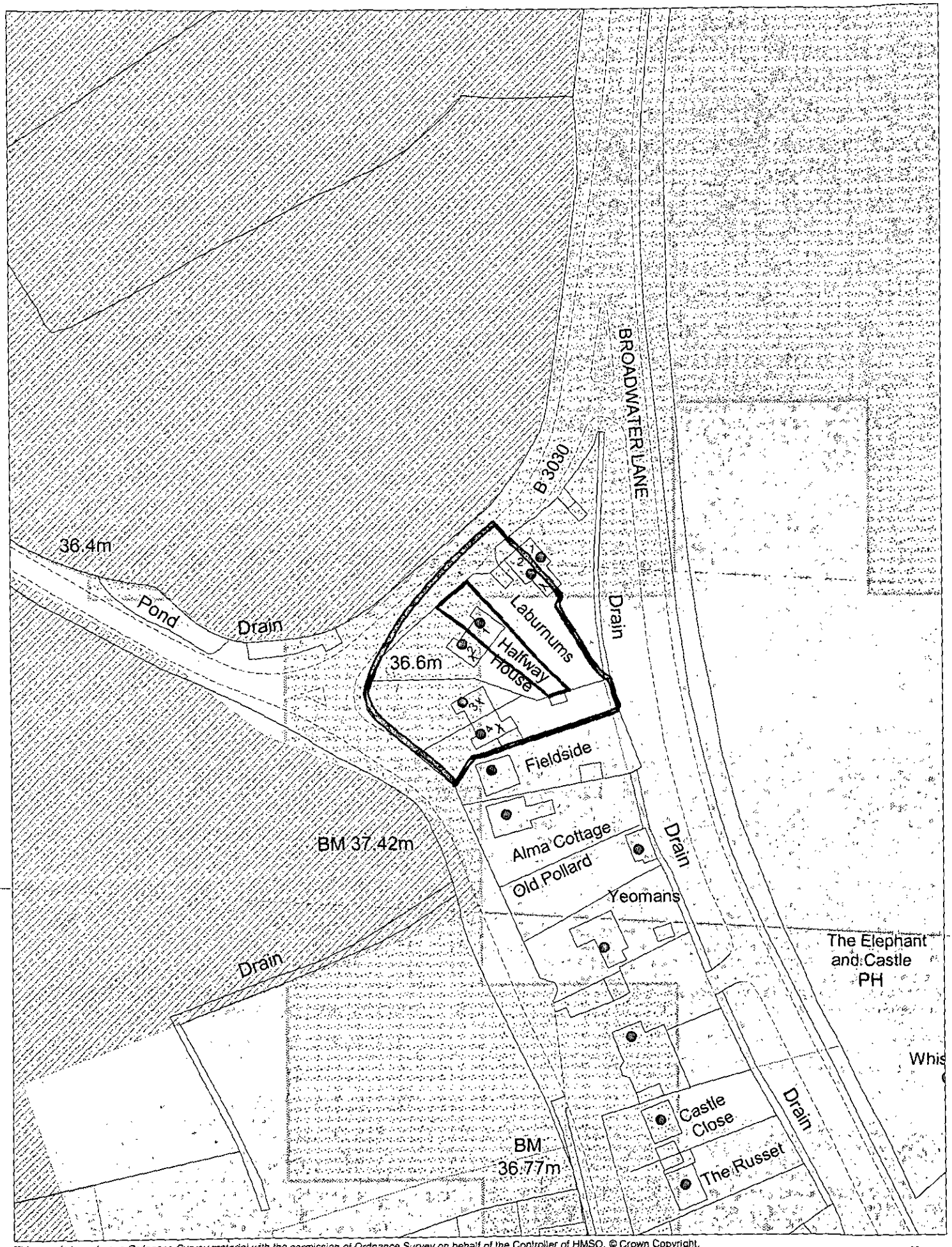
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

28.MAR2002* 6257



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Development Control Section, Environmental Services, Wokingham District Council.

5 April 2002

Scale: 1 : 1250

N W E S