APPLICATION NO:

F/2002/5912

LOCATION:

63 Norton Road, Woodley Reading.

APPLICANT:

Mr Wilson C/O ADS

PROPOSAL:

Proposed two storey side extension to dwelling and single storey front and rear extensions.

EARLIEST DATE FOR DECISION: **15/03/2002**

Members Listy: 19/3/02

APPLICATION WILL HAVE EXPIRED ON:

10/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

02

1030

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Wilson
C/O ADS
51 Kestrel Way
Wokingham
Berks
RG41 3HA

Application Number: F/2002/5912

Parish: **WOODLEY**

Location: **63, Norton Road, Woodley, Reading.**

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

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The driveway shall be a minimum of 4.8 metres wide.

Condition
6. No development shall take place until full details of a bat survey have been submitted to and approved in writing by the Local Planning Authority. If bats are present then no development shall take place until full details of measures for bat mitigation and conservation have been submitted to and approved in writing by the Local Planning Authority and English Nature.

Condition
7. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety.

Reason
6. In the interests of protecting endangered species.

Reason
7. To protect the safety of the existing/proposed occupants of the application site from landfill gas.

Informative
1. 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
2. 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

3. 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:

Loddon Area Local Plan Policies LBE1, LBE2, LC10 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WNC3.

Anna Cronin
Head of Planning & Transportation
Date: 27/03/2002

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.

Rebecca

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	59/2, Richard Kelly
BUILDING CONTROL NUMBER.	FP 2002/2722 North
~~APPLICANT~~/AGENT	ADS
ADDRESS OF SITE	63 Norton Road WOODLEY
DESCRIPTION OF PROPOSED WORK	2 storey side & S/S front ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	12/9/02	Rec'd 13/2/02 12/9/02
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	27/3/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	5/4/02	

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	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/5912

Applicant : Mr Wilson C/O ADS.

Location : 63, Norton Road, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey front and rear extensions.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/02/2002

Earliest Date for Decision : 15/03/2002

Latest Consultation Date/Site Notice Expiry Date : 15/03/2002

This application will have expired on: 10/04/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: conditional approval
Countryside: Bat survey
Environmental Health: attach conditions
Parish Council: no objection

Planning Issues :

Application Number: F/2002/5912

Appraisal :

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

Application Number F/2002/5912
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5			Driveway to be a minimum of 4.8m wide
			REASON: In the interests of highway safety.

6. No development shall take place until full details of a bat survey have been submitted and approved in writing by the Local Planning Authority/~~Wokingham Unitary Authority.~~

If bats are present then no development shall take place until full details of measures for bat mitigation and conservation have been submitted to and approved in writing by the Local Planning Authority/~~Wokingham Unitary Authority~~ and English Nature.

			REASON: in the interests of protecting endangered species.
7			The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
			REASON: To ~~safeguard~~ protect the safety of the existing/proposed occupants of the application site from landfill gas.
8			Works relating to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am and 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays. * reason below ↓
Informative for approvals			
N16	N04	~~N06~~	
LODDON AREA LOCAL PLAN POLICIES:			LBE 1 LBE 2 LC 10 LT5
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WBE 1 WOS 3 UNC 3
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: R. M Thorp
(Development Control Manager)

Date: 27.03.02

* REASON (for condition 8)
To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

RECORD OF SITE VISIT

SITE ADDRESS: 63 Norton Road Woodley Reading. APPLICATION NUMBER: F/2002/5912	OFFICER: Richard Kelly DATE OF SITE VISIT: 14/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Semi detached houses

3. DESCRIPTION OF SITE/BUILDING Semi with [illegible]

4. RELATIONSHIP TO ADJOINING PROPERTIES 6 7m gap to 65.
65 has 1 side window - [illegible] + single storey rear extn

5. SITE CONSTRAINTS

TREES none

ACCESS/PARKING [illegible]

LEVELS [illegible]

BOUNDARY TREATMENT 1.8 m fence to [illegible] 1.2m fence to 65. Open plan at front

OTHERS

Application Number: F/2002/5912 – 63 Norton Road, Woodley, Reading

Appraisal:

This application is for a two storey side extension to dwelling with single storey front and rear extensions. It raises four issues:

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The proposal has been set back from the front of the house at first floor level, to minimise terracing and so as to be subordinate to the original house. At ground floor level the single storey front extension will project 1m from the front wall. It is not considered that undue harm will be caused to the streetscene.

Impact on adjoining properties: LBE 1, WBE 1

The proposed two storey element will not project any further to the front or rear of the neighbouring property at No 65 Norton Road. The single storey element to the rear will project 1.8m. It is not considered that this will have an undue impact on the adjoining property.

Impact on highway safety (parking provision): LT 5, WT 6

The proposal accommodates three off street parking spaces. Subject to conditions, this is acceptable.

Impact on protected species (bats): LC 10, WNC 3

The proposal will involve the demolition of the existing garage. Therefore it will be necessary to impose a condition requiring an acceptable bat survey to be carried out prior to any other work commencing.

Approve ~~**Refuse**~~

PLANNING SERVICES | 54678
POL
DC RK
APP
CS
27 MAR 2002
COPIES TO | ACK:
FILE:

ENVIRONMENT AGENCY

Our Ref : SP/2002/005364-1/1
Your Ref : F/2002/5912

Date : 22 March 2002

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

Dear Richard Kelly

PROPOSAL: TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT AND REAR EXTENSION
LOCATION: 63 NORTON ROAD, WOODLEY, READING

Thank you for your letter dated 19 February 2002, received on 21 February 2002. Please quote the following reference in any correspondence: SU77SE/12/57. 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: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the watercourse.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

ADVICE TO PLANNING AUTHORITY

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

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

Grid reference	Distance from site	Landfill name	Details
SU768723	40m	Loddon Bridge Road	Putrescible/household

In view of the age of the waste and distance from the site it is unlikely that landfill gas will present a risk to this proposal.

Buffer Zones

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Watercourses

We are aware of a watercourses at the rear of the site and we advise that watercourses:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

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.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden.

To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

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 sincerely

JO MARSHALL
Development Planning Officer

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

CC: ADS

FROM: Richard Kelly

DATE: 19 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

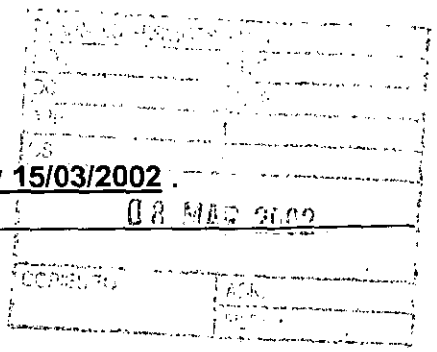
Application Number: F/2002/5912

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

Site Address: 63, Norton Road, Woodley, Reading.

Applicant: Mr Wilson C/O ADS.

Your observations are required in respect of this application **by 15/03/2002** .



The committee had no objections to this proposal but particularly asked that any neighbours' comments be taken into account.

SIGNED: _____ DATE: 6.3.02.

Clerk To Woodley Parish/Town Council.

Tel: 0118 974 6296 (Direct Line)
Fax: 0118 974 6484
E-mail: richard.kelly@wokingham.gov.uk
Date: 28 February 2002
My ref: F/2002/5912

ADS
51 Kestrel Way
WOKINGHAM
RG41 3HA

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir or Madam

RE: 63 NORTON ROAD, WOODLEY

I write to inform you that it will be necessary to submit a bat survey with this application prior to a decision being made. This is due to the fact that the proposals include the demolition of a building (the existing garage). This survey must be carried out by a trained and licensed bat worker. If you have any questions regarding the nature of this survey or how to find a bat worker please contact out Countryside Officer, Mr Andy Glencross on (0118) 9342016. For any other queries, please do not hesitate to contact me on the above direct line number.

Yours sincerely,

Richard Kelly
Case Officer

File: 5912 Norton

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Richard Kelly, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5912

My Ref: 000243

Date: 22 February 2002

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT AND REAR EXTENSIONS.

63 NORTON ROAD, WOODLEY

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 768 723	40 metres	Loddon Bridge Road, Earley	Unknown

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control CONTACT NO. (0118) 974 6374

Richard Kelly

From: Andy Glencross
Sent: 22 February 2002 12:21
To: Richard Kelly
Subject: Planning Application F/2002/5912 63 Norton Rd Woodley

Hi Richard

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

N.B. There are no details of the construction of this garage on the application it maybe that is unsuitable for bats? If the applicant wants to they can give me a ring for a chat.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 19 February 2002

Application Number: F/2002/5912

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

Parish: WOODLEY TOWN

Site Address:
63, Norton Road, Woodley, Reading.

Applicant:
Mr Wilson C/O ADS.

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).

1, C049, R049
2, C122, R122
3, Driveway to be a minimum of 4.8 metres wide.

Signed: _____ **Print name:** ADAM 20/02/02.

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5912

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

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/2002/5912
63, Norton Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5912**
63, Norton Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Clacey

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

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5912

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

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/2002/5912
63, Norton Road, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5912**
63, Norton Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Clifford

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

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5912

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Thair
13 Tennyson Road
Woodley
RG5 3RH

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/2002/5912
63, Norton Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5912**
63, Norton Road, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey front and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5912
CASE OFFICER: Richard Kelly

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

Received by Wokingham District Council

Application No: F/2002/5912

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

Location:
63, Norton 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 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/2002/5912 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2002. Written comments submitted will become available for public inspection.

***In view of the very large number of planning applications and letters of* comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

Head Planning and Transportation

19 February 2002

Application Number : F/2002/5912	Map No : 47
Case Officer : RK	Site Area : 0.03
Valid Date : 13 FEB 2002	Received Date: 13/02/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling and single storey front & rear extensions

Location : 63, Norton Road, Woodley, Reading.

Parish : WY Ward : LOD 19/2/02 TJ.

Applicant : Mr Wilson C/O ADS.

Fee Required: £95 Fee Received: £95 (13)

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Is existing garage to be demolished? (as shown on GIS)		

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 19/2/02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health Landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dixton Pastures Dem of garage

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Landfill ✓

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

NEIGHBOURS

.....

S/N + see map.

.....

OTHERS

.....

.....

.....

.....

.....

.....

No pre-apps.

ADDRESS 63 NORTON ROAD PARISH WOODLEY

PLOT No. Plot 14 ORD. SHEET No. S.U 7672 (47)

BUILDER Messrs Bestwicke Taylor

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/20/60	Messrs Bestwick & Taylor Ltd	Outline	8.2.60	N/A C/A
23/60	"	Semi-det House	8.3.60	Refuse App
80/60	"	"	10-5-60	App App
PD/313/65	Mr R Hendrick	Garage	5-8-65	App N/A
19107	Mr E.H.L. Taylor	2 Storey side addition	31.3.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

5912

Environmental Services

For office use only.
Application number: 13.FEB.2002 5912

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 Address and postcode Phone number	MR WILSON 63 NORTON ROAD WOODLEY RG5 4AJ N/A.
2	Agent's Name Address and postcode Phone number	ADS 51 KESTREL WAY WOKINGHAM RG 41 3HA 07700331
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.	63 NORTON ROAD.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE & SINGLE STOREY FRONT 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.	BRICK & ROOF TILES TO MATCH & COURSE WITH 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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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

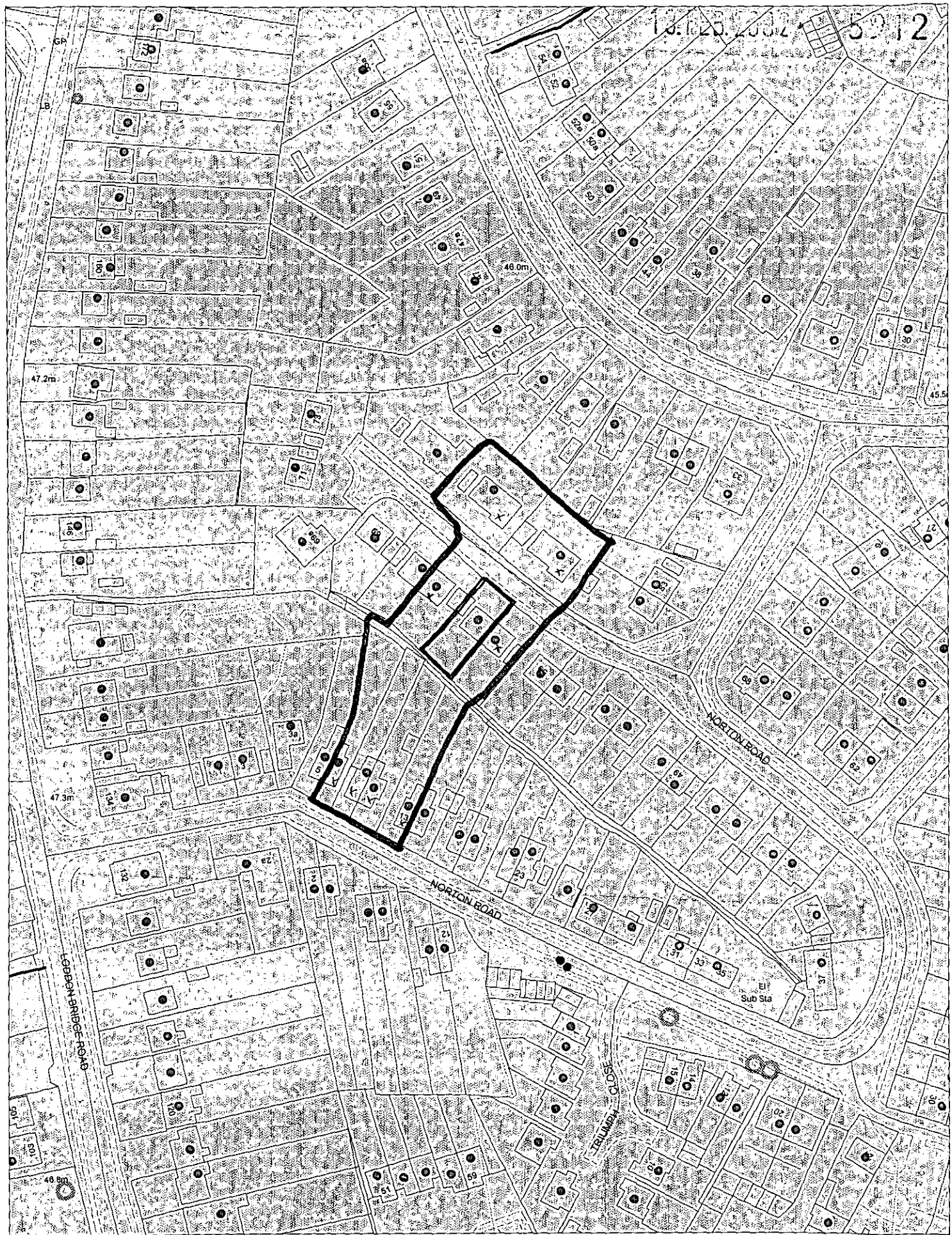
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. WILSON

Date 3/2/02.

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



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Development Control Section, Environmental Services, Wokingham District Council.

18 February 2002

Scale: 1 : 1250

N
W E
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