APPLICATION NO:
F/2002/5933

LOCATION:
35 Nimrod Close, Woodley Reading.

APPLICANT:
Mr R Wilson C/O Mr D Browne

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **24/03/2002**
28 day expiry 28/3/02
APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

1050

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Wilson
C/O Mr D Browne
21 Broomfield Road
Tilehurst
Reading
Berks RG30 6AJ

Application Number: F/2002/5933

Parish: **WOODLEY**

Location: **35, Nimrod Close, Woodley, Reading.**

Proposal: **Proposed first floor side extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new 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. The first floor window in the west elevation of the development facing dwelling No. 34 Nimrod Close hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order 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
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking herein approved has been provided. The vehicle parking shall be permanently maintained and used for no other purposes.

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

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

Informative
1. This permission relates to the application as amended with revised drawing submitted to the Local Planning Authority on 24 April 2002 and does not approve the proposals as originally submitted.

Informative
2. 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 exising ground level, in order to prevent pollution of groundwater.

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:

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 09/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	5933, Frances Lee
BUILDING CONTROL NUMBER.	FX 2002/2741 North
APPLICANT/AGENT	M D. Bourne
ADDRESS OF SITE	35 Nimrod Close Woodley
DESCRIPTION OF PROPOSED WORK	~~2 storey~~ side ext first floor

DRAWING NUMBERS	BC	DC
BLOCK PLAN	WILSON 002	WILSON 002A
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/5/02	

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	

PLANNING CONTROL
POL
DC
APP
CS
TILE 55634
ENF
24 APR 2002
COPIES TO
ACK
FILE

21 Broomfield Road
Tilehurst
Reading RG30 6AJ

19 April 2002

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Leo

Application No. F/2002/5933
Re: Proposal
First floor Side Extension
35 Nimrod Close, Woodley, Reading, Berks,

I refer to my recent telephone conversation regarding the change of roof design from a hip-end to a gable end.

As requested please find attached 4 copies of the drawing (Wilson –001) that reflect the new design of the gable end roof.

I trust that the information supplied is sufficient. Should you require any further information please contact me.

Yours sincerely

D C Browne

Revised elevation
with a gable
and revised report

pl. 6 May 02

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5933

Applicant : Mr R Wilson C/O Mr D Browne.

Location : 35, Nimrod Close, Woodley, Reading.
Proposal : Proposed first floor side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		20/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 18/02/2002

Earliest Date for Decision : 24/03/2002

Latest Consultation Date/Site Notice Expiry Date : 24/03/2002

This application will have expired on: 15/04/2002. 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 :

Env Agency : no ~~fee~~ objections but would ~~to~~ like conditions to be attached.

Highways

Planning Issues : I'd Sett

LBE1, LBE2

WOS3, WBE1

BN1.

Application Number: F/2002/5933 **Officer : Francis Leo**
35 Nimrod Close, Woodley, Reading

Appraisal :

Development
Proposed first floor side extension to dwelling.

The site is a semi-detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The nearest adjoining property to the west is no 34 located some 15m away from the site. The timber boundary fence to the west is 1.8m high. One fixed window with obscured glazing would be provided on the flank wall facing adjoining property, hence there would be no overlooking. The proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The roof of the proposed extension would follow the main roof but with a hip at the end shown on front elevation. Because the rest of the dwellings in the Close have a gable end the applicant was requested to revise the drawings to follow suit ie. with a gable to the flank wall facing west. This is shown on revised drawing no WILSON 002A The proposed windows would follow the proportion of the existing building. In view of this it is felt the proposal would have no adverse impact upon the character of the area.

Parking: The proposal would increase the number of bedrooms to 4 requiring 3 parking spaces and it is shown on drawing no WILSON 001-PARKING received 22 March 2002.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/5933
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C004	R014.	
3	C045	R045	"First Floor" . "west elevation" facing dwelling No 34
4.	C049	R049	
5.	C122	R122	delete "and turning space"
			(1) Revised drg received 24 Apr 2002
			(2) EW Agency informative

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

~~SOUTH-EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: ~~ENV~~ WOS3, WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1.

~~MINERALS LOCAL PLAN POLICIES:~~

(3)

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 9.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 35 Nimrod Close Woodley Reading. APPLICATION NUMBER: F/2002/5933	OFFICER: Francis Leo DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS One delivered road, Semi-di, garage on side. open plan front garden,

3. DESCRIPTION OF SITE/BUILDING
2 storey, semi-di. garage on side along into rear exit.
Corner property

4. RELATIONSHIP TO ADJOINING PROPERTIES
Front of No 34 faces Flank wall of No 35

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS bet 34 and 35

(RING ONE)

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

App No. 5933. (Planaps) / (Ludhouse) Date Rec. 24 April 02

Location: Woodley, Reading

Parish Woodley.

Applicant: Mr R. Wilson.

Description of attached plans alteration of part ~~hipped~~ ~~a~~ hipped roof to a gable.

Drawing No's: 002(A).

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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: ● as in ordinance survey sheet.

_____ Date for Responses 8 May 02

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER F. Leo

Consultations Sent by Admin. on 01.05.R5

Yellow - Part One Copy
Green - Officer's Copy

Date: 01 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/5933

Location: 35, Nimrod Close, Woodley, Reading.

Proposal: Proposed first floor side extension to dwelling.

Applicant: Mr R Wilson C/O Mr D Browne.

Case Officer: Francis Leo

The new plans show the following: Alteration of part of hipped roof to a gable.
Drawing no: 002 (A).

Comments are required by 08/05/2002.

Should you have any queries regarding this application please contact the case officer Francis Leo on 0118 974 6502.

PLANNING SERVICES	54745
POL	TLS
DC FL	BLF
APP	
CS	
28 MAR 2002	
COPIES TO	ACK
	FILE

ENVIRONMENT AGENCY

Our Ref : SP/2002/005392-1/1
Your Ref : F/2002/5933

Date : 26 March 2002

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

Dear Sir/Madam

PROPOSAL: FIRST FLOOR SIDE EXTENSION TO DWELLING
LOCATION: 35 NIMROD CLOSE, WOODLEY, READING, RG5 4UW

Thank you for your letter dated 28 February 2002, received on 4 March 2002. Please quote the following reference in any correspondence: SU77SE/18/61. 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

Landfill Sites

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

Grid reference	Distance from site	Landfill name	Details
SU771733	192m	Woodley Airfield	Inert

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

WaterCourses

We are not aware of any watercourses on the site, but should there be any, we advise that:

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

(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.

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.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

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.

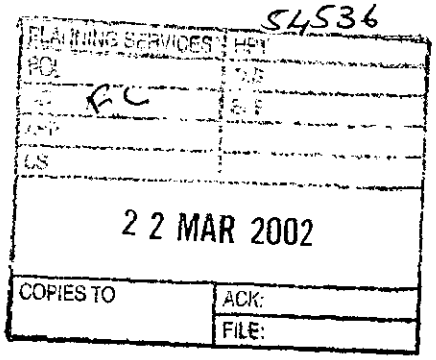
Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr D. Browne

54536



21 Broomfield Road
Tilehurst
Reading RG30 6AJ

20 March 2002

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Leo

Application No. F/2002/5933
Re: Proposal
First floor Side Extension
35 Nimrod Close, Woodley, Reading. Berks,

I refer to my recent telephone conversation regarding parking for 3 car and your letter 28th February 2002.

Please find attached 6 copies of the drawing (Wilson –001-Parking).

The provision for 3 car parking spaces already exist as follows:
One car parking in the garage.
Two car parking on the existing drive.

I trust that the information supplied is sufficient. Should you require any further information please contact me.

Yours sincerely

D C Browne

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 28 February 2002

Application Number: F/2002/5933

Proposal: Proposed first floor side extension to dwelling.

Parish: WOODLEY TOWN

Site Address:
35, Nimrod Close, Woodley, Reading.

Applicant:
Mr R Wilson C/O Mr D Browne.

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

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 1/3/02

FROM: Francis Leo

DATE: 28 February 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5933

Proposal: Proposed first floor side extension to dwelling..

Site Address: 35, Nimrod Close, Woodley, Reading.

Applicant: Mr R Wilson C/O Mr D Browne.

Your observations are required in respect of this application **by 24/03/2002** .

PLANNING SERVICES	HPT
DCL	TLS
DO	ENF
APP	
08 MAR 2002	
COPIES TO	

The committee made no comment on this application.

SIGNED: _____ DATE: 6.3.02

Clerk To Woodley Parish/Town Council.

FROM: Francis Leo

DATE: 28 February 2002

RELEASED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/5933

Proposal: Proposed first floor side extension to dwelling..

Site Address: 35, Nimrod Close, Woodley, Reading.

Applicant: Mr R Wilson C/O Mr D Browne.

Your observations are required in respect of this application **by 24/03/2002** .

PLANNING SERVICES | HPT
POL | TLC
DC | ENF
APP
08 MAR 2002
COMMENTS TO

The committee made no comment on this application.

SIGNED: _____ DATE: 6.3.02

Clerk To Woodley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2002/5933

Proposal:
Proposed first floor side extension to dwelling.

Location:
35, Nimrod Close, 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/2002/5933 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2002. 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

28 February 2002

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

Tel: 0118 974 6502

Date: **28 February 2002**

My ref: F/2002/5933

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/2002/5933
35, Nimrod Close, Woodley, Reading.
Proposed first floor side 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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5933**
35, Nimrod Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
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 6502

Date: **28 February 2002**

My ref: F/2002/5933

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/2002/5933
35, Nimrod Close, Woodley, Reading.
Proposed first floor side 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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5933**
35, Nimrod Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
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 6502

Date: **28 February 2002**

My ref: F/2002/5933

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/2002/5933
35, Nimrod Close, Woodley, Reading.
Proposed first floor side 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 **Francis Leo** on **0118 974 6502.**

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5933**
35, Nimrod Close, Woodley, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

Application Number : F/2002/5933	Map No : 42
Case Officer : FL	Site Area : 0.04
Valid Date : 18 FEB 2002	Received Date: 18/02/2002

Level : Delegated Application

Description : Proposed first floor side extension to dwelling.

Location : 35, Nimrod Close, Woodley, Reading.

Parish : WY Ward : LOD

Applicant : Mr R Wilson C/O Mr D Browne.

Fee Required: £95 Fee Received: £95 (1)

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	REQUIRES PARKING LAYOUT.	1/03	
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 ✓ – LANDFILL SITE 250m CONSULTATION ✓

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-apps

NEIGHBOURS

S/N + see map

Environmental Services

For office use only.
Application number: 10.FEB.2002* 5933

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. R. WILSON 35 NIMROD CLOSE WOODLEY READING BERKS RG5 4UW
2	Agent's Name Address and postcode Phone number	MR D. BROWNE 21 BROOMFIELD RD TILEHURST READING BERKS RG30 6AJ 0118 3772549
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.	35 NIMROD CLOSE WOODLEY READING BERKS RG5 4UW
4	Give brief details of the proposal for example, two storey side extension About the application	2 STOREY SIDE EXTN FOR BEDROOM + ENSUITE
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.	MATCHING FACING BRICKWORK TO EXISTING ROOFING TILES 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 ☑

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: D Browne on behalf of MR. R. WILSON

Date 14/2/02

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

MASTER CARD FOR NIMROD CLOSE

ADDRESS

PARISH WOODLEY

PLOT No. AREA 2 & C WOODLEY AIRFIELD

ORD. SHEET No. SU. 7773 (42

BUILDER

Plan No. 0/11/64	Applicant	Description of Development	Date of Decision	Decision
M/1/63	AGWEST	MINERAL EXTRACTION	13.11.63	N/A CIA
M/1/64	"	"	11.3.64	N/A CIA
08308	" / WIMPEY	COMP. DEV. 1383 ACRES	30.10.78	N/A CIA
09497	"	CD ROAD LINKS	15.2.79	N/A CIA
18834	"	313 DWELLINGS	10.2.83	N/A RET
BR 19192	" 200-221, 226-257-56	"	3.9.82	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 170

DRAINAGE

091074

ADDRESS 35 NIMROD CLOSE

PARISH WOODLEY

PLOT No. 233 WOODLEY AIRFIELD

ORD. SHEET No. SU. 7773 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19124	AGWEST	S/DET HOUSE & GARAGE	3.3.83	CIA
BL 20606	BRYANT	"	12.7.83	APP
EP 95/3438		S/S. EXTENSION	16.5.95	APP
F/2002/5933	Mr. R. Wilson	1st/fl/s ext.		

DATE OF COMPLETION

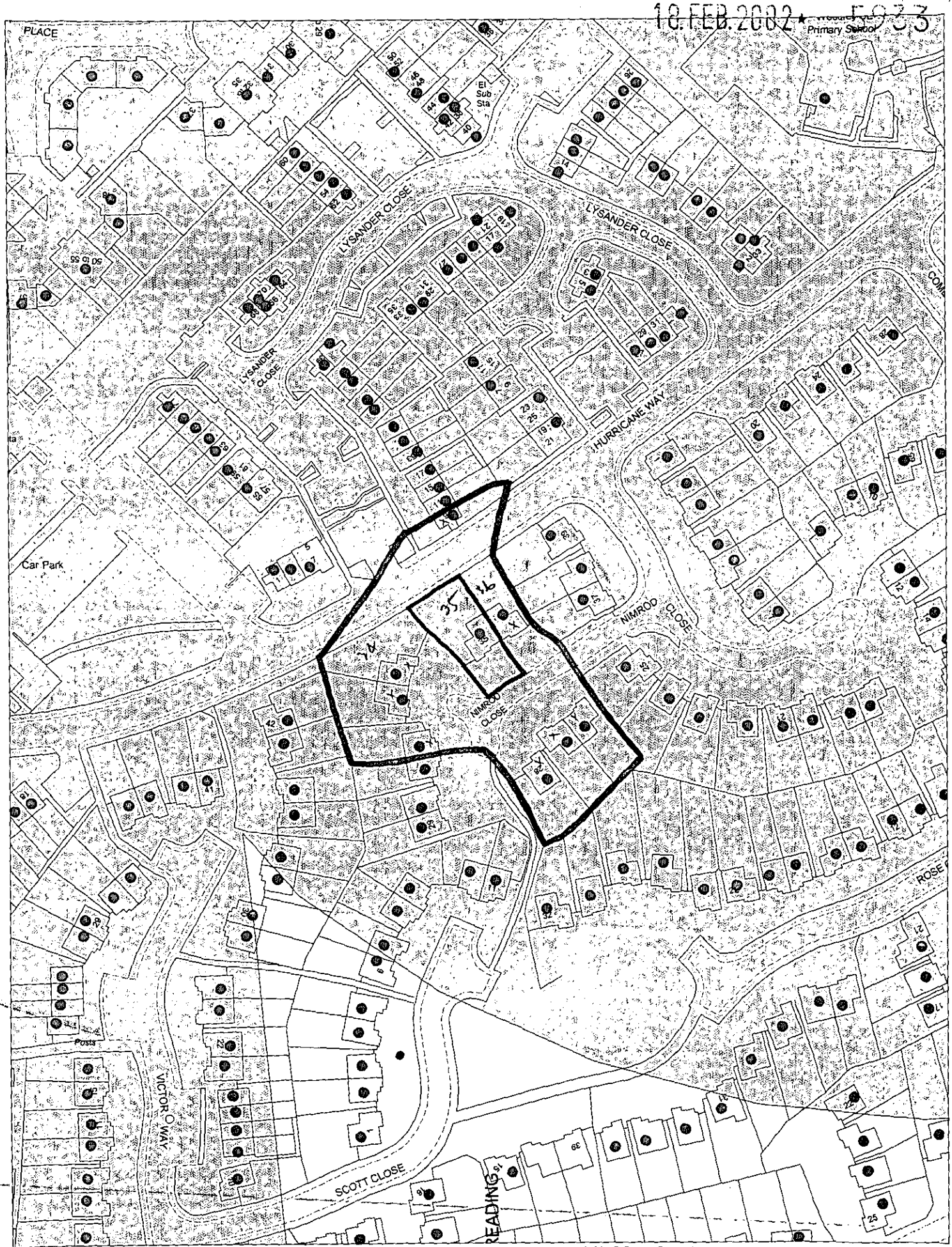
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

18 FEB 2002



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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2002

Scale: 1 : 1250

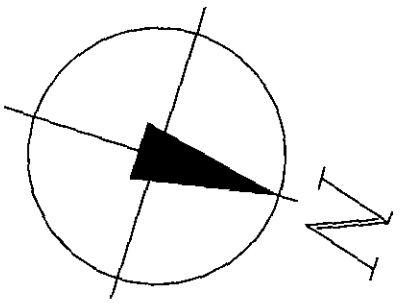
N
W E
S

CONTRACT REF.	DO NOT SCALE DRAWING THIS BAR FOR GUIDANCE ONLY 0 10 20 30 40 50	FOR EXPLANATION OF DIMENSIONS, TOLERANCES, NOTES, ETC. SEE BS 308.	THIRD ANGLE PROJECTION

REMOVE ALL BURRS AND SHARP EDGES UNLESS STATED OTHERWISE.

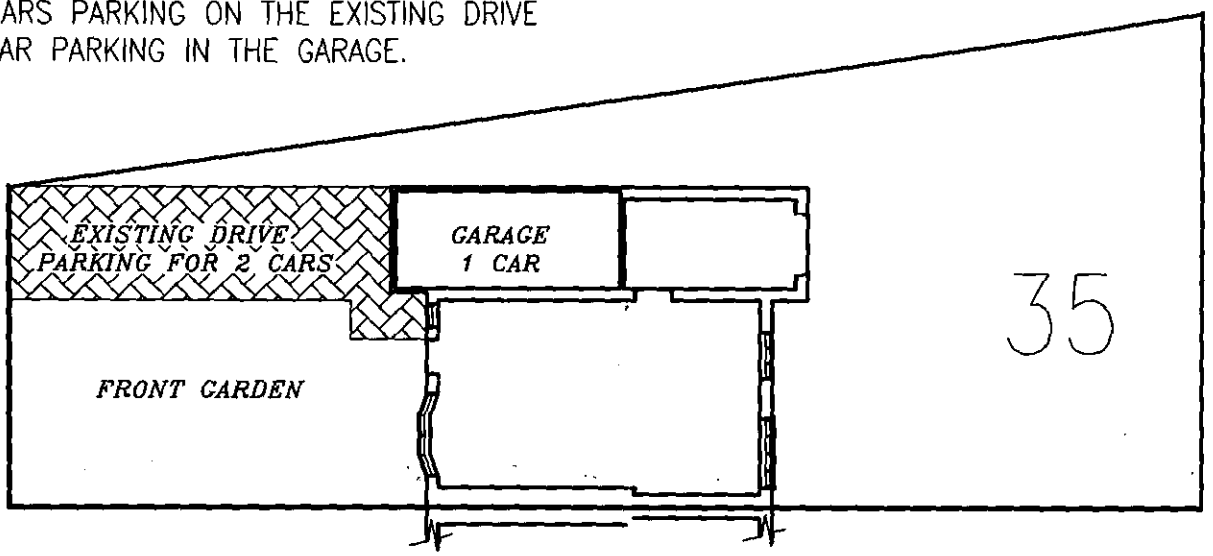
PROPOSED 1ST STOREY SIDE EXTENSION TO PROVIDE BEDROOM

FOR MR. R. WILSON. AT No. 35 NIMROD CLOSE, WOODLEY, BERKS RG5 4UW



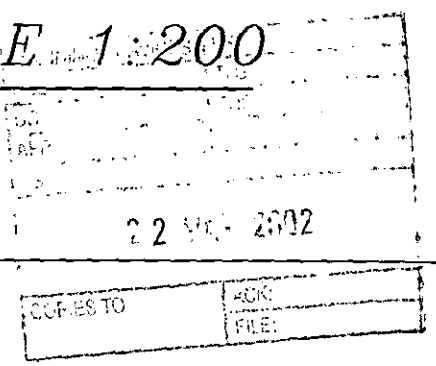
CAR PARKING

TO ACHIEVE 3 CAR PARKING SPACES
THE EXISTING DRIVE IS CURRENTLY USED FOR 2 VEHICLES
THEREFORE:
2 CARS PARKING ON THE EXISTING DRIVE
1 CAR PARKING IN THE GARAGE.



BLOCK PLAN SCALE 1:200

©Copyright THALES DEFENCE LTD. 200_



ISSUE & CHNG No.		
USED ON	ASSEMBLY No.	

APPROVED

MATERIAL:	TOLERANCES UNLESS STATED OTHERWISE	DIMENSIONS IN MM
SPECIFICATION:		ORIGINAL SCALE: 1:200
FINISH:		COMPUTER FILE NAME. ????????.DWG

		ROLAND BROWNE DESIGNS	(0118) 3778549
APPROVED	DATE		
CHECKED	DATE	TITLE: SEE DRAWING	DRG. No. WILSON 001–PARKING
DRAWN D BROWNE	DATE 31.01.02		SERVICE DRG. No. A4