APPLICATION NO:
F/2001/5406

LOCATION:
152 Loddon Bridge Road, Woodley Reading.

APPLICANT:
Mr/Mrs G Bentley C/O Mr C Brench

PROPOSAL:
Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2002

CASE OFFICER: **Louise Smith**

APPROVED

519

D1

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs G Bentley
C/O Mr C Brench
21 Naseby Rise
Newbury
Berks
RG14 2SF

Application Number: F/2001/5406

Parish: **WOODLEY**

Location: **152, Loddon Bridge Road, Woodley, Reading.**

Proposal: **Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.**

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. 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, LT5, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/01/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2001/5406

Applicant : Mr/Mrs G Bentley C/O Mr C Brench.

Location : 152, Loddon Bridge Road, Woodley, Reading.
Proposal : Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/12/01

Date Registered : 06/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 31/01/2002. 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 comment

Planning Issues :
Identified Settlement
Impact on Streetscene
Impact on Neighbours
Parking and Highways.

Application Number: F/2001/5406 152 Loddon Bridge Road

Appraisal:

Development
The site is a two-storey detached dwelling located within the identified settlement of Woodley.

The proposed development is a replacement pitched roof to the existing flat roof front elevation of the garage, with a new canopy to the side door entrance.

The proposed pitched garage roof would measure 2.2m to the eaves and 3.7m to the ridge, joining to the pitched roof in the rear elevation. The existing car port roof structure in front of the garage would be removed, and a side door pitched roof canopy would be constructed. This structure would extend 0.7m from the side of the dwelling with the pitched roof above the doorframe measuring 2.8m to the eaves.

1. Impact upon neighbouring properties
   The garage is situated 0.5m from the boundary line with No150 which is marked by the side wall of this neighbouring property. The high rise window in the side gable of No150 would not be affected by this extension as it already sits well above the height of the garage ~~eaves~~ ridge
   The pitched garage roof is not considered an issue in terms of overshadowing or being overbearing, as it would infill the space created by the pitched roof at the rear. Massing would be reduced by the pitched roof design.

   The side entrance canopy is similarly considered not to have any adverse effects.

2. Impact upon the character of the area
   The proposed pitched garage roof would enhance the existing design of the garage, complimenting the dwelling itself and neighbouring garages on Loddon Bridge Road. Similarly, the side elevation canopy would mirror the front entrance canopy, and so compliment the dwelling further.

Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5406
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 152 Loddon Bridge Road Woodley Reading.

APPLICATION NUMBER: F/2001/5406

OFFICER: Louise Smith

DATE OF SITE VISIT: 31/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y GATE.

2. DESCRIPTION OF SURROUNDINGS Residential Rd, mixture of housing styles - chalet bungalows and 2 storey detached dwellings, redbrick and white render, red/brown tile

3. DESCRIPTION OF SITE/BUILDING
1.7m higher than flat roof. In keeping with design existing roof leaking

4. RELATIONSHIP TO ADJOINING PROPERTIES Boundary Height + Levels.
No 150 boundary - wall of house has dormer high rise window in side elevation → then as 2.5m high fence to rear.

Dem gap side No 150.

existing rear pitched roof in rear elevation
side porch where car port is stands is proposed - will match front porch

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A.

LEVELS Same

BOUNDARY TREATMENT as above.

OTHERS

146 front single storey ext. OK ✓

148 rear detached pitched roof gge.

No 150 flat roof gge

154 pitched gge roof at back.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

fee £95

CASE OFFICER

SITE DETAILS

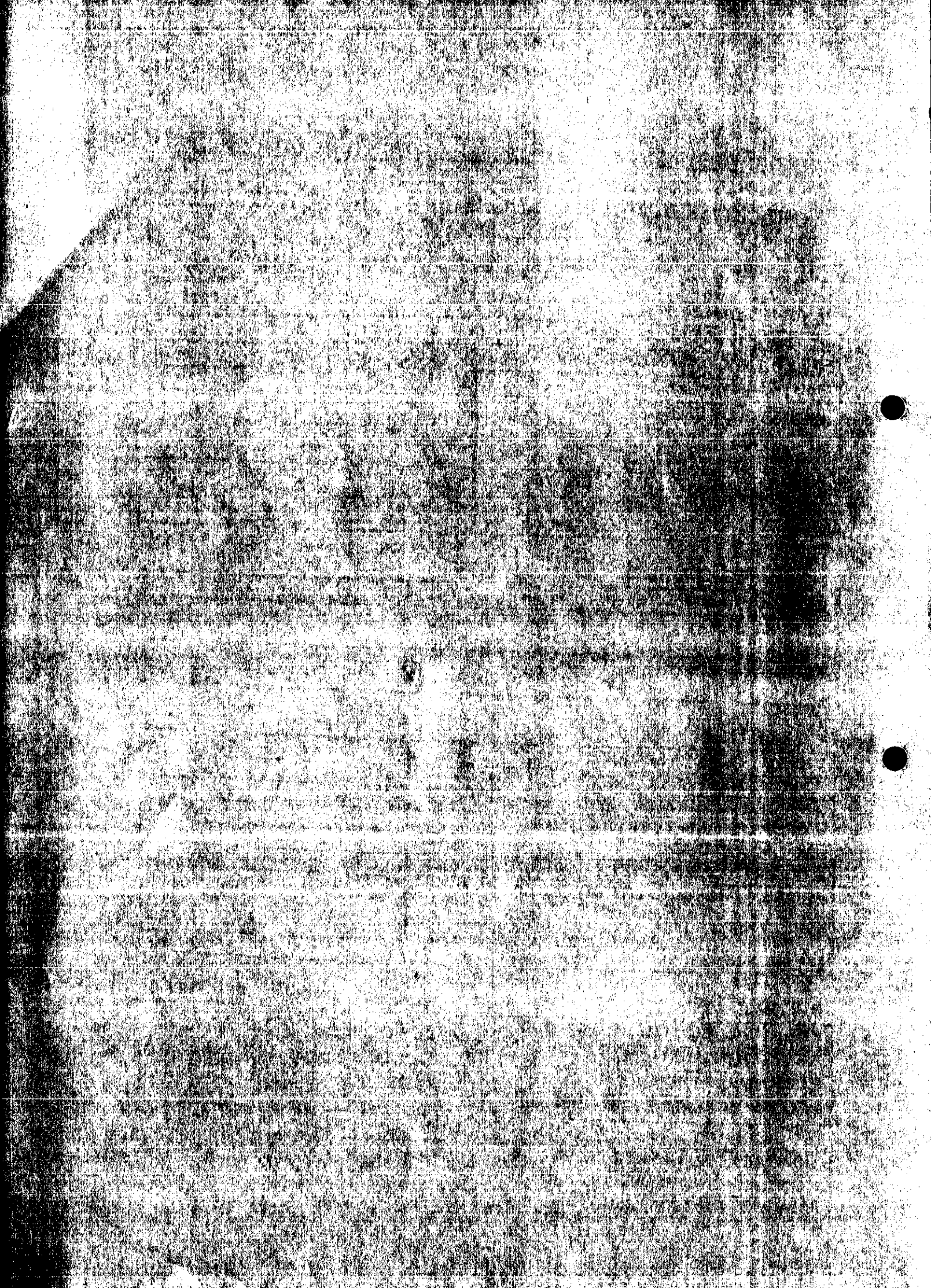
PLANNING APPLICATION NUMBER	5406, house Switch
BUILDING CONTROL NUMBER	FX2001/2485 North
APPLICANT/AGENT	W C. Brench.
ADDRESS OF SITE	152 Haddon Bridge Road Chaddesden
DESCRIPTION OF PROPOSED WORK	replace front garage roof flat to pitched. plus canopy to side entrance

DRAWING NUMBERS	BC	DC
BLOCK PLAN	63/W1	63/W1
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	Yes.	
APPLIC.RECEIVED & APPROVED		28/1/02
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		None
IF YES, WHAT ARE THE DIFFERENCES ?		—
DATE	4/12/01.	5/2/02

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	4/12/01	6/12/01	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



FROM: Louise Smith

DATE: 13 December 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING	
POL	TLS
DC	ENF
AP	
CE	
11 JAN 2002	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/5406

Proposal: Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.

Site Address: 152, Loddon Bridge Road, Woodley, Reading.

Applicant: Mr/Mrs G Bentley C/O Mr C Brench.

Your observations are required in respect of this application **by 06/01/2002** .

The committee made no comment on this application.

SIGNED: _____ DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

Received by Wokingham District Council

Application No: F/2001/5406

Proposal:
Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.

Location:
152, Loddon Bridge 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/2001/5406 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 06/01/2002. 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

13 December 2001

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

Tel: (0118)0974 6444

Date: **13 December 2001**

My ref: F/2001/5406

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/2001/5406
152, Loddon Bridge Road, Woodley, Reading.
Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.

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 **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5406**
152, Loddon Bridge Road, Woodley, Reading.
Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.
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)0974 6444

Date: **13 December 2001**

My ref: F/2001/5406

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
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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5406**
152, Loddon Bridge Road, Woodley, Reading.
Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.
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)0974 6444

Date: **13 December 2001**

My ref: F/2001/5406

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

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Application Number: F/2001/5406
152, Loddon Bridge Road, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118)0974 6444**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5406**
152, Loddon Bridge Road, Woodley, Reading.
Proposed replacement of existing flat roof to front elevation of garage with new pitched roof plus canopy to side entrance.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Thair

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

F

Application Number : NEW/2001/5406	Map No : 47
Case Officer : LS	Site Area : 0·03
Valid Date :	Received Date: 06/12/2001

Level : Delegated Application

(F) Description : Proposed replacement of existing flat roof to front elevation of garage with new pitched roof. + CANOPY TO SIDE ENTRANCE

Location : 152, Loddon Bridge Road, Woodley, Reading. 13/12/01

Parish : WY Ward : LOD

Applicant : Mr/Mrs G Bentley C/O Mr C Brench.

● Fee Required: £95 Fee Received: £95 (2)

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 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 13/12/01 - FB

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

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

Environmental Services

For office use only.
Application number: 06.DEC.2001 ★ 5406

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1 Your name	MR & MRS G BENTLEY
Address and postcode	152 LODDON BRIDGE ROAD WOODLEY
Phone number	
Agent's Name	MR C BRENCH
Address and postcode	21 NASEBY RISE NEWBURY RG14 2SF
Phone number	01635 523865
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.	152 LODDON BRIDGE RD WOODLEY
4 Give brief details of the proposal for example, two storey side extension. About the application	REPLACE EXISTING FLAT ROOF TO FRONT ELEVATION OF GARAGE FOR NEW TILED PITCH ROOF
5 Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6 Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL 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 ☒

3644 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NA	Proposed: NA
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: C BRENCH

on behalf of MR & MRS BENTLEY

Date 4/12/01

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

ADDRESS 152 LODDON BRIDGE ROAD PARISH WOODLEY

PLOT No. Old property GRD. SHEET No. SU7672(47)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
645/71	Mr. A Davies	Single storey extension & garage	5-8-71		C/A
C/1252	Mr. A Hawkins	Bathroom & 2 Bedrooms	15 4 76	N/A	C/A
SE 4278	"	" "	1.4.76	App	N/A
BR/5445	Mr K J Rushton	Loft conversion	27.8.80	Ref	NA
94004.	" "	" "	28-8-80	N/A	Ref.
BR/7719	Mr G D Bentley	S/s extn	27.10.81	app	N/A
16555	"	"	17.12.81	N/A	C/A

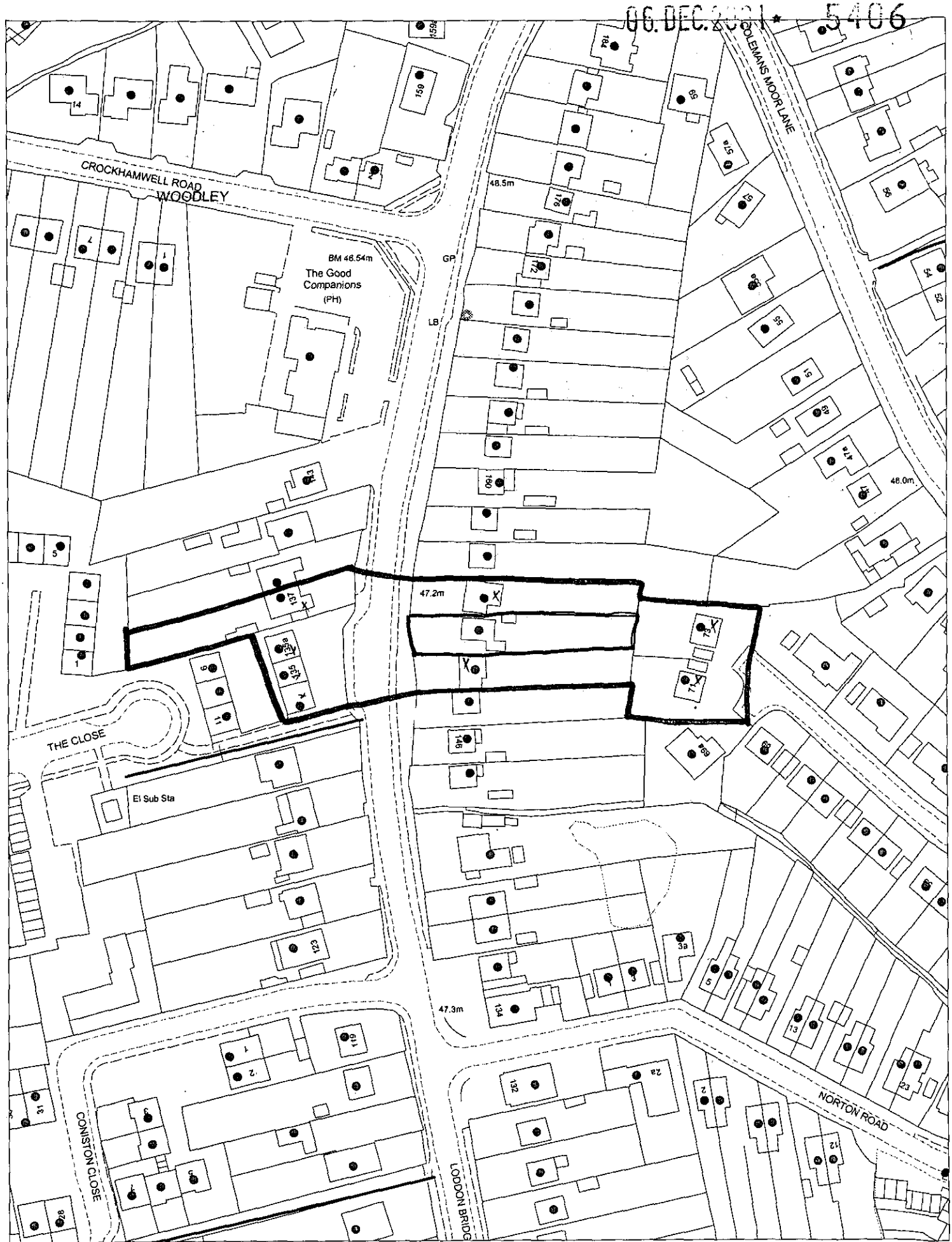
DATE OF COMPLETION N/A

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

06.DEC.2001 * 5406



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Development Control Section, Environmental Services, Wokingham District Council.

11 December 2001 Scale: 1 : 1250

N W E S